



**New Southwark Plan
BACKGROUND PAPER**

Infrastructure

December 2019

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1. Executive Summary

1.1. This paper provides background evidence and justification for London Borough of Southwark's Infrastructure policies in the New Southwark Plan. It sets out relevant legislation, local strategies, and results of consultations, policy analysis and detailed methodology for determining policies relating to infrastructure. It is intended that this paper inform the development of the Local Plan and demonstrate how evidence has been applied in order to formulate policies relating to educational, social and health infrastructure, and borough utilities.

1.2. The aspects of infrastructure covered in this paper comprise:

Overarching infrastructure policy

Educational Infrastructure

- Early years facilities;
- Schools; and
- Facilities for children and young people.

Social Infrastructure

- Community buildings;
- Cultural facilities;
- Leisure facilities; and
- Faith Premises.

Health infrastructure:

- Health; and
- Emergency services (police, fire, and ambulance).

Utilities:

- Telecommunications (digital);
- Power / Electrical Grids / Decentralised Heating (SELCHP);
- Gas;
- Water; and
- Sewerage.

1.3. This paper does not cover transport, for which further details may be found in our Movement Plan (2019). This paper also does not cover waste management, which is dealt with separately in the South East London joint waste technical paper (2017). Other infrastructure considerations that are therefore briefly mentioned in this paper, but set out in greater detail in other background papers include:

Transport infrastructure (covered in the Movement Plan)

- Roads;
- Railways;
- Bridges;
- Cycle Routes;
- Walking Routes / Sidewalks; and
- Tunnels.

Environmental Infrastructure

- Green Links (covered in the Open Spaces paper)
- Waste Management facilities / Consolidation centres (covered in the Waste Technical paper).

1.4. This background paper comprises of five sections. Section 2 sets out the national, regional and local policies and strategies that have been informed the policy evaluation process. Section 3 summarises details regarding infrastructure in the borough, provides the background and research into our infrastructure policies, and highlights where policies have changed over different versions of the New Southwark Plan. Section 4 includes a table that sets out comparative regional and previous local policies for reference. Section 5 summarises how our infrastructural policies conform to the guidance set in the London Plan.

2. Policy Background

National Policy

National Planning Policy Framework (2019)

2.1. The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. The document is clear in its expectations of how the planning of infrastructure can contribute in the achievement of sustainable development. The NPPF states that the planning system has 3 overarching objectives:

1. an economic objective – to help build a strong, responsive and competitive economy, which can be achieved by identifying and coordinating the provision of infrastructure;
2. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
3. an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.2. In achieving these objectives, paragraph 20 advises that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, the provision of minerals and energy (including heat), and the provision of community facilities (such as health, education and cultural infrastructure).

2.3. The issue of how to fund infrastructure is explored in paragraph 34, which states that development plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). It is advised that such policies should not undermine the deliverability of the plan, and

paragraphs 54 to 56 make it clear that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

- 2.4. Paragraph 91 states that policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 2.5. This theme is continued in paragraph 92, which states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces and community facilities, take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Policies and decisions must also ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 2.6. With regards to the provision of educational infrastructure, paragraph 94 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.
- 2.7. With regards to the provision of widespread digital connectivity, paragraph 112 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks. Paragraph 113 continues that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.

- 2.8. With regards to the efficient use of land, paragraph 119 states that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership.
- 2.9. With regards to the management of energy, paragraph 149 states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the risk of overheating from rising temperatures.
- 2.10. With regards to the management of flood risk, paragraph 156 states that strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. Paragraph 165 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

National Infrastructure Delivery Plan 2016–2021

- 2.11. The National Infrastructure Delivery Plan (2016) brings together the government's plans for economic infrastructure over the next 5 years with other plans to support delivery of housing and social infrastructure.
- 2.12. The Plan offers straightforward advice on how to minimise carbon emissions through the use of planning, stating that the best way to cut bills and carbon emissions is to reduce energy use. It states that the use of heat homes and to support industrial heating processes accounts for around 45% of total energy consumption and a third of all carbon emissions. It is suggested that reforming how energy is used for heating is critical to secure affordable and clean energy for families and businesses.
- 2.13. In paragraph 7.11, it is stated that the government is calling on all local authorities to be supportive of planning applications which will result in improved digital connectivity in their area, requests from infrastructure providers to use local government infrastructure (including street furniture), and sharing best practice in operating planning processes and street work management.
- 2.14. With regards to the provision of water, paragraph 9.2 states that water services are likely to come under increasing pressure because of population growth and a changing climate, whilst wastewater treatment infrastructure is essential for

public health and a clean environment. Sufficient capacity is also required to safely and effectively recycle or dispose of all household and commercial waste produced.

National Planning Practice Guidance

2.15. National Planning Practice Guidance (NPPG) documents act as a web-based resource which brings together planning guidance on various topics into one place. There are 8 NPPG documents that are related to the provision of infrastructure, which are summarised below.

NPPG: Effective use of land (2019)

2.16. Paragraph 4 states that a range of considerations should be taken into account in establishing appropriate densities on a site or in a particular area. Tools that can assist with this include:

- Accessibility measures such as distances and travel times to key facilities, including public transport stops or hubs (and taking into consideration service capacity and frequencies and destinations served);
- Characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, green infrastructure and amenity space; and
- Environmental and infrastructure assessments, such as the capacity of services and presence of environmental risks (e.g. flood risks or overheating), and the opportunities to address these.

NPPG: Healthy and safe communities (2014)

2.17. Paragraph 2 states that engagement between plan-making bodies and relevant organisations will help ensure that local strategies to improve health and wellbeing and the provision of the required health infrastructure are supported and considered in plans (including in the preparation of strategic policies for community facilities). Paragraph 3 states that NHS England and local Clinical Commissioning Groups are responsible for the planning and commissioning of high-quality healthcare services and facilities for their local area.

2.18. Paragraph 8 states that plans should seek to meet the development needs of their area, including community facilities such as schools, and should allocate sufficient suitable land for schools to meet the need anticipated over the plan period, taking into account needs that may cross local authority boundaries.

NPPG: Community Infrastructure Levy (2014)

2.19. Paragraph 144 states that the levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities. This definition allows the levy to be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes, and police stations and other community safety facilities. The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

NPPG: Planning Obligations (2016)

2.20. Paragraph 3 states that where the Community Infrastructure Levy is in place for an area, charging authorities should work proactively with developers to ensure they are clear about the authorities' infrastructure needs. Authorities can choose to pool funding from different routes to fund the same infrastructure provided that authorities set out in infrastructure funding statements which infrastructure they expect to fund through the levy. Any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an infrastructure funding statement and is required to keep a copy of any planning obligation together with details of any modification or discharge of the planning obligation and make these publicly available on their planning register.

2.21. Plans should set out the contributions expected from development. Once set, the Community Infrastructure Levy can be collected from any size of development across the area. Therefore, the levy is the most appropriate mechanism for capturing developer contributions from small developments.

NPPG: Climate change (2019)

2.22. Paragraph 3 provides the following examples of mitigating climate change by reducing emissions:

- Providing opportunities for renewable and low carbon energy technologies;
- Providing opportunities for decentralised energy and heating; and
- Promoting low carbon design approaches to reduce energy consumption in buildings.

Paragraph 3 provides the following examples of adapting to a changing climate:

- Considering future climate risks when allocating development sites to ensure risks are understood over the development's lifetime;
- Considering the impact of and promoting design responses to flood risk for the lifetime of the development;
- Considering the availability of water and water infrastructure for the lifetime of the development and design responses to promote water efficiency and protect water quality; and
- Promoting adaptation approaches in design policies for developments and the public realm.

NPPG: Water supply, wastewater and water quality (2015)

2.23. Paragraph 5 states that when planning for water infrastructure, Plan-making may need to consider:

- Identifying suitable sites for new or enhanced waste water and water supply infrastructure;
- Existing and proposed development in the vicinity of a location under consideration for water and wastewater infrastructure. In two-tier areas there will need to be close working between the district and county councils;
- Whether new development is appropriate near to sites used (or proposed) for water and wastewater infrastructure (for example, odour may be a concern); and
- Phasing new development so that water and wastewater infrastructure will be in place when and where needed. The impact on designated sites of importance for biodiversity should be considered to ensure the required infrastructure is in place before any environmental effects occur.

Paragraph 20 states that when planning for wastewater, plan-making may need to consider:

- The sufficiency and capacity of wastewater infrastructure;
- The circumstances where wastewater from new development would not be expected to drain to a public sewer; and
- The capacity of the environment to receive effluent from development in different parts of a strategic policy-making authority's area without preventing relevant statutory objectives being met.

NPPG: Flood risk and coastal change (2014)

2.24. Paragraph 1 states that local planning authorities must undertake a Strategic Flood Risk Assessment to fully understand the flood risk in the area to inform Local

Plan preparation, and that in areas at risk of flooding or for sites of 1 hectare or more, developers must undertake a site-specific flood risk assessment to accompany applications for planning permission (or prior approval for certain types of permitted development).

NPPG: Renewable and low carbon energy (2015)

2.25. Local planning authorities are responsible for renewable and low carbon energy development of 50 megawatts or less installed capacity (under the Town and Country Planning Act 1990). Planning can provide opportunities for energy development that will produce waste heat to be located close to existing or potential users of the heat. Planning can also help provide new customers for the heat by encouraging development that could make use of the heat.

2.26. Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments. Communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities.

Other national policy

The Digital Economy Act 2017

2.27. The Act amends the Communications Act 2003 to states that high-speed broadband connections and services must be provided by law to every household in the UK, with the government expected to enforce a minimum download speed of 10Mbps under a new broadband USO.

Planning Policy Guidance 8: Telecommunications (2006)

2.28. Planning Policy guidance documents served a similar purpose to NPPG documents and were used alongside the previous version of the NPPF. Planning Policy Guidance 8 gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. The document states that that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has responsibility for protecting public health.

2.29. A stated aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available. Local authorities should not seek to prevent competition between different operators and should not question the need for the telecommunications system that the proposed development is to support.

2.30. Paragraph 8 states that the Government strongly encourages telecommunications operators and local planning authorities to carry out annual discussions about rollout plans for each authority's area and paragraph 12 states that in addition to any statutory consultation, authorities are strongly encouraged to undertake any additional publicity that they consider necessary to give people likely to be affected by the proposed development an opportunity to make their views known to the authority. Protection from visual intrusion and the implications for subsequent network development will be important considerations in determining applications.

Regional Policy

London Plan (2016)

- 2.31. The adopted London Plan 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.
- 2.32. The London Plan defines social infrastructure as covering a wide range of facilities such as health provision, nurseries, schools, colleges and universities, community, cultural, play, recreation and sports and leisure facilities, places of worship, fire stations, policing and other criminal justice or community safety facilities.

Chapter 1 Context and Strategy

- 2.33. In chapter 1, the severity of the impacts that climate change may have on London is explained. These impacts include a high likelihood that a significant proportion of London's critical and emergency infrastructure will be at increased risk from flooding, especially as the city accommodates the kind of growth expected to 2036. This impact will be especially damaging for the 15% of Londoners who live and work on the floodplain of the River Thames and its tributaries. A further problem related to a changing climate will be the increasing shortage of water. Southeast England is already 'water stressed', with consumption outstripping supply during particularly dry weather, and per capita water usage is increasing.
- 2.34. However, encouraging energy efficiency is important for reasons going beyond climate change. As London grows, it will need to accommodate more households and workplaces that will need reliable and sustainable supplies of electricity and gas, whilst also expanding its transport network and leisure facilities. Energy issues, including resilience, security of supply and infrastructure provision – particularly for electricity – will clearly be increasingly important in the years to 2036.
- 2.35. In addition to hard infrastructure, a growing and increasingly diverse population will create demand for more social infrastructure, ranging from schools, colleges and universities, theatres, museums and libraries through health facilities to spaces for local groups and places of worship.

Chapter 3 London's People

- 2.36. Policy 3.16 sets out that development must provide high quality social infrastructure, which will be supported in light of local and strategic social infrastructure needs assessments. The policy suggests that proposals for development where existing social infrastructure will be lost without realistic proposals for re-provision should be resisted, and that facilities should be accessible to all sections of the community, (including disabled and older people) and be located within easy reach by walking, cycling and public transport.
- 2.37. Paragraph 3.86 continues on this theme, explaining that the whole range of social infrastructure has a major role to play in supporting London's expected growth, particularly in places where significant new housing is proposed, such as opportunity and intensification areas. Good social infrastructure makes residential areas more attractive and turns them into sustainable neighbourhoods and communities, and it is therefore essential to plan for high quality social infrastructure alongside development particularly in major new development and regeneration areas. Development should be located in places easily accessible by public transport, cycling and walking.
- 2.38. Policy 3.17 states that the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs. Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change.
- 2.39. Policy 3.18 sets out that the Mayor will support provision of childcare, primary and secondary schools, and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice. The Mayor strongly supports the establishment of new schools, including free schools and opportunities to enable local people and communities to do this. To address the shortage of childcare facilities in London, it is advised that boroughs should make regular assessments of provision for childcare and draw up proposals to address any shortfalls. Childcare facilities should be safe, accessible for all, multi-functional and provide both indoor and outdoor learning opportunities.

Chapter 4 London's Economy

2.40. Policy 4.11 encourages a connected economy and states that all strategic agencies should facilitate the provision and delivery of the information and communications technology (ICT) infrastructure a modern and developing economy needs.

Chapter 5 London's Response to Climate Change

2.41. Policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy; then
2. Be clean: supply energy efficiently; then
3. Be green: use renewable energy.

2.42. The target on both residential and on-domestic buildings is set at a 100% reduction on 2010 Building Regulations by 2013. Detailed energy assessments must be produced which calculate the energy usage of new buildings from the point of construction, and which include proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP).

2.43. Policy 5.14 states that development proposals must ensure that adequate wastewater infrastructure capacity is available in tandem with development. Proposals that would benefit water quality, the delivery of the policies in the London Plan and of the Thames River Basin Management Plan should be supported while those with adverse impacts should be refused.

2.44. Policy 5.15 states that development should minimise the use of mains water by incorporating water saving measures and equipment and designing residential development so that mains water consumption would meet a target of 105 litres or less per head per day.

Draft London Plan (emerging)

- 2.45. The draft London Plan is due to be adopted in 2020 and will replace the previous London Plan. In writing the New Southwark Plan, we have paid regard to both documents but have given more weight to the emerging plan policies as the emerging London Plan has come closer to adoption.
- 2.46. The overarching aim of the draft London Plan is to achieve “Good Growth”. The Six Good Growth policies are:
1. Policy GG1 Building strong and inclusive communities
 2. Policy GG2 Making the best use of land
 3. Policy GG3 Creating a healthy city
 4. Policy GG4 Delivering the homes Londoners need
 5. Policy GG5 Growing a good economy
 6. Policy GG6 Increasing efficiency and resilience
- 2.47. Policy GG2 and GG5 are of particular relevance for guiding the planning of infrastructure. Making the best use of land involves making new and existing neighbourhoods work not only more space-efficiently, but also better for the people who use them through the provision of good quality infrastructure. Similarly, growing a good economy includes ensuring that sufficient high-quality and affordable housing, as well as physical and social infrastructure, is provided to support London’s growth.
- 2.48. Paragraph 2.0.4 states that Opportunity Area Planning Frameworks and Local Plans should have clear strategies for the delivery of utilities and communications capacity and the social infrastructure that supports the day-to-day lives of Londoners, well in advance of new development.
- 2.49. Under policy SD4: The Central Activities Zone, it is stated that development of social infrastructure that meets the distinct needs of the CAZ should be supported. The strategic functions of the CAZ include centres of medical excellence and associated specialist facilities; arts, culture, leisure, entertainment and activities and areas of regional, national and international importance; and places of worship and places of assembly of regional, national and international importance.

- 2.50. Policy SD6: Town centres and high streets states that the character and function of high streets within town centres should be promoted and enhanced to support the local economy and social infrastructure.

Chapter 5 Social Infrastructure

Policy S1: Developing London's social infrastructure

- 2.51. Policy S1 states that when preparing Development Plans, boroughs should ensure the social infrastructure needs of London's diverse communities are met. This should be informed by a needs assessment of social infrastructure. Social infrastructure needs should be addressed via area-based planning such as Opportunity Area Planning Frameworks, Area Action Plans, Development Infrastructure Funding Studies, Neighbourhood Plans or master plans.
- 2.52. Policy S1 continues to state that development proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported, and that proposals that would result in a loss of social infrastructure in an area should only be permitted where there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or where the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure.
- 2.53. Paragraph 5.1.2 states that social infrastructure plays an important role in developing strong and inclusive communities, and paragraph 5.1.4 warns against the loss of social infrastructure that can have a detrimental effect on a community. For this reason, boroughs should protect such facilities and uses. Paragraph 5.1.16 however goes on to states that where social infrastructure premises are deemed redundant as part of this process, such losses may be acceptable.
- 2.54. Paragraph 5.1.8 states that social infrastructure should be easily accessible by walking, cycling and public transport in accordance with the Healthy Streets Approach.

Policy S2 Health and social care facilities

2.55. Policy S2 states that boroughs should work with Clinical Commissioning Groups (CCGs) and other NHS and community organisations to identify and address local health and social care needs within Development Plans, taking account of NHS Forward Planning documents and related commissioning and estate strategies, Joint Strategic Needs Assessments and Health and Wellbeing Strategies.

2.56. Policy S2 continues to state that boroughs should undertake a needs assessment to inform development plans, including an audit of existing health and social care facilities, and identify sites in Development Plans for future provision, particularly in areas with significant growth and/or under provision and to address needs across borough boundaries. Development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported.

2.57. Paragraph 5.2.5 states that the NHS Long Term Plan supports the provision of primary care at greater scale, with larger practices and/or more joined up networks of GPs offering a wider range of services to patients, including extended opening hours and widespread use of digital consultations. This means fewer GP practices serving larger patient catchments (perhaps 10-20,000 people per practice) and operating from larger premises than is the norm at present.

2.58. In assessing the need for new health and social care facilities, consideration should be given to the location, scale and timing of new residential development, and the quality, capacity and accessibility of existing health and social care facilities to meet some or all growth. The co-location of facilities with other uses, such as other forms of social infrastructure or housing, is encouraged to use land more efficiently and to enable a more integrated service delivery.

Policy S3 Education and childcare

2.59. Policy S3 states that to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice, boroughs should prepare Development Plans that are informed by a needs assessment of education and childcare facility needs. As part of this process, sites must be identified for future provision.

2.60. Development proposals for education and childcare facilities should locate facilities in areas of identified need in accessible locations and that appropriate design measures should be used to maximise the extended or multiple use of educational facilities for community or recreational use. No net loss of education or childcare facilities shall be permitted unless it can be demonstrated that there is no ongoing or future need.

Policy S5 Sports and recreation facilities

2.61. Policy S5 states that ensure there is sufficient supply of good quality sports and recreation facilities, boroughs should prepare Development Plans informed by a needs assessment for sports and recreation facilities, and should secure sites for a range of sports and recreation facilities in Development Plans, as justified by the needs assessment. Development should increase or enhance the provision of facilities in accessible locations and should maximise the multiple use of facilities.

2.62. Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements, or that the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

2.63. Sport and recreation facilities are important components of social infrastructure. Both formal and informal facilities should be provided, to encourage physical activity and deliver a range of social, health and wellbeing benefits to communities.

2.64. Policy S6 states that public toilets should be provided as part of large-scale commercial developments that are open to the public.

Chapter 11 Enabling Infrastructure

2.65. Paragraph 11 states that there is a growing need for school places in London. Central government provides the majority of the capital funding to create school places and to carry out capital maintenance and repair work to existing school buildings, supplemented by capital contributions from London boroughs. This investment will need to be made by increasing Government contributions and from sources raised locally, such as through CIL or Section 106 contributions. A wide

range of new sources of funding is likely to be difficult to access without providing London government with greater control and freedom over its local tax base.

2.66. Demand for health services in London is increasing due to a growing and ageing population and an increase in complex and long-term health conditions. However, many hospital sites contain old, poor-quality stock and there is a need for both replacement and maintenance. Investment is also needed in the workforce and digital technology to deliver service change.

2.67. Across London, developer contributions are used to fund the capital costs of new or expanded primary and community care facilities in order to meet the increasing demand for services that arises from population growth in new developments. Boroughs should use the London Healthy Urban Development Unit Planning Contributions Model (HUDU Model) to calculate the capital cost of the additional health facilities required to meet the increased demand. Boroughs should also work with Clinical Commissioning Groups and NHS England to determine what investment is required by monitoring housing and population growth, keeping infrastructure plans up to date and working together to identify and develop projects towards which Section 106 and CIL contributions could be used.

2.68. Section 106 in-kind contributions can be used to support the provision of new health facilities, particularly in Opportunity Areas where there is little or no existing infrastructure. Examples of in-kind contributions include: transfer of land to provide new primary and community care facilities; construction and fit-out of new health facilities; and provision of 'shell and core' space at peppercorn rent.

2.69. The London Plan assumes that the statutory providers and network operators will deliver all regulated utilities infrastructure necessary to support growth. The London Infrastructure Plan 2050 suggests that energy and water infrastructure will require £148 billion and £46 billion of investment in London respectively over the period, and that that £8 billion will be required to provide the digital connectivity infrastructure London needs. The scale of growth expected in London will require significant capital investment in water and energy infrastructure. Providers through user charges usually fund investment in energy and water infrastructure. Spend on new assets and operating costs are agreed through negotiations between the provider and regulator. These plans are then set out at the beginning of the regulatory price-control period in the provider's business plan. Because capital expenditure is funded through user charges, utilities companies typically borrow to

fund the upfront costs of investment. As in the case of energy and water investment, new digital connectivity infrastructure is paid for upfront through finance or private equity investment backed by user charges.

2.70. The exception to this approach for utilities infrastructure is heat network infrastructure, the pipework that carries hot water connecting sources of low-cost, low-carbon energy to homes and business to meet their space heating and hot water needs. Heat networks are an emerging class of infrastructure recognised by both the Mayor and the Government as being essential in meeting climate change targets. Heat networks are not a regulated undertaking and therefore not subject to the same restrictions or benefits (in terms of powers) as statutory undertakers.

2.71. The Environment Agency and Lead Local Flood Authorities are responsible for the identification and delivery of flood risk management schemes. Funding is provided by Government as Grant in Aid and through local levies and partnership funding sources.

2.72. As London's population increases so will the amount of waste it produces both at home and in the workplace. Continuation of the current linear economy - where we take resources, make products, use them until the end of their lifetime and then dispose of them – would require significant investment in additional waste infrastructure to cope with this increase. Transitioning to a circular economy would bring about a net annual benefit of £7 billion by 2036 according to the London Waste and Recycling Board Circular Economy Route Map.

2.73. There is growing evidence of the continuing loss of cultural infrastructure in the capital. By 2019, London is projected to lose 35% of its affordable creative workspace, 35% of its music venues, 58% of LGBT+ and night time venues and 25 % of its pubs. This is of concern because cultural infrastructure is important to local communities, to the tourism industry and to sustaining the creative economy, which is a source of significant employment growth and worth £47 billion to London's economy. To protect and develop London's cultural infrastructure, investment will need to be raised locally, including from CIL and Section 106 contributions, where appropriate.

The Mayor's Economic Strategy for London (2018)

2.74. In his Economic Development Strategy, the Mayor sets out his plans to create a fairer, more inclusive economy that works for all Londoners and businesses. The Mayor understands that the scale of growth means there are huge challenges in coordinating the required investment to accommodate growth, while ensuring that growth delivers environmental and social benefits. It is stated that data produced by public and private sources provide a huge pool of resources that can be used to better plan and deliver public services, and support investment in better urban planning and infrastructure provision.

2.75. The Mayor states that he will bring together key stakeholders to improve the planning, coordination and delivery of infrastructure, to tackle the barriers to the provision of fast, reliable digital connectivity, to promote an integrated approach to water management, and to help create a smarter, more integrated energy system.

The Mayor's London Infrastructure Plan 2050

2.76. The London Infrastructure Plan 2050 (2015) is the first ever attempt to identify, prioritise and cost London's future infrastructure to 2050, given London's growth.

2.77. The plan states that it is vital that infrastructure is prioritised and delivered in an inclusive way, with all Londoners benefiting from access to high-quality green space, good transport connections to work and leisure activities, and decent homes sustainably supplied with energy and water – and that all Londoners are included in the digital revolution. It is also vital that efficiency and innovative thinking are integrated into all elements of infrastructure delivery to ensure that costs are minimised. Housing, schools, hospitals and a whole range of social infrastructure will play a critical role in supporting London's continued growth and sustainability and need to be planned alongside other aspects of infrastructure, both to ensure that communities are liveable and that a comprehensive approach is taken when considering the funding and financing of the city's infrastructure.

Central London Infrastructure Study (2009)

2.78. In September 2008, Southwark, Westminster and other local authorities in the Central London Forward partnership commissioned URS to carry out an assessment of infrastructure needs. The URS Corporation (which has since been acquired by AECOM) produced this study which is an assessment of the strategic infrastructure needs across the central London areas covered by Central London

Forward. Southwark is one of the Central London Forward boroughs. The study assessed the infrastructure needs of central London for the next 15-20 years.

2.79. The study looked in detail at three different types of infrastructure: hard infrastructure, transport infrastructure and social infrastructure.

2.80. The 'host' provider for electricity in 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.

2.81. URS modelled growth over the period between 2006 and 2026. Growth in Southwark is expected to be significant and generated evenly by both residential and commercial development. Across central London URS estimated 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.

2.82. URS concluded 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.

Local policy

Area Action Plans

Canada Water Area Action Plan (2015)

- 2.83. The Canada Water Area Action Plan (2015) 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.
- 2.84. Over the course of the next 15 years, we expect around 5,100 new homes to be built in Rotherhithe and the amount of shopping space to be significantly expanded. Existing infrastructure will need to be improved and new infrastructure provided to cope with the additional population.
- 2.85. Section 4 of the plan sets out the strategy for infrastructure in the area. This includes additional leisure and sports facilities. The Rotherhithe peninsula has many arts, cultural and tourism attractions. These include the Brunel Engine House and area around St Mary's church, the Café Gallery in Southwark Park, Surrey Docks Farm and the docks.
- 2.86. The Seven Islands Leisure Centre provides a swimming pool as well as a gym and a sports hall. £2m funding has been committed through the council's 2014 capital refresh programme to maintain and improve facilities at the centre. We will use this to extend the life of the Seven Islands Leisure Centre over the next 5 years. In the long term however, there is an opportunity to provide a new leisure centre in the town centre.
- 2.87. There is also the potential to make better use of the docks for water-related sports activities, such as diving, as long as these do not impact on the openness of the docks. South Dock Marina and Greenland Dock provide a great opportunity for leisure and tourism related activities and this policy would help them meet their potential.
- 2.88. The plan states that all residents within the Core Area will be within easy walking distance of:
- Small areas of play for younger children (maximum 100m walk)
 - Local facilities (maximum 400m walk)
 - Larger equipped areas of play for older children (maximum 800m walk).

- 2.89. Section 4 also sets out the strategy for education, community and health facilities. The area has good primary schools and the secondary school, Bacon's College, also performs well. However, Southwark's pupil place planning forecasts there will be the need for additional secondary school places in the borough from 2016/17. A new secondary school is to be provided in Bermondsey.
- 2.90. New community space will be provided on Site A, the Shopping Centre site, 24-28 Quebec Way, the Quebec Industrial Estate, Downtown and Docklands Settlement, but will only be required where there is a clear requirement and an identified body who will manage it on a viable basis.
- 2.91. There are several pockets in the AAP area, particularly in the Rotherhithe ward, in which health education and multiple deprivation levels are higher than the Southwark and UK average. There is an opportunity to improve local healthcare facilities and improve the health and wellbeing of residents by encouraging healthy lifestyles. The Surrey Docks Health Centre meets local need.
- 2.92. We have also assessed the most cost effective means of supplying low and zero carbon energy in the AAP area. Our Energy Study identified significant potential to establish a district-heating network in the area, either through linking sites or connecting to SELCHP. Veolia manage SELCHP to supply heat to 2,700 homes on Southwark estates to the south and west of Southwark Park. The new link could be extended into the core area via Lower Road. Anticipated costs of infrastructure are around £8.5m. We have estimated that sale of Renewables Obligation Certificates (ROCs) would provide a revenue of around £2m per year for Veolia which could fund all or part of that infrastructure. Additional funding could be generated through s106 contributions in cases where developers are unable to meet energy targets on site.
- 2.93. In 2005, Thames Water recommended that surface water discharge should be restricted to greenfield rates. Southwark has carried out a strategic flood risk assessment of the borough. Much of the Canada Water AAP area lies in flood zone 3a (high probability of flooding in the event of a breach of flood defences), although the large mixed-use development sites in the core area lie predominantly in zones 1 (low probability) and 2 (medium probability).

2.94. The Aylesbury Area Action Plan (2010) contains a vision for the area, policies for its development, and a delivery plan for future investment. It will guide the redevelopment of the estate and will show how we will create a new neighbourhood which will include housing, shops, meeting places, work places, recreation, green spaces and transport.

2.95. The first new homes were completed in 2012 and the council has now appointed Notting Hill Housing Trust as its Development Partner to take forward the continued regeneration of the area over the next 20 years across four phases. This will include nearly 4,000 new high quality homes, of which 50% will be affordable, great new streets and squares, as well as new community and retail facilities.

2.96. The planned phases of development will continue the regeneration already complete and underway (delivered by London and Quadrant) with the highly successful and award winning development recently completed in the southwest corner, which provided 261 new homes and the Southwark Resource Centre, and, over in the north east corner next to East street, the on going construction of 147 new homes.

2.97. Construction begun in early 2019 on the First Development Site, located off Albany Road. This site is being developed by Notting Hill Housing Trust and will contain 3,100 to 4,750sqm of community use, including a new medical centre and early years facility in addition to in addition to up to 3,000sqm flexible retail or workspace use. Notting Hill Housing has also proposed a bespoke education and training offer that will benefit local residents.

2.98. The Plot 18 site on Thurlow Street is planned to include the following new facilities:

- A health centre comprising a community health facility and GPs surgery;
- A library with stay and play facilities;
- An early years nursery; and
- A multi-use community space which will include community trust offices.

Construction on the centre is due to begin in early 2020 with the library and health centre scheduled to be delivered by early 2022.

Peckham and Nunhead Area Action Plan (2014)

- 2.99. The Peckham and Nunhead Area Action Plan is a planning document that will help bring long-lasting improvements to Peckham and Nunhead. It sets out policies to guide development over the next 10 years.
- 2.100. Policy 7 states that our strategy is to locate local facilities together so that the services required by the community including services for young people, health centres and community space are provided in accessible locations in a way in which different facilities can complement and support each other.
- 2.101. Policy 8 explains that we will deliver improvements to schools by working with our partners to provide additional places at primary schools to meet anticipated demand for increased pupil places, by encouraging schools to provide community facilities, and refurbishing schools to promote academic excellence.
- 2.102. Policy 9 states that we will work with NHS Southwark (and its successor body Southwark Clinical Commissioning Group) to improve the health of current and new residents in Peckham and Nunhead.
- 2.103. Policy 10 states that we will support improvements to sports facilities in the area to meet the needs of an increasing population.
- 2.104. Policy 22 states that we will require development to reduce pollution and damage to the environment by reducing water usage, reducing flood risk by ensuring SUDS is in use, identifying areas at risk of flooding in accordance with the Surface Water Management Plan, and ensuring that development includes adequate provision of recycling, composting and residual waste disposal.
- 2.105. Policy 23 states that we will work with the GLA, Transport for London, English Heritage, developers and the community to provide a high quality design of public squares, streets and spaces, including both new and existing public realm.

Old Kent Road Area Action Plan Preferred Option Version (2017)

- 2.106. The purpose of the Old Kent Road Area Action Plan (AAP) is to set out how the best of the Old Kent Road, including its thriving businesses and arts and cultural communities, can be nurtured and developed over the next 20 years. The AAP is due to be submitted in early 2020 and adopted in November 2021.

- 2.107. AAP 4: Social regeneration to revitalise neighbourhoods states that we will continue to revitalise Old Kent Road to become a healthier place where existing and future residents and workers can all be proud to live and work. This will be achieved in part by providing new healthcare facilities, new education facilities and other infrastructure. These changes will be supported by providing green infrastructure and opportunities for healthy activities and improving streets and public places between buildings.
- 2.108. AAP 7: Town centre, leisure and entertainment states that we will deliver a brand new community health hub to meet the needs of the existing and new population and provide a focus for improving health and promoting healthy active lifestyles. We will also ensure that development on the old Kent Road provides other community, leisure and cultural activities.
- 2.109. AAP 11: Cleaner, greener, safer states that we will create new places with sports and leisure facilities and environments that are fun, safe, easy to get to and enjoyable. Development must deliver an energy centre or link to one of Old Kent Road decentralised heat networks, not create pollutant hot spots on site or for adjacent sites, and provide a minimum of 70% greenfield run off rates on site using SUDS.
- 2.110. AAP 12: Healthy active lives states that we will maintain and improve the health and wellbeing of our residents by ensuring that the design and management of new buildings in Old Kent Road minimise residents' exposure to harmful air pollutants indoors and outdoors, that new health facilities are integrated with other community services, and that residents' mental health and wellbeing are improved by access to more and better green spaces.
- 2.111. AAP 13: Best start in life states that we will continue to provide good and outstanding schools that have sports, art and leisure facilities that are accessible to local communities. Development must contribute to the provision of new childcare places including nurseries, and the development of new and existing schools must be in line with Southwark guidance for good school design.

Supplementary Planning Documents (SPD)

Elephant and Castle SPD and Opportunity Area Planning Framework (OAPF) (2012)

- 2.112. The document provides a framework that will guide development over the next 15 years, ensuring that regeneration is coordinated and sustainable.
- 2.113. Section 4 states that proposals involving arts, cultural, leisure and entertainment uses which contribute towards consolidating Elephant and Castle and Walworth Road as a major town centre will be supported. Proposals on the Heygate development site, 50 New Kent Road and the shopping centre site should include appropriate arts, cultural, leisure or entertainment space which contributes to supporting a lively and vibrant town centre, increasing its attraction to a wider catchment and making a positive contribution to the evening economy.
- 2.114. Community facilities should be located together so that the services required by the community including, housing services, services for young people, health centres, police facilities and community space are provided in accessible locations in a way in which different facilities can complement and support each other. Wherever possible, opportunities should be taken to ensure that all members of the community can use new community facilities. We will work with providers such as Southwark NHS as well as landowners to identify appropriate sites if new facilities are needed. The demand for early years, primary and secondary school places throughout the opportunity area will be monitored, and the need for new community facilities will be kept under review over the lifetime of the plan. Private leisure facilities will be supported as part of a mix of uses in large developments.

Sustainable Design and Construction SPD (September 2008)

- 2.115. This document 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; and
 - Planning for flood risk.

- 2.116. Section 3 presents an energy hierarchy to be considered during the design process. This states that first, use good design to minimise the development's energy needs; then, make the most use of efficient energy, heating and cooling systems; and then, use renewable sources of energy. Buildings should be fitted with energy efficient lighting and appliances.
- 2.117. Regardless of the fuels used to heat and power buildings it is important that mechanical systems are not wasteful and use as little energy as possible, and that where mechanical heating and cooling is required, developments should investigate the feasibility of using decentralised CHP and CCHP systems. Residential development should connect to area-wide CHP or CCHP systems where these exist or are being developed within the following distances of the site:
- Less than 20 dwellings: 50 metres
 - 20-30 dwellings: 100 metres
 - 31-40 dwellings: 150 metres
 - Over 40 dwellings: 200 metres
 - Commercial and other non-residential development within 200 metres of an area-wide CHP or CCHP system should connect unless it is demonstrated that there is not enough heating demand for an efficient connection.
- 2.118. Section 3.5 states that energy should be supplied as much as possible from renewable sources on-site or locally. Small-scale wind-turbines have not been shown to be highly effective in Southwark. Heat pumps will not be counted as a 100% renewable source of energy as they are powered by electricity. Fuels containing a portion of fossil fuels, such as biodiesel, will not be counted as a 100% renewable source of energy. Only the contribution to energy provision and CO2 savings made by the renewable portion of the fuel will be counted.
- 2.119. Section 4 states that development should orientate buildings and streets to minimise summer and maximise winter solar gain, use trees and other shading, include green roofs and walls, maximise natural ventilation, and help create green spaces. The type of building materials and even the colour of finishing will also affect heat absorption. Green walls or roofs are to be included in all schemes, unless this is not feasible.
- 2.120. Section 5 states that Construction sites should be carefully managed and maintained to prevent sediment and chemicals washing into waterways or drains

which empty into waterways, and also to control dust and noise emissions and vibrations causing nuisance to surrounding properties. Planning conditions will be used to control impacts from the construction of new development. This may include restrictions on hours of operation and construction.

2.121. Section 6 States that enough space should be provided on-site to securely and safely store waste and recycling bins, and lists a range of further guidance for the location of bins.

2.122. Section 8 States that development should minimise the need for water. The simplest way of doing this is through installing efficient water fittings and plumbing, such as dual flush toilets, low flow showerheads and low water consuming washing machines.

2.123. Section 9 states that development in flood risk areas will need to be made safe from flooding through the site layout (locating the most vulnerable uses in lower risk parts of the site and ensuring buildings do not block key flood routes) and the design of building (such as raising floor levels of buildings or locating vulnerable uses on upper levels). The design of drainage is very important. Surface water should be managed on-site or as close to the site as possible, using SUDS.

Dulwich SPD (2013)

2.124. The document sets out our vision for the Dulwich community council area and part of the Peckham and Nunhead community council area. It provides a framework that will guide development over the next 10-15 years, ensuring that new development is appropriate, respecting the historical context and important open spaces.

2.125. Section 6 states that proposals for development on school sites should be of an exceptional design standard, include public access and should not detract from the open nature and character of the land. New community facilities located on school sites should show how additional parking demands arising would be managed and how any loss of on-site parking would affect parking pressures on the nearby streets.

Blackfriars Road SPD (2014)

2.126. This document sets out our vision for Blackfriars Road. We will encourage the provision of town centre uses to help enhance the commercial attractiveness of Blackfriars Road and the status and function of the wider Central Activities Zone. We will do this by:

- Encouraging the provision of a mix of new town centre uses (especially shops, restaurants, cafes and bars). Space should be designed flexibly to accommodate a range of unit sizes, developed alongside residential development and businesses in order to increase activity and strengthen the appeal of the area to visitors and to a wider range of occupiers;
- Encouraging a mix of complementary arts, cultural, leisure, entertainment and education uses, taking into account their economic benefit to the area, their contribution to the vitality of the area and impact on health and wellbeing; and
- Supporting the provision of new social infrastructure such as schools, health and community facilities as part of mixed use developments. Opportunities should be taken to ensure that new community facilities are accessible to all members of the community.

2.127. Paragraph 3 states that opportunities to increase and improve the range of infrastructure and facilities will be maximised including looking at health facilities and community facilities. New housing and business floorspace will also increase the resident and working population and it is important to ensure that infrastructure is in place to support the community. The need for new infrastructure will be kept under review as the area changes.

Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015)

2.128. The Southwark CIL will provide funding to help deliver a range of borough-wide and local infrastructure projects that support residential and economic growth and benefit local communities. It allows Southwark to work with infrastructure providers and communities to set priorities for what the funds collected under the levy should be spent on, and provides a funding stream so that the delivery of infrastructure projects can be planned more effectively. The SPD shows that CIL is necessary to help bridge any infrastructure funding gap to support growth across the borough over the Development Plan period.

3. Infrastructure policies

3.1. This section sets out the contents of each infrastructure policy in the New Southwark Plan and provides detailed information regarding the provision and management each form of infrastructure in the borough.

3.2. In each version of the Local Plan, policies have been amended. These amendments have been informed by consultation responses received and further evidence base documents being prepared. In this section the inclusion of each infrastructure policy in the New Southwark Plan will be justified. This justification will be based on each how closely each policy conforms with national and regional policy, and a summary of the consultation responses for the NSP Preferred Options Version will also be provided to show how we have taken these comments into account. A full list of officer responses to all comments received at consultation can be reviewed in our New Southwark Plan Consultation Report.

3.3. The policies are reviewed in the following order:

Overarching infrastructure policy

- IP1: Infrastructure
- P17 Efficient use of land
- P28 Strategic protected industrial land
- P34 Town and local centres

Educational infrastructure

- P26 Education Places

Social infrastructure

- IP3: Community Infrastructure Levy (CIL) and Section 106 planning obligations
- P45 Leisure, arts and culture
- P46 Community uses

Health infrastructure

- P44 Healthy developments

Utilities

- P43 Broadband and digital infrastructure
- P62 Sustainability standards
- P69 Energy
- P61 Reducing Waste
- P62 Land and waste management
- P66 Reducing water use
- P67 Reducing flood risk

Overarching infrastructure policy

IP1: Infrastructure

Background to the policy

3.4. The New Southwark Plan and our Area Action Plans set out the council’s role in trying to accommodate the growth from regeneration to ensure that there are enough homes, jobs, school places and health facilities for existing and new residents and workers. In addition to delivering new homes, jobs and facilities, it is essential that there is adequate water, waste, energy and transport infrastructure to facilitate and support the anticipated growth.

Change to the policy

NSP version	Amendment of policy
NSP Options (2014)	No comparative policy existed in this version.
NSP Preferred Options (2015)	Our approach is to work with infrastructure and utility companies and neighbouring boroughs to ensure large development is located in sustainable locations. We will also encourage developments in concentrated areas to explore shared servicing options and to ensure adequate infrastructure (both social and physical) is in place to support the occupants of developments through their lifetimes.
NSP Proposed	‘Sustainable locations’ are defined as the Central Activities Zone and Town Centres.

Submission Version (2017)	
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	A further point is added that phasing must be utilised for developments where it has not been ensured that adequate infrastructure is available to support local growth.

Table 2: Changes made to IP1: Infrastructure during the preparation of the New Southwark Plan.

Summary of consultation responses

3.5. London Borough of Lewisham welcomes how this policy acknowledges connectivity with our neighbouring boroughs. Thames Water support Policy IP1, stating that it is necessary to ensure that development is aligned with any water or wastewater infrastructure necessary to support it. Other comments expressed concern about details within our Transport Strategy (2011), which has since been updated by our Movement Plan (2019). These concerns are addressed by the Movement Plan and within the New Southwark Plan Consultation Report.

Justification

3.6. This implementation policy outlines the boroughs overarching approach to the provision of infrastructure. Its inclusion is vital in explaining how the Council will work with other authorities to ensure that necessary infrastructure is provided to meet present and future demand. The policy has remained consistent through the different versions of the NSP.

3.7. The inclusion of IP1 ensures that we meet the overarching planning system objectives presented in the NPPF paragraph 7 and that we meet the requirements set out in the NPPF paragraph 20. The policy is also in conformity with the approach to the management of infrastructure advocated by both the adopted and draft London Plan, and especially to the considerations set out in Policy S1 of the draft London Plan.

P17 Efficient use of land

Background to the policy

3.8. Urban land is a vital, finite resource that must be efficiently used to reduce pressure on rural land and open spaces. Increasing density is a key requirement for the sustainable use of land. By increasing the number of people who visit, work and live in an area, more services and infrastructure can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high could have a harmful impact on the environment and quality of life. Meanwhile are temporary uses on vacant land or in vacant buildings, which ensure that temporarily vacant buildings or land can be efficiently used in a way that delivers community benefits and keeps an area vibrant.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	Development must protect the amenity of neighbouring sites and users, support the local character, and make adequate provision for servicing of the site. Development must not deliberately underutilise the site, limit the development potential of the surrounding area, or be inappropriate in scale to the availability of local infrastructure.
NSP Preferred Options (2015)	No change.
NSP Proposed Submission Version (2017)	The wording of the policy was changed to state that development will be permitted that maximises the efficient use of land only where it meets the necessary criteria. A further point has been added to state that development should be permitted for appropriate temporary 'meanwhile uses' where they deliver community benefits and do not compromise the future redevelopment of the site.
NSP Amended Policies (2019)	No change.

NSP
Submission
(2019)

No change.

Table 2: Changes made to P17: Efficient use of land during the preparation of the New Southwark Plan.

Summary of consultation responses

3.9. In response to a negative comment regarding the promotion of meanwhile uses, we contend that meanwhile uses can deliver community benefits, keep areas vibrant and provide affordable space for entrepreneurs and local residents. We have clarified that this policy does not preclude the ability of smaller scale non-residential development to increase density.

Justification

3.10. In the NPPF, paragraph 119 states that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership. The guidance provided in draft London Plan Policy GG2 is of particular relevance to this policy. Policy GG2 states that the key to achieving sustainable growth will be taking a rounded approach to the way neighbourhoods operate, making them work not only more space-efficiently, but also better for the people who use them. To create high-density, mixed-use places that make the best use of land, boroughs are advised to prioritise the development of underutilised land, proactively explore the potential to intensify the use of land, to promote the creation of new green infrastructure (whilst protecting existing open space), and to plan infrastructure that promotes sustainable travel. With the inclusion of policy P17, we prove that we have paid regard to national and regional guidance. The inclusion of the point in the policy concerning 'meanwhile use' indicates that we have considered how best to utilise land that is awaiting development.

P28 Strategic protected industrial land

Background to the policy

3.11. Southwark is an important location for industrial servicing to central London and accommodating a wide range of industrial businesses. This policy is referred to in this background paper specifically due to its inclusion of guidance that provides protection for the Integrated Waste Management Facility (IWMF).

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	Preferred industrial locations (PILs) provide land for industry, warehousing and other uses which are too noisy or that disturb residential areas. We will review the PILs in the light of up-to-date evidence of demand for industrial and warehousing land, the potential to support a mix of uses and the need for housing and other uses, such as schools.
NSP Preferred Options (2015)	Preferred industrial locations are stated. These will aim to intensify development, increase job numbers and promote growth of business uses within new mixed-use neighbourhoods. In the meantime there will be no loss of employment space unless there are community or other uses that will develop the local infrastructure.
NSP Proposed Submission Version (2017)	On strategic protected industrial land (SPIL) only industrial uses (B1b, B1c, B2, B8, sui generis industrial use classes) and uses ancillary to the industrial uses, will be permitted. Development must retain, grow and intensify industrial uses, and increase the number of jobs. The area of SPIL that is host to the Integrated Waste Management Facility (IWMF) will be retained as SPIL unless the facility is relocated.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	In the Old Kent Road Area Action Plan it is stated that if the IWMF is relocated, then the existing site will be redeveloped as a mixed-use development.

Table 3: Changes made to P28: Strategic protected industrial land during the preparation of the New Southwark Plan.

Summary of consultation responses

3.12. No responses were received.

Justification

3.13. For details please see the justification for policy P64 within this paper.

P34 Town and local centres

Background to the policy

3.14. Southwark's town centres are the central meeting places for residents to socialise, spend their leisure time, go shopping and go to school or places of work. It is important to ensure that we maintain our town centres as lively and interesting places. Our aim is to expand shopping space in our town centres particularly at Elephant and Castle including Walworth Road, Canada Water, Old Kent Road and Peckham, which have the most potential for growth. Other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make Southwark's town centres more vibrant and independent, which will reduce the amount of trips people need to make to reach their local services and jobs.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	Southwark's network of town and local centres and shopping frontages will be maintained as places that have a wide mix of shops, leisure facilities and other services for residents, businesses and visitors.
NSP Preferred Options (2015)	A list of town centre designations is provided, in which development for retail and other town centres should be located. Development must be appropriate in scale and character to the local area.
NSP Proposed Submission Version (2017)	Specifically, development of town centre uses including markets, community, civic and cultural uses will be permitted where the necessary criteria are met. A-use classes must be retained or replaced.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	Large schemes for main town centre uses that are 1,000 sqm or more provide free public toilets, public drinking fountains and public seating.

Table 4: Changes made to P34: Town and local centres during the preparation of the New Southwark Plan.

Summary of consultation responses

3.15. The policy has been criticised as being overly restrictive. However, we have set a local threshold of 1,000sqm to provide public toilets, drinking fountains and seating because developments over this size are likely to contribute significantly to the town centre environment and these facilities are currently lacking. Concern has also been expressed that the inclusion of a higher number of residential buildings will harm the character of high streets and town centres, but paragraph 85 of the NPPF states that planning policies recognise that residential development often plays an important role in ensuring the vitality of centres. It is considered existing residential communities also add to this vibrancy in the heart of some of the town centres and this is reflected in the boundaries. The GLA has stated support for all town designations within the NSP.

Justification

3.16. Policy SD6 in the draft London Plan states that the character and function of high streets within town centres should be promoted and enhanced to support the local economy and social infrastructure. By providing public toilets and other facilities such as fountains we are complying with Policy S6 of the draft London Plan. Within our Economic Wellbeing Strategy 2017-2022, we state that housing growth and investment in the public realm, libraries, leisure centres, culture and infrastructure will revitalise town centres. The Old Kent Road Area Action Plan policy 7 states that we will ensure that development on the old Kent Road provides community, leisure and cultural activities. The Elephant and Castle SPD and Opportunity Area Planning Framework states that under SPD 6, proposals involving arts, cultural, leisure and entertainment uses which contribute towards consolidating Elephant and Castle and Walworth Road as a major town centre will be supported. The Blackfriars Road SPD policy 2 claims that we will encourage the provision of town centre uses to help enhance the commercial attractiveness of Blackfriars Road and the status and function of the wider Central Activities Zone.

Educational infrastructure

3.17. Education facilities should be made available for use by all members of the community when they are not needed by the education establishment e.g. Out of

school hours. This will encourage community interaction and active, healthy lifestyles.

3.18. Southwark's capital programme budget for 2018-19 to 2027-28 is £128.0m (Outturn Capital Monitoring for 2018-19). This consists mainly of the £48.8m schools expansion programme to ensure the availability of school places and the £26.4m Primary Schools Refurbishment programme to ensure that pupils can study in a safe environment to support learning. Other major projects including the extension for London South Bank University (LSBU) and the Beormund primary school redevelopment will total £11.6m.

3.19. Southwark's pupil place planning is based on Greater London Authority (GLA) projections which are themselves informed by current school rolls, birth rates, underlying population projections, migration and new housing.

3.20. Southwark Council is one of the first boroughs to provide Universal Free Healthy School Meals to all our primary schools (Implementation of Free School Meals Cabinet report, 2019). We know this makes a difference to our young people and our families. We are proud that all our primary age children are entitled to a free nutritious lunch and over 92% of our pupils take up this offer. Building on this success, we are now extending the meal offer to all maintained nurseries and school nursery classes.

Early education facilities

3.21. As of 2019, there are 106 registered nurseries operating within Southwark:

- Bermondsey and Rotherhithe nurseries: 19
- Borough Bankside and Walworth nurseries: 18
- Camberwell and Dulwich nurseries: 34
- Peckham, Nunhead and Peckham Rye nurseries: 35

This figure does not include childminders.

3.22. Every child aged 3 and 4 years old is entitled to receive a maximum of 15 hours of free early education per week, until they reach compulsory school age (the

term following their 5th birthday). For working families, the maximum is 30 hours a week.

Southwark Primary and Secondary School Place Planning Strategy (2018)

3.23. The council has a statutory duty under the Education Act 1996 (amended by the Education and Inspections Act 2006) to:

- Secure that sufficient schools for providing a) primary and b) secondary education are available for their area;
- Secure diversity and increase opportunities for parental choice when planning the provision of school places; and
- Match supply with demand and determine whether this demand is permanent or temporary.

3.24. Southwark's pupil place planning is based on Greater London Authority (GLA) projections, which are commissioned by Southwark Council. These are informed mainly by current school rolls, birth rates, underlying population projections, migration, and new housing developments.

3.25. When formulating the primary and secondary expansion programmes, we consider the suitability of all schools in Southwark and the risks and advantages of expanding each. The risks of not expanding schools are considerable. We have a limited scope to expand existing provision, and not expanding the schools could potentially leave the council vulnerable to legal action for not meeting its target duty to provide sufficient primary school places.

Primary schools need update

3.26. In September 2016, there were 4,025 primary reception places (the equivalent of 134FE) available in Southwark, and a total of 26,045 primary places overall. By September 2026, there will be 28,175 primary places in Southwark, an increase of 22% on the 2011 figures.

3.27. The council anticipates the greatest need for additional school places in the short to medium term to fall into two discreet areas - around the Rotherhithe peninsula (as part of the Canada Water development), and along the Old Kent Road (as part of the Bakerloo Line extension (BLE) development).

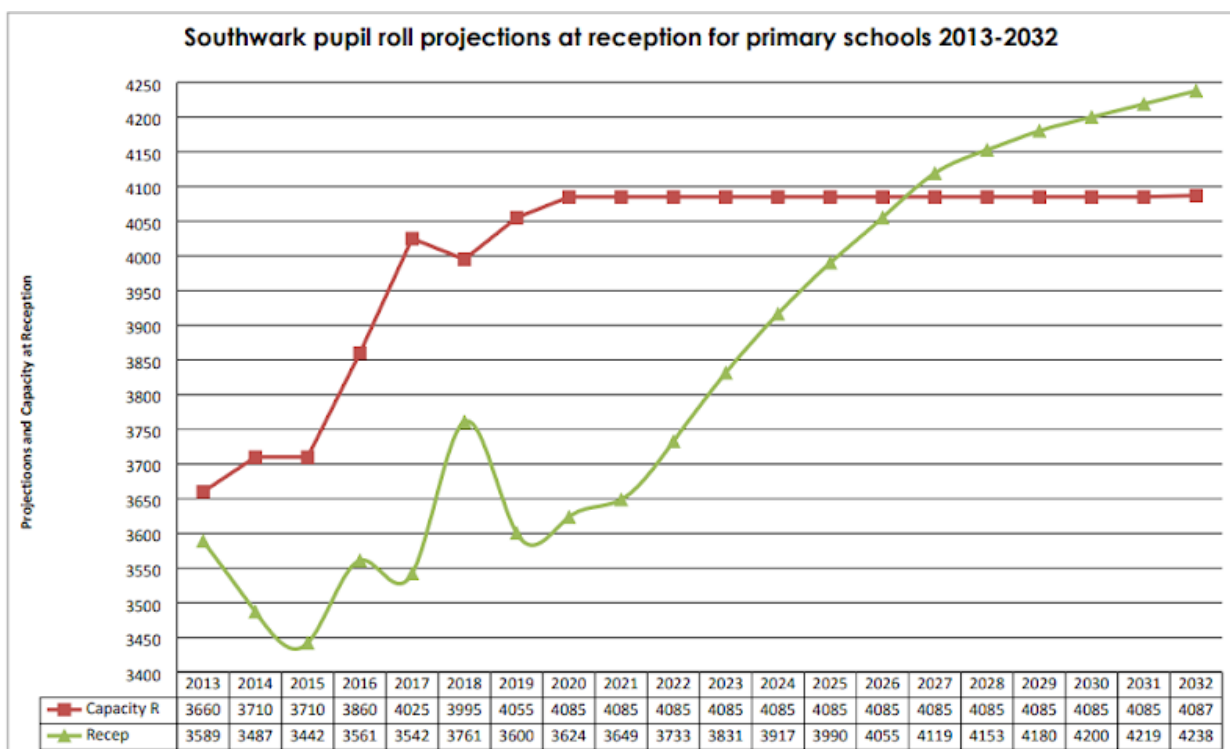


Figure 1: Southwark pupil roll projections at reception for primary schools 2013-2031 (Southwark Primary and Secondary School Place Planning Strategy 2018).

3.28. Projections show that there is sufficient capacity until September 2024, although there will only be around 1FE projected spare capacity in September 2023. In September 2025, capacity will be exceeded by demand, and will increase to a 3FE deficit by September 2027. The graph below shows reception capacity against projected demand up to 2031. The potential exists in a number of schools in the planning area to expand, subject to capital funds to finance these expansions.

3.29. A small percentage of Southwark children of primary school age attend schools out-borough (and out-borough children attend our schools). Therefore, where expansions have occurred in schools in neighbouring boroughs, this may have a material effect on recruitment to Southwark primary schools.

Old Kent Road Primary School Capacity (2017)

3.30. OKR falls within 3 planning areas for primary school roll projections:

- Planning Area 1 (Borough, Bankside and Walworth) - Capacity in this area is projected to be exceeded by 2025 with a deficit of 3 FE by 2027
- Planning Area 2 (Bermondsey and Rotherhithe) – Capacity in this area is projected to be exceeded by 2024 with a deficit of 11 FE by 2031
- Planning Area 3 (Peckham and Nunhead) – Capacity in this area is projected to be sufficient until 2035 although it may be used up sooner if more pupils enrol at these schools from adjacent planning areas.

Planned growth in OKR will generate up to 14.9 form entry (FE) primary school need:

OKR sub-areas	Homes	Primary pupils	Primary classes	Primary FE
Mandela	4931	769	25.6	3.7
Cantium	3257	508	16.9	2.4
Ruby	8471	1320	44.0	6.3
Hatcham	2308	360	12.0	1.7
Six bridges	1128	176	5.9	0.8
Total	20095	3132	104.4	14.9

Table 5: Projected primary school need in the Old Kent Road area (Old Kent Road Primary School Capacity 2017).

Secondary schools need update

3.31. In September 2016, 3,120 Year 7 places (the equivalent of 104FE) were available for secondary pupils in Southwark. There was an uptake of around 3,030 of these, leaving only around 90 places (3FE) spare – 3% of places. Overall, there are 14,080 11-16 secondary places, with a take up of around 13,134, leaving 946 vacancies across secondary schools years 7-11 – a 7% vacancy rate overall.

3.32. Overall there was sufficient capacity within Southwark schools to meet the demand for year 7 places until 2018 but that a shortage of places was forecast from September 2019 onwards, rising steeply in subsequent years. This year's projections (see figure 2) show that there is now a projected small shortfall in September 2018 of around 67 pupils (between 2 to 3FE), but that this will fall back to around a 1 to 2FE shortfall from 2019 to 2021, rising to around a 4FE shortfall in

2022. After this, Y7 projections fall below the capacity before rising again towards the end of the next decade.

3.33. Imports and exports to neighbouring boroughs, (mainly Lewisham and Lambeth), sit equally around 22% but the broad effect is neutral for Southwark. This has not changed perceptibly over the last four years.

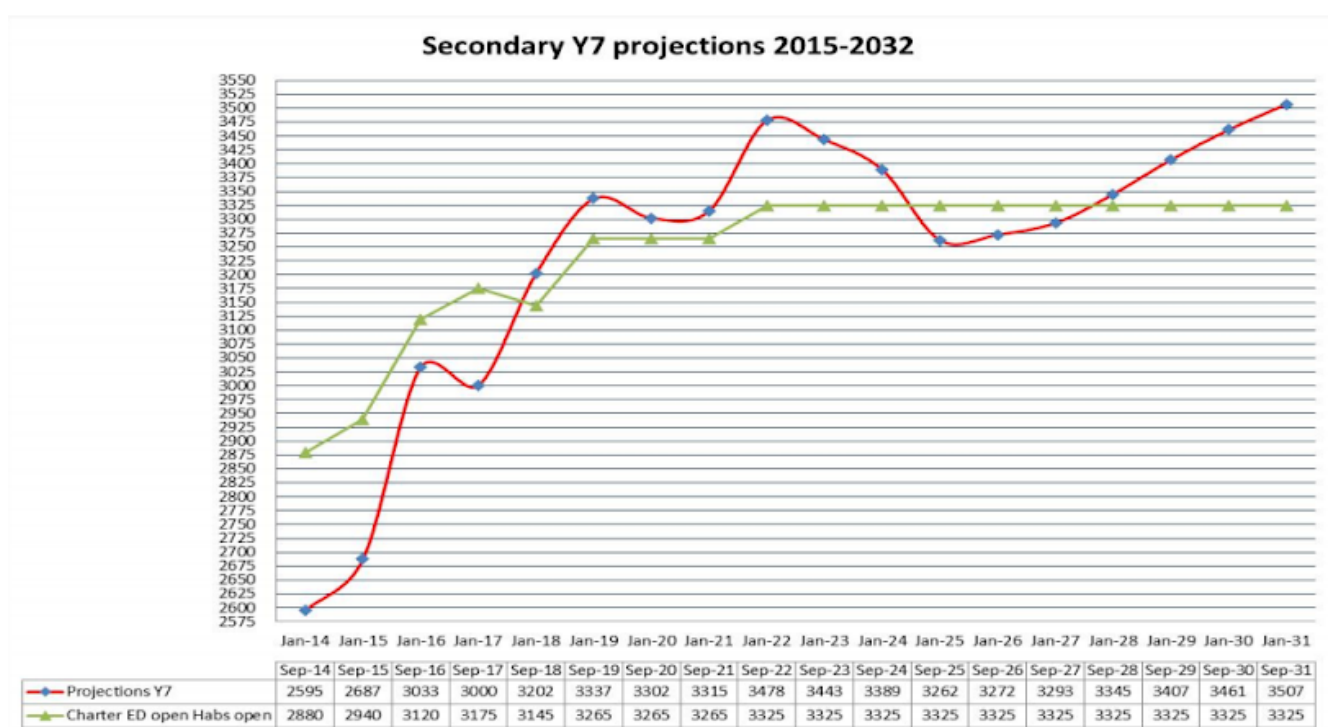


Figure 2: Southwark pupil roll projections for secondary schools 2015-2032 (Southwark Primary and Secondary School Place Planning Strategy 2018).

SEND Schools Update

3.34. Whilst there has been a reduction over time in the (total) number of children identified as having special educational needs and disabilities (SEND) (– i.e. those at “SEND Support” and with and Education, Health and Care Plans (EHCPs) taken as a group together), the latest figures from the draft Southwark Joint Strategic Needs Assessment (JSNA) show the number of children with the most complex needs (those with EHCPs) has been increasing. This is particularly true at primary age, and the need for specialist provision is therefore greater. Whilst the percentage of children with EHCPs has been stable in recent years, the number of these complex children has increased due to a rising population.

3.35. The number of children attending school in Southwark with SEND is significantly higher in mainstream primary schools compared to secondary schools. There are over 4,100 children in primary school with SEND compared to almost 2,800 children in both secondary school and post-16 combined.

3.36. The financial implications of sending children out-borough for SEND education between the ages of 5 to 25, as well as the increase in the demand for local SEND places in response to the rise in numbers of children with complex needs means that the Council is embarking on a programme to increase the scope and capacity of SEND places in Southwark.

3.37. It has been proposed the following six schools will expand to meet the new needs of children and families in Southwark:

- Bellenden;
- Cherry Garden;
- Ivydale;
- Keyworth;
- Phoenix; and
- Robert Browning.

3.38. There are 14 secondary academies (including one all through academy for children aged 3 to 18) in Southwark. The Academy Trust is responsible for school admissions and decides how pupils are admitted.

3.39. The primary expansion programme comprises Bessemer Grange, Dulwich Wood, Lyndhurst, Ivydale, Keyworth, Crawford, Phoenix, Bellenden, Grange, Charles Dickens, Robert Browning, The Belham, Albion, Cherry Garden (SEND) and Rotherhithe schools. The new buildings have been handed over and are in use at fourteen out of fifteen schools, including Cherry Garden (SEND) School which opened in January 2019.

Southwark School Standards Reports (2018)

3.40. This is the council's fifth annual report on school standards in Southwark, setting out information covering progress in education across the borough. The Southwark Standards report is a snapshot of where our schools are, at a particular

time, and over time. It quite clearly tells us that in Southwark brilliant schools give young people the great start in life they deserve.

3.41. The results found here combined with the Council's successful school building programme will equip parents and young people to express and secure a genuine preference when applying for a school place.

Further and Higher education

3.42. 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.

3.43. The council is investing £5m in a partnership with London South Bank University. This has been for the creation of the Passmore Centre as the hub of a new Institute for Professional and Technical Education (IPTE). This opened recently and is in use by the LSBU. In return, LSBU will assist in delivering commitments made in the Council Plan relating to education, employment and training.

P26 Education Places

Background to the policy

3.44. We will ensure that each development that takes place in Southwark maximises the potential for education places. It is important that we take the opportunity for education facilities to provide facilities for sports, leisure, culture and for events so that we can maximise opportunities for active, healthy lifestyles.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	Planning permission will be granted for proposals that provide more school places and which will support growth of higher and further education. Development must not include the loss of existing facilities unless they are surplus to requirements.
NSP Preferred	Proposals must be of high design quality. Any loss of facility can be reprovided.

Options (2015)	
NSP Proposed Submission Version (2017)	Reference is made in support of sites which can provide sports, arts, leisure, cultural or community uses that are shared with local residents. Stronger design requirements are stated through a list of the necessary on site facilities which must be provided.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	A further point is included that the facility must be made available for use by all members of the community.

Table 6: Changes made to P26: Education places during the preparation of the New Southwark Plan.

Summary of consultation responses

3.45. Policy wording under point 3 has been amended so that where additional school places are required to meet the needed generate by development, these are provided. In response to comments, we have also changed the wording to encourage safe and healthy travel by pupils, and have included that all facilities must be available for use by all members of the community.

Justification

3.46. The importance of planning for education places is made clear in national and regional legislation. NPPF paragraph 94 instructs that planning authorities should take a proactive, positive and collaborative approach to meeting local need, a sentiment which is repeated in paragraph 8 of the NPPG: Healthy and safe communities (2014). NPPG: Planning Obligations (2016) paragraph 8 states that Development Plans should support the creation and expansion of high quality schools, and London Plan policy 3.18 sets out the support of the Mayor towards the provision of childcare, primary and secondary schools, as well as higher education facilities. This support is justified in paragraph 3.1000, where the role of high quality childcare provision in promoting children's development is emphasised. Chapter 11 in the draft London Plan explains that there is a growing need for school places in London.

3.47. The Southwark Primary and Secondary School Place Planning Strategy (2018) acknowledges our statutory duty under the Education Act 1996 to ensure that a sufficient number of schools are provided in the borough. The Southwark School Standards Reports (2018) states that schools within the borough are of high quality and that parents and children are offered a fair range of options in which schools to apply to. By ensuring that schools are of high quality design, we seek to ensure that children are given the best start in their education, and by promoting the creation of facilities that allow mixed-use we are complying with guidance outlined by policy GG2 in the draft London Plan. This aim of promoting mixed-use facilities is further explored in the Blackfriars Road SPD (2014) policy SPD 2 and NSP policy 16.

Social Infrastructure

3.48. We will ensure that any potential adverse impact that makes a proposed development unacceptable will be offset by using Section 106 legal agreements that requires the developer to either offset the impact, or pay the council a financial contribution to enable the council to offset the impact. The council will secure money from the community infrastructure levy (CIL) to fund the essential infrastructure identified by the council in our Regulation 123 list.

3.49. Provision of facilities for leisure, health, and places for people to meet up are essential to living a healthy and active life. This type of development will make it as easy as possible to reduce social isolation, poor mental health, obesity and inactivity.

Economic Wellbeing Strategy 2017-2022

3.50. Under chapter 3, it states that public and active transport connectivity and digital infrastructure play significant roles in enabling business growth in town centres. Our own regeneration programmes will continue to do much to bring people into town centres, transforming and revitalising established town centres through housing growth, investment in the public realm, libraries, leisure centres, culture and infrastructure.

Community Infrastructure Levy

3.51. Following a public examination, Southwark’s CIL proposals and our charging schedule was first approved in March 2015 and came into effect on 1 April 2015. Southwark CIL therefore applies to CIL liable developments granted planning permission on or after this date.

3.52. Following an examination hearing by an independent planning inspector on 26 July 2017, and approval by council assembly on 29 November 2017, the Revised Southwark CIL Charging Schedule was brought into effect on 1 December 2017.

3.53. The London Borough of Southwark Revised Community Infrastructure Levy Charging Schedule (December 2017) sets out the most recent charging schedule for the borough. A copy of charging schedule can be found in Appendix 1.

3.54. Of all Southwark CIL received, the funds are divided between three sources:

- 70% is made available to the Regulation 123 List;
- 25% is made available to local community areas; and
- 5% funds the administration of Southwark’s CIL.

3.55. The CIL Regulation 123 list (2017) shows that at present, funding is being directed towards the following areas:

Infrastructure type	Projects
Education	Primary school provision /expansion (not land), except for Alfred Salter, Redriff and Rotherhithe primary schools. Secondary school provision /expansion (not land), except for Bacon’s College secondary school.
Health	All with the exception of sites where there is a planning requirement to provide a health use, including a new facility to serve the Canada Water core area and Old Kent Road opportunity area.
Libraries	All with the exception of sites where there is a planning requirement to provide a library.
Sports	New leisure centre in Canada Water town centre (not including land).
Other	Modernised adult care facilities.

Storm water storage areas: Camberwell, Dulwich, Peckham Rye and North Peckham.
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Table 7: Social infrastructure investments listed in the CIL Regulation 123 list (2017).

Southwark's Community Infrastructure Levy (CIL) Infrastructure Plan (2017)

3.56. This Infrastructure Plan identifies the cost of infrastructure to be provided, any committed sources of funding that will be used to deliver it, and the organisations that are responsible. It also identifies the funding gap i.e. the gap between known commitments and the total cost of infrastructure required.

3.57. Paragraph 3.6.1 states that the CIL regulations 2010 (as amended) set out that CIL charging authorities can spend CIL on 'the provision, improvement, replacement, operation or maintenance of infrastructure' and 'anything else that is concerned with addressing the demands that development places on an area'. We will keep the IP under regular review and it will be used to support the implementation of any future infrastructure delivery process.

3.58. The document continues to list all current infrastructure requirements, schemes and funding details. A full list of relevant projects can be found in Appendix 1 of this paper. Appendix 2 displays the CIL charging zones map for the borough.

Background paper on revised CIL and interim s106 guidance for Old Kent Road (2017)

3.59. This document provides background information on the Southwark Community Infrastructure Levy (CIL) Draft Charging Schedule (the charging schedule) and the interim section 106 guidance on contributions to transport infrastructure in the Old Kent Road opportunity area.

3.60. The draft Old Kent Road AAP is planning for significant growth of 20,000 new homes and 5,000 additional jobs in the Old Kent Road Opportunity Area. Key growth drivers include delivery of the Bakerloo Line extension and wider transport improvements. Developments will be expected to contribute to funding this infrastructure through CIL and section 106 planning obligations.

3.61. To assist in establishing the revised CIL rates, we commissioned a series of development viability appraisals of schemes in the Old Kent Road opportunity area to consider the impact of the imposition of CIL at various rates in addition to the cumulative burden of all development plan policy requirements (including affordable housing, sustainability, section 106, etc).

3.62. The Localism Act (2011) requires charging authorities to identify a ‘meaningful proportion’ of CIL that will be spent in the local area to ensure that those people affected by development see some of the benefit. The council spends at least 25% of CIL on projects in the local area, whether there is an adopted neighbourhood plan or not. We consult local communities and community councils on priorities for their areas and regularly revise the lists as projects are delivered and/or priorities change.

IP3: Community Infrastructure Levy (CIL) and Section 106 planning obligations

Background to the policy

3.63. Section 106 legal agreements are used by the council to legally bind a developer into making a development proposal acceptable by either mitigating the impacts of the development or paying the council to mitigate the impacts of the development. Southwark CIL is a financial charge that applicants must pay to the council when they build different types of floorspace in different parts of the borough.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	No comparative policy existed in this version.
NSP Preferred Options (2015)	Our approach is to ensure development mitigates its impact through the use of Planning Obligations, Southwark CIL and Mayoral CIL. Southwark CIL applies a standard charge to developments, as specified in Southwark’s CIL Charging Schedule. Planning obligations may still be applied to developments where mitigation of site-specific impacts is required.
NSP Proposed Submission	We will ensure that any impact that makes a proposed development unacceptable will be offset by using Section 106 legal agreements that either a) requires the developer to offset the impact or b) pay the council a financial

Version (2017)	contribution to enable the council to offset the impact. The council will secure money from the community infrastructure levy (CIL) to fund the essential infrastructure identified by the council in our Regulation 123 list.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	A weblink to the Regulation 123 list has been provided.

Table 8: Changes made to IP3: Community Infrastructure Levy (CIL) and Section 106 planning obligations during the preparation of the New Southwark Plan.

Summary of consultation responses

3.64. The Education and Skills Funding Agency considers it is important that developers fund the additional school places needed to meet the need generated by new development. The London School of Economics considers that schemes which are to be delivered in Opportunity Areas in advance of other schemes should not disproportionately contribute to the delivery of future infrastructure across the Opportunity Area. The Metropolitan Police Service would welcome the opportunity to become actively involved in on-going infrastructure delivery policy formulation.

Justification

3.65. IP3 is necessary as the overarching policy that guides the management of planning obligations. This policy is necessary in line with guidance set out NPPF paragraphs 54 and 56 and the NPPG: Planning Obligations (2016) which specifically states in paragraph 30 that any authority that receives a contribution from development through the CIL or section 106 obligation must prepare an infrastructure funding statement. The borough has met this requirement by publishing our Regulation 123 list and our Community Infrastructure Levy (CIL) Infrastructure Plan (2017).

Community facilities

Community buildings

- 3.66. There are a wide range of community facilities across Southwark from Tenants and Residents Associations Halls managed directly by TRAs to Charities and Voluntary Sector groups operating both in council and privately owned premises.
- 3.67. Provision has been made for the settlement of the final account for the new Nunhead community centre. The overall cost was £1.5m, which represents good value for money for a high quality centre building that is well used by the local community for a range of activities and bookings.
- 3.68. The Plot 18 scheme in Aylesbury will deliver a range of new high quality community facilities at the heart of the Aylesbury estate underpinning the regeneration programme. The scheme will be delivered under the development partnership with Notting Hill Genesis and a capital allocation of £35m was included within the capital programme in February 2017 for the community facilities, including new library and community trust space, health centre and GPs surgery, early years nursery and civic square.

Southwark's Voluntary and Community Sector Strategy 2017-2022

- 3.69. This strategy was developed through a three-way collaboration involving the Voluntary and Community Sector (VCS), Southwark Council and Southwark CCG, and explores how to best encourage and facilitate collaboration between the VCS, Southwark Council and the Southwark CCG to achieve shared goals.
- 3.70. There are an estimated 1,200 registered charities in Southwark and 81% of these have an annual income of less than £500,000. There are an estimated 4,000 'below the radar' grassroots community groups in addition to the more formal, regulated sector.
- 3.71. For every £1 invested by Southwark Council in the VCS locally, a further £5 is generated from other sources. In 2015/16 Southwark Council distributed a total of £4.2 million in grants and £15.3 million in contracts to the voluntary and community sector.

3.72. 61% of the VCS is working with the general population and/or specific groups of people at risk to prevent problems from arising. One in three is also working with those who have serious difficulties or face crisis.

Leisure facilities

3.73. Southwark borough residents are able to use the swim and gym facilities for free in six of the borough's leisure centres, operated by Everyone Active in partnership with Southwark Council.

3.74. Sports facilities can be found in:

- Belair Park (Football, Rugby, Tennis, Cricket);
- Burgess Park (Tennis, Football, Rugby, Fishing, Cricket, BMX track);
- Dulwich Park (Tennis, Football, Cricket, Lawn Bowls);
- Geraldine Mary Harmsworth Park (Netball, Basketball, Football);
- Honor Oak (Football, Tennis);
- Peckham Rye Park (Football, Rugby);
- Southwark Park (Tennis, Cricket, Athletics, Lawn Bowls);
- Tabard Gardens (Football); and
- Tanner Street (Tennis).

A local list of fees and charges for 2019-20 is available online.

3.75. Other facilities of Borough importance include:

- Surrey Docks Watersports Centre;
- Herne Hill Community Velodrome; and
- South Dock Marina.

3.76. In 2018 Cabinet agreed to enter into a Master Development Agreement with British Land to regenerate the shopping centre, former print works and Mast Leisure site at Canada Water. This site is the preferred option for the planned Canada Water leisure centre, which will offer a swimming pool, gym, sports hall and dance studio.

Sport and physical activity strategy 2019 to 2023

3.77. Helping our resident's lead healthy, active lives is a top priority for Southwark. This strategy sets out the borough wide vision and direction for achieving greater participation and enjoyment in physical activity and sport.

3.78. According to this strategy:

- 58.8% of the adults in Southwark (18yrs+) are overweight or obese;
- 39.8% of children in the borough are overweight or obese by year 6;
- It is estimated that 47,600 of Southwark's population has a mental health problem;
- The estimated cost of physical inactivity exceeds £17 million each year in the borough; and
- 65.5% of Southwark's population (16yrs+) would like to do more sport.

3.79. In the past few years we have invested over £50 million in our leisure facilities, parks and open spaces, delivered 29 satellite sport clubs and supported over 170 sports organisations to access quality parks and leisure facilities.

3.80. In 2014 we supported the reintroduction of an athletics club into the borough which now has over 200 competition affiliated members, and 50 young athletes regularly attending club sessions. We have continued engagement each year with over 1500 young people through the London Youth Games and London Mini Marathon.

3.81. We are committed to ensuring there are places and spaces that encourage physical activity by encouraging greater and wider use of our open spaces for physical activity, informal play and structured sport, maintaining and building on the improvements already completed across our facility infrastructure, and ensuring that physical activity and sport are an integral part of the regeneration plans for Canada Water and the Old Kent Road.

3.82. Despite our recent successes, we continue to face a number of health issues, which physical activity and sport can help to address. Whilst we are working to bring all residents up to the recommended levels of activity, we still have some way to go to reduce levels of inactivity. We know that about 20% of our residents do not meet the recommended minimum levels, and it is estimated that 308 premature deaths are recorded in Southwark every year as a result of inactivity.

Activities for children and young people in Southwark: a strategy for 2017-2020

3.83. This strategy sets out Southwark Council's approach to providing and commissioning activities for children and young people over the next three years.

The strategy focuses on activities outside of schools and colleges that are open to all children and young people in the borough, and reflects their views and ideas.

3.84. Children and parents across Southwark agree that the happiness of our young people should be a top priority, with 93% of survey respondents saying it was important. For younger age groups, good quality playgrounds are an essential, everyday local resource. One in five also love drama and music activities, and all agree that activities should be inclusive, multicultural and accessible to all. We will ensure that children have access to top quality playgrounds in every local area and that they have access to free or low cost participatory cultural activities and events delivered by the council and its partners.

3.85. Children and young people of all ages told us that sports and fitness is a key priority and one that they love taking part in, especially for the over 12's. We will support physical activity by removing cost as a barrier to being active through free swim and gym, and support the drive to reduce obesity by developing healthy eating and living programmes.

3.86. Alongside happiness, feeling safe is the most important thing to children, young people and their families in Southwark. The need to feel safe is a particular concern for young people in secondary school as is being able to travel safely to and from activities. We will deliver a safer cycling network, deliver 'play streets', where some streets are closed to traffic during school holidays and weekends, and continue to support the Safe Havens initiative extending provision where possible.

3.87. Young adults over the age of 16 believe that being prepared for life is the top priority and they identified that activities that support careers advice and information, work experience and training are very important. We will provide all secondary school pupils with a library card, enabling them to access all library services to support their learning and development, and promote volunteering opportunities in libraries, youth clubs, sports centres and cultural venues.

Children's Centres

3.88. Children's centres in the borough provide advice and support for parents and carers. Their services are available from pregnancy right through to when children enter reception class at primary school. Our children's centres are open to all children and parents and many of the services are free (such as access to midwives

and health visitors). Services include advice on health, parenting, local childcare options and access to specialist services for families like speech therapy, healthy eating advice or help with managing money.

3.89. Table 9 lists the location of children’s centres within Southwark.

Ward	Centre
Bankside	<ul style="list-style-type: none"> • Coin Street Family and Children’s Centre
Bermondsey	<ul style="list-style-type: none"> • Kintore Way Children’s Centre • South Bermondsey Children and Parent Centre
Camberwell	<ul style="list-style-type: none"> • Crawford Primary School and Children's Centre • South Camberwell Children's Centre • The Grove Children and Family Centre
Dulwich	<ul style="list-style-type: none"> • Dulwich Wood Nursery School and Children's Centre
Nunhead	<ul style="list-style-type: none"> • Ivydale Primary School and Children's Centre
Peckham	<ul style="list-style-type: none"> • Ann Bernadt Nursery School and Children's Centre • East Peckham Children's Centre • Rye Oak Primary School and Children's Centre
Rotherhithe	<ul style="list-style-type: none"> • Pilgrims' Way Primary School and Children's Centre • Rotherhithe Children and Family Centre
Walworth	<ul style="list-style-type: none"> • 1st Place Children and Parents' Centre • Victory Primary School and Children's Centre

Table 9: Location of existing children’s centres in Southwark.

Adventure playgrounds

3.90. Southwark’s adventure playgrounds are supervised by experienced and trained staff with facilities that cater primarily for children and young people of school age and ability. All playgrounds are free to use, registered and inspected annually.

- 3.91. There are 5 adventure playgrounds in the borough:
- Frederick's Adventure Playground, Kennington;
 - Ellen Brown Children's Centre, Grange;
 - Mint Street Adventure Playground, Borough;
 - Peckham Rye Adventure Playground, Peckham Rye; and
 - Surrey Docks Adventure Playground, Surrey Docks.

Cultural facilities

- 3.92. Commercial leisure uses includes cinemas, theatres, bowling, bingo halls, health and fitness clubs. There is a high concentration of such uses in the north of the borough, particularly at a larger scale in Canada Water as part of the Surrey Quays Leisure Park.
- 3.93. The Creative Southwark Cultural strategy 2017 to 2022 provides a framework for cross-council work in events, arts, heritage, libraries, regeneration, licensing, public health, education, planning and other partners. The focus is on brokering partnerships to achieve Southwark's enormous potential and securing our cultural and creative landscape for generations to come. Appendix 3 displays a map from the document of cultural facilities within Southwark.
- 3.94. Southwark's four cinemas are located at Surrey Quays Leisure Park, Peckham Multiplex, East Dulwich Picturehouse, and Short Wave in Bermondsey Square.
- 3.95. Southwark has a rich history of theatre. Theatres in Southwark include Shakespeare's Globe, The Rose, The Union, The Unicorn, Coronet, Southwark Playhouse, Theatre Peckham, the Bunker, Mountview Academy and Menier Chocolate Factory.
- 3.96. Southwark currently has one bowling facility, the Hollywood Bowl in Surrey Quays.
- 3.97. Southwark has a network of 11 libraries along with a community library service comprising a mobile library service and the home library service. This includes two new libraries at Canada Water and Camberwell, with Canada Water becoming the second busiest library in London.

- 3.98. In January 2019 Cabinet agreed to lease 145-147 Walworth Road in the new Elephant Park development for a new Library and Heritage Centre. The design and fit out of these units is being progressed by Southwark Council with Lendlease. Community engagement on the project is underway and will continue throughout design delivery.
- 3.99. There has been increased studio provision, for example Space Studios in Camberwell and Hotel Elephant on Spare Street, as well as protecting studio provision on the Rich Estate for a further 35 years.
- 3.100. We have increased the diverse range of festivals and events in Southwark including community days such as the Pasley Park Festival, neighbourhood event such as the Peckham Festival, and cultural celebrations such as Plaza Latina.
- 3.101. We have made culture accessible for all of our residents with programmes like Southwark Libraries Summer Reading Challenge and London Bubbles Speech Bubbles.
- 3.102. We have provided better access to arts and heritage collections through our fantastic new heritage portal, meaning people can explore thousands of arts and artefacts collections, view images, explore the history and storytelling.
- 3.103. Working with our partners our commitments are to:
1. Retain viable cultural venues (indoor and out) and creative workspace;
 2. To strategically plan and work with partners to create new cultural venues and workspaces. This supports our target of achieving 500 new affordable business and creative spaces by 2018;
 3. 3 To work with developers to make informed decisions about the creation of cultural venues and workspaces;
 4. Continue to use Section 106 and Community Infrastructure Levy to support the provision of cultural assets;
 5. Provide opportunities for the cultural sector to engage in regeneration and planning processes;
 6. Access and promote opportunities for the use of properties; and
 7. Continue to develop libraries, offer flexible working spaces, which can host wider cultural and heritage activity.

Faith premises

- 3.104. The council has been commended for its engagement work with faith groups on faith premises; however dialogue with faith groups is an ongoing process. In September 2019 we held a Faith Conference which gave us a better idea of the opinions and requirements of faith groups in the borough.
- 3.105. We estimate there are about 350 places of worship or faith premises in the borough. This figure is based on nearly 200 faith organisations already registered on our Faith Directory, 30 more organisations that have not yet been registered, and a further estimated 70 to 100 groups who hire from other places of worship, community centres or other buildings. Faith groups in Southwark comprise faith groups a mixture of religions, including Christian, Jewish, Baha'i, Hindus, Buddhists, Sikhs, Muslims and Rastafarian.
- 3.106. 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. Some 240 black majority churches alone exist in Southwark.
- 3.107. The 2011 Census indicated the following breakdown of religious observance amongst borough residents:
- Christian: 53% (compared to 62% in 2001)
 - No religion: 27%
 - Muslim: 9% (compared to 7% in 2001)
 - Not stated: 9%
 - Buddhist: 1%
 - Hindu: 1%
 - Jewish: less than 1%
 - Sikh: less than 1%
 - Other religion: less than 1%.

Guide for faith premises in Southwark (2013)

- 3.108. There is a wide range of faith groups in Southwark. The Council is responsible for regulating a number of their activities and their use of premises.

Some faith groups may be unaware of the broad range of regulations and laws that potentially affects their operations. This guide is intended to inform faith groups in the borough.

P45 Leisure, arts and culture

Background to the policy

3.109. Southwark is a creative place to live, work and learn because there is such a thriving leisure, arts and cultural sector. Building on these strengths, a vibrant arts, leisure and cultural scene will bring employment, engage local people and visitors, and create opportunities for training and learning. These projects also support economic development by making places more attractive and interesting, which attracts inward investment and cultural tourism for the benefit of both the cultural sector and the broader business sector.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	<p>Planning permission will be granted for new leisure, arts and cultural uses (D use), especially in the CAZ, Strategic Cultural Areas, Opportunity Areas and in major and district town centres.</p> <p>Development must protect existing uses unless in exceptional circumstances where the developer can relocate the facility or prove it is no longer needed.</p>
NSP Preferred Options (2015)	<p>Developments may deliver or support the delivery of public art projects.</p>
NSP Proposed Submission Version (2017)	<p>A marketing exercise must be produced for the two years prior to any planning application to prove if there is no longer local need.</p> <p>Development within the Strategic Cultural Area and Elephant and Castle Opportunity Area Core should investigate the feasibility of providing new arts and cultural venues of strategic significance.</p>
NSP Amended Policies (2019)	<p>No change.</p>

NSP
Submission
(2019)

An Equalities Impact Assessment will be required for any proposed loss of community facilities in predominant use by protected characteristic communities defined by the Equality Act 2010.

The registration or nomination of leisure, art and cultural uses as an Asset of Community Value will be treated as a significant material consideration.

Development within the South Bank Cultural Quarter, Elephant and Castle Cultural Quarter, Old Kent Road and Canada Water Opportunity Area Cores and Peckham and Camberwell Creative Enterprise Zone, should investigate the feasibility of providing new arts and cultural venues of strategic significance.

Table 10: Changes made to P45: Leisure, arts and culture during the preparation of the New Southwark Plan.

Summary of consultation responses

3.110. Wording has also been strengthened to ensure that sports facilities in the borough are given sufficient protection and support and to ensure that the guidance provided to developers is more firm and thorough. We are currently exploring a review of our planning policies to ensure that there is adequate protection for LGBTQ+ venues.

Justification

3.111. NPPF paragraph 20 includes cultural facilities under the grouping of community infrastructure, and paragraph 92 states that local authorities should plan positively for the provision of cultural facilities and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. NPPG: Community Infrastructure Levy paragraph 144 explains that CIL can be used towards supporting the development of cultural facilities.

3.112. In the draft London Plan, paragraph 11.1.57 states that to protect and develop London's cultural infrastructure, investment will need to be raised locally, including CIL and Section 106 contributions, where appropriate. We require developers to prove that a facility is no longer needed by the local community by providing a two year marketing exercise. This is to ensure that facilities which have only recently

closed, but which provided a need which is still required by the community, are not redeveloped for a different use.

P46 Community uses

Background to the policy

3.113. Community facilities should be designed and operated to facilitate access by people from all backgrounds to ensure that their needs are met. We will ensure that everyone has access to a variety of good quality community facilities that promote healthier lifestyles and enable people to meet their needs for health, leisure, training, youth, voluntary and general community provision.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	Planning permission will be granted for proposals for new, well-designed community facilities, provided the facility is available for use by all members of the community. Development must resist the loss of existing community facilities unless they are surplus to requirements.
NSP Preferred Options (2015)	New community facilities must meet local need and be available for use by all members of the community.
NSP Proposed Submission Version (2017)	Community uses are specified as Use Class D1, D2 and Sui Generis. A marketing exercise must be produced for the two years prior to any planning application to prove if there is no longer local need.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	An Equalities Impact Assessment will be required for any proposed loss of community facilities in predominant use by protected characteristic communities as defined by the Equality Act 2010.

Table 11: Changes made to P46: Community uses during the preparation of the New Southwark Plan.

Summary of consultation responses

3.114. In response to comments, we have amended all of our area visions to strengthen guidance on the creation of new, and protection of existing, community spaces. Wording has also been strengthened to ensure that sports facilities in the borough are given sufficient protection and support, and to ensure that the guidance provided to developers is more firm and thorough.

Justification

3.115. NPPF paragraph 20 points to the importance of making sufficient provision of community facilities, which includes health, education and cultural infrastructure. Paragraph 92 emphasises that planning policies and decisions should plan positively for the provision and use of shared spaces and community facilities, take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community, and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

3.116. NPPG: Healthy and safe communities (2014) paragraph 8 states that plans should seek to meet the development needs of their area, including community facilities such as schools, whilst NPPG: Community Infrastructure Levy explains that the levy can be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety facilities.

3.117. London plan policy 3.16 sets out that development must provide high quality social infrastructure, which will be supported in light of local and strategic social infrastructure needs assessments, and that loss of facilities should be resisted. The draft London Plan warns against the loss of social infrastructure in paragraph 5.1.1, claiming that this can have a detrimental effect on a community. Paragraph 5.1.9 states that unused or underused facilities should be brought into use by voluntary and community groups which often find it difficult to find premises suitable for their needs.

3.118. The Blackfriars Road SPD, Aylesbury, Canada Water, Peckham and Nunhead and draft Old Kent Road Area Action Plans, and the Elephant and Castle Opportunity Area Planning Framework all make reference to the strategic planning of community facilities.

3.119. We require developers to prove that a facility is no longer needed by the local community by providing a two year marketing exercise. This is to ensure that facilities which have only recently closed, but which provided a need which is still required by the community, are not redeveloped for a different use.

Health infrastructure

3.120. Provision of facilities for leisure, health, and places for people to meet up are essential to living a healthy and active life. This type of development will make it as easy as possible to reduce social isolation, poor mental health, obesity and inactivity.

Emergency services infrastructure

Fire

3.121. There are four stations in Southwark. These are located in Peckham, Old Kent Road, Southwark Bridge Road and Dockhead. 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.

Ambulance

3.122. Ambulance stations are not located within hospitals. Instead, each ambulance station is a separate premise and do not fall under hospital estate. There are a total of eight ambulance stations in the six Central London authorities, including two in Southwark. These stations are located in Rotherhithe and Waterloo Road.

Police

3.123. The Metropolitan Police Service Asset Management Plan 2018-2021 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.

3.124. There are Metropolitan Police stations in Camberwell, Walworth, and Peckham. The Metropolitan Police do not have any specific infrastructure requirements at this time but will continue to review forecasted growth in the borough and assess future policing needs.

Southwark’s Joint Strategic Needs Assessment (2019)

3.125. In 2019 an updated JSNA was completed, giving us an in depth view of the health and social care needs of children and young people in the borough.

3.126. Just over 314,200 people live in Southwark and we have a much younger population than the London or national average. Figure 3 shows the population numbers and structure in Southwark in 2017 compared to England.

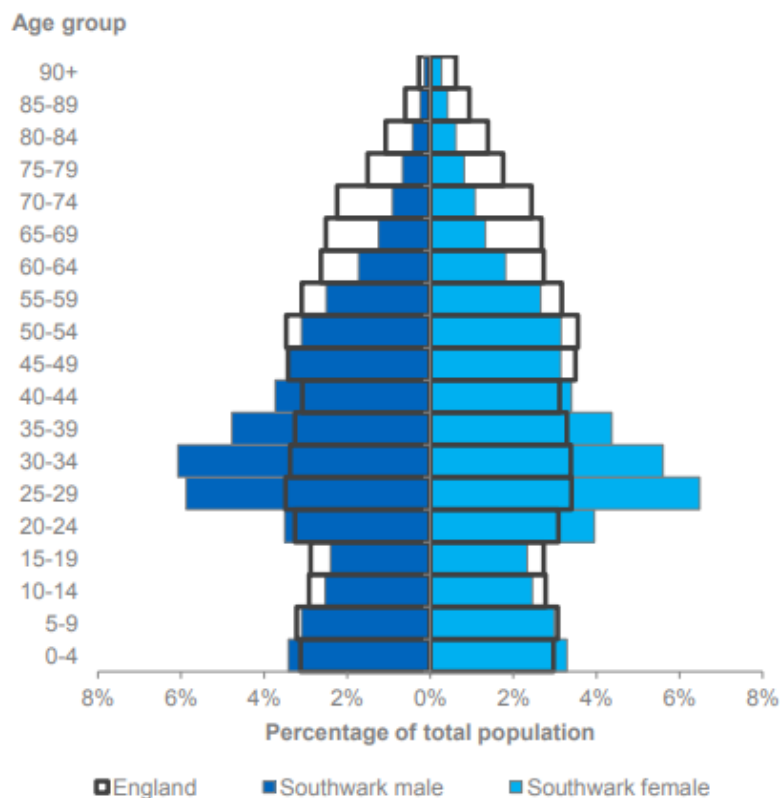


Figure 3: Age and gender statistics for Southwark against the national average (JSNA 2019 Demography Factsheet).

- 3.127. The median age of Southwark residents in 2017 was 33.1 years, two years younger than the London average and almost seven years younger than the national average. While our population is comparatively young, this is not driven by a large number of children and young people. It is primarily a result of the large number of young adults in their 20s and 30s.
- 3.128. The Borough Preferred Option population projections produced by the GLA show that the population of Southwark is expected to increase by almost 20% by 2030. Projections show a north-south divide in our population change, with growth concentrated in the north of the borough. In particular, developments around Old Kent Road, Canada Water and Elephant and Castle, will lead to significant population increases in these communities.
- 3.129. Southwark has one of the highest population turnover rates in the country, with the equivalent of 10% of our population moving in, and 10% of our population moving out each year.
- 3.130. Life expectancy at birth has been increasing steadily over time. In 2015-17, life expectancy at birth in Southwark was 78.9 years for males and 84.4 years for females.
- 3.131. Male life expectancy continues to lag behind their female counterparts, and Southwark has the fourth lowest male life expectancy in London. There are significant inequalities in life expectancy at birth between communities in Southwark and between both males and females. Life expectancy is highest in South Camberwell and lowest in Nunhead.
- 3.132. There is a significant gap between life expectancy and healthy life expectancy in the borough, though there has been a significant narrowing of this gap among females.

The Old Kent Road Regeneration Forecasting population expansion 2017-2030 (JSNA)

- 3.133. There are five GP surgeries in the redevelopment area, but Dun Cow Surgery has been excluded from the JSNA analysis as this is a partnership of GP practices whose data refers to patients throughout the borough. The four GP surgeries included in this analysis serve approximately 34,000 people. In mid-2017, the population of the OKR was estimated to be 38,810.

- 3.134. Data from GP surgeries suggest OKR residents are in good health overall, but have slightly higher rates of obesity when compared to other Southwark residents. Whilst 68% agreed there are enough primary care services in the area, 37% of survey respondents mentioned a desire for an integrated health and leisure centre and 40% said that takeaway food was easier to access than healthy food, and there was a desire for a new integrated health centre to have a community café.
- 3.135. By 2030 the OKR population is projected to rise by 15,000, with the majority being of working age. To support this population growth, it is anticipated that 9 additional GP clinic rooms, 25 additional acute emergency inpatient beds, and 11 additional mental health inpatient beds will be required.
- 3.136. It is noted that if the Bakerloo Line Extension (BLE) is completed as planned, it could result in approximately twice as many additional people by 2040, with a requirement for twice the number of additional healthcare facilities.

Southwark Health and Wellbeing Strategy 2016-2021

- 3.137. This document pulls together what we know about obesity in general and specifically to Southwark, and sets out the NHS Southwark Five Year Forward View 2016-2021. It also examines the services and initiatives currently happening in the borough and recommendations for future plans.
- 3.138. The strategy includes both prevention and treatment services and is divided into four key areas:
1. Maternity and early years: A comprehensive care pathway of tier 1 – 3 services will be established for children aged 0-4 and 5-12. Children’s Centres will be supported to take a ‘whole settings approach’, providing healthy food and physical activity options, along with suitable information and advice to parents and families.
 2. School aged children: Schools will be supported to promote healthy weight by adopting a ‘whole school approach’ through the London Healthy Schools programme.
 3. Adults: A healthy weight care pathway for adults will be developed and implemented including tier 2 and 3 weight management programmes.
 4. Environment: All future Council strategies, plans and planning applications will be developed in consultation with public health to ensure they support a

healthy weight environment. The Council will also continue to deliver the cycling strategy and promote active travel to all residents. Safe, clean and attractive parks provide opportunities for Southwark residents to be physically active including active travel and play.

3.139. According to the report, people who live in Southwark are more likely to die prematurely from cardiovascular disease than people living in similar parts of London. Chronic obstructive pulmonary disease (COPD) and lung cancer cause relatively high numbers of preventable early deaths and ill health in Southwark. Rates of preventable early deaths from liver disease and alcohol-related hospital admissions are significantly higher in Southwark than they are in similar London boroughs.

3.140. Southwark has a high prevalence and comparatively poor outcomes for people with low and medium-level mental ill-health. There is significant unmet need too. Childhood obesity levels in the borough are amongst the highest in England. Adult obesity is also higher than the London average.

NHS Southwark Clinical Commissioning Group (CCG) & Southwark Council Joint Mental Health and Wellbeing Strategy 2017-2020

3.141. In this strategy, we set out our intention to continue to work in partnership across the CCG and Council with the NHS, voluntary and third sector services, and with the public to deliver the best possible health and social care outcomes for our residents in Southwark.

3.142. People can be affected by mental health problems at any point in their lives; including new mothers, children, teenagers, adults and older people. It is estimated that one in four adults will suffer from a mental health problem in any given year, equivalent to almost 63,000 people in Southwark.

3.143. Mental Health services in the borough need to reflect and respond to the needs of our local population, and be delivered without stigma or discrimination. We believe that recovery should be a target for all with a mental illness. By placing the principles of recovery at the heart of our approach, and creating opportunities for employment and housing, we will enable people to live independent lives in the community.

Budget for mental health services in 2016/17:	CCG	Council	Total
South London and the Maudsley NHS Foundation Trust (SLaM)	£52,694,960	£694,538	£53,389,498
Increasing Access to Psychological Therapies (IAPT)	£3,300,000		£3,300,000
Voluntary and community services	£401,779	£468,276	£870,055
Supported Housing (forensic, high/medium, medium-low, homeless mental health services)	£1,892,473	£4,712,499	£6,604,972
Nursing and residential		£3,948,727	£3,948,727
Total	£58,289,212	£9,824,040	<u>£68,113,252</u>

Table 12: Total spend across CCG and Council in 2016/17 on mental health (Mental Health and Wellbeing Strategy 2017-2022).

3.144. Investment in preventative approaches will be needed if we are to have a longer lasting impact on mental health and wellbeing in Southwark. Approaches such as this are good value for money, with some generating pay-offs of £10 or more for every £1 invested.

3.145. Almost 1,200 people over 65 years old in Southwark have been diagnosed with dementia.

3.146. An estimated 1 in 10 children and young people aged 5-16 have a clinically diagnosed mental health disorder. This is equivalent to approximately 3,800 children in Southwark.

3.147. In 2015-16 there were 8,325 Southwark residents accessing adult secondary mental health and learning disability services, around 1 in 11 (8.7%) of whom spent time in hospital during the year, compared to around 1 in 20 nationally (5.6%).

3.148. An approach to wellbeing has been developed in Southwark, providing five ways to staying mentally well. We will continue to communicate these messages to promote positive wellbeing for our residents.

3.149. Further information on the mental health of young people is available in the Southwark Children and Young People's Mental Health and Well-being Transformation Plan 2015-2020.

The Impact of Planning Policy on Health Outcomes and Health Inequalities in Southwark and Lambeth (2017)

3.150. Ipsos MORI was commissioned by the London Borough of Southwark and the London Borough of Lambeth, with the support of Guy's and St Thomas' Charity, to conduct a programme of research investigating how to enhance the impact of planning policy on health outcomes and health inequalities in the two boroughs - specifically within the Old Kent Road Opportunity Area and the Oval and Kennington Development Area.

3.151. Residents of both areas feel well served by local primary care services, with a majority living in close proximity to their registered GP. Most don't feel that any specific improvements are necessary to the local primary care offer, although long waiting times are mentioned as one possible aspect of health services where there is room for improvement.

3.152. Residents in both areas felt that they currently lacked a high street with access to shops, cafes and restaurants all in one place. In particular, residents felt there were a lack of places to go in the local area to meet with friends; therefore, key to any new plans for the two areas should be ensuring there are affordable restaurants and cafes, as well as more pubs that are not focussed on serving expensive food or drinks, but that can be a place for local residents to get together.

P44 Healthy developments

Background to the policy

3.153. The demand for health services in London is increasing due to a growing and ageing population and an increase in complex and long-term health conditions. Provision of facilities for leisure, health, and places for people to meet up are essential to living a healthy and active life. This type of development will make it as

easy as possible to reduce social isolation, poor mental health, obesity and inactivity.

Changes to policy

NSP version	Amendment of policy
NSP Options (2014)	Planning permission will be granted for developments that improve access to health care, promote social interaction and promote physical activity, and major developments will be encouraged to include provision of a flexible health or community use.
NSP Preferred Options (2015)	Development will be granted that provides new outdoor and indoor sports facilities, including playing pitches.
NSP Proposed Submission Version (2017)	Development must encourage healthy eating choices by limiting the convenience of unhealthy food and increasing the convenience of healthy food. Existing health, community, sport and leisure facilities must be retained or reprovided and a marketing exercise produced for the previous 2 years to prove any lost replaced facilities were surplus to requirements.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	Change of wording from 'we will ensure that development maximises' to 'we will support development that maximises' the potential for lifestyle choices. Change of wording from 'surplus to requirements' to 'where there are currently more facilities than needed'. Developments must be easily accessible by public transport and walking and cycling routes.

Table 13: Changes made to P44: Healthy developments during the preparation of the New Southwark Plan.

Summary of consultation responses

3.154. Several comments stated that this policy does not adequately promote sustainable transport as a method of improving health. However, the NSP must be read as a whole and other transport related policies recognise the positive health

impacts that will arise by promoting a safer cycling network and the concept of active design, walking and green and open spaces.

Justification

- 3.155. The NPPF paragraph 20 states that strategic policies should make sufficient provision for the provision of community facilities, including health facilities. Paragraph 91 states that policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.
- 3.156. NPPG: Healthy and safe communities promote engagement between plan-making bodies and relevant organisation to ensure that local strategies to support health and wellbeing and the provision of the required health infrastructure as supported. Local Clinical Commissioning Groups are responsible for the planning and commissioning of high-quality healthcare services and facilities for their local area. Paragraph 4 states that planning can influence the built environment to improve health and reduce obesity and excess weight in local communities.
- 3.157. In the London Plan, policy 3.17 states that the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs. Development proposals that provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking.
- 3.158. In the draft London Plan, policy S2 states that development proposals that support the provision of high-quality new and enhanced health and social care facilities to meet identified need and new models of care should be supported.
- 3.159. The Blackfriars Road SPD, Aylesbury, Canada Water, Peckham and Nunhead and draft Old Kent Road Area Action Plans, and the Elephant and Castle Opportunity Area Planning Framework all make reference to the strategic planning of health facilities to serve local communities and the importance of promoting and assisting healthy lifestyles.

3.160. Southwark's most recent JSNA sets out the health statistics for the borough whilst the Southwark Health and Wellbeing Strategy 2016-2021 sets out what we know about health and obesity in the borough and examines the provision of services. Both documents points to a vital need to continue providing high quality health care and to promote healthy lifestyles to reduce incidences of poor health. Retaining and expanding the number of sports and leisure facilities within the borough will play an important role in promoting good health.

3.161. We require developers to prove that a facility is no longer needed by the local community by providing a two year marketing exercise. This is to ensure that facilities which have only recently closed, but which provided a need which is still required by the community, are not redeveloped for a different use.

Utilities

Area specific utility studies

Canada Water Masterplan: Utilities and Services Infrastructure Strategy (2018)

3.162. This Utilities and Services Infrastructure Strategy has been prepared by Waterman and is submitted in support of a hybrid planning application for the Canada Water Masterplan.

3.163. Following on the consultation with statutory authorities and responses received so far, the status of the capacity assessment has been summarised as follows. Table 14 presents the summarised results of the capacity study.

Utility	Status
Gas Network	Sufficient capacity in the existing medium pressure gas network to serve the Development's peak demand.
Potable Water	Sufficient capacity in the existing potable water network to serve the Detailed Proposals of the development. Reinforcement will be required to serve the Outline Proposals. This will need to be discussed further with Thames Water once the construction phasing finalises and subject to remodelling as the design development evolves.
Electric Network	Sufficient capacity in the existing electric network to serve the Detailed Proposals of the Development and a new sub-station will be required to serve the Outline Proposals.
Foul & Combined Sewer	Sufficient capacity in existing sewers and docks to serve the Development based on the current drainage strategy. Localised upgrading works to existing foul sewer (under Surrey Quays Road) and combined sewer spur (within Zone M boundary) may be required to cater the flows from the plots.

Table 14: Summarised results of the capacity assessment undertaken during preparation of the Canada Water Masterplan: Utilities and Services Infrastructure Strategy (2018).

3.164. The existing site is predominantly occupied by retail and leisure facilities with associated car parking areas. The existing potable water network runs under Surrey Quays Road, Deals Porter Way, Lower Road, Quebec Way and Redriff Road and serves the existing buildings within the proposed site boundary via a network of ring mains, which varies in size from 125mm to 300mm in diameter. The potable water network running through the site will remain and be maintained in line with the construction phasing programme, but it will eventually be abandoned where the network clashes with proposed building footprints. A new potable water network will be installed throughout the Site primarily within the defined services corridor in the public realm that runs from west to east. Existing connection points will be reused wherever possible.

3.165. Existing telecommunications are present and supply each building within the site with BT, Virgin Media and Verizon infrastructure. The existing cables (within the ducts) are currently located under Deal Porters Way, Surrey Quays Road and within the associated car parks. These services will remain and be maintained in line with the development construction phasing programme, but will eventually be abandoned where the cables clash with proposed building footprints. There are four existing mobile phone masts, two of them are attached to existing buildings within the site and the remaining are at the site boundary on Quebec Way. Two of the masts are

owned by O2 and one each by EE and Vodafone. They will require diversion in line with the construction phasing plan.

- 3.166. Ultra-speed broadband telecoms infrastructure will be delivered, from multiple Telecom Service Providers, to all residential users. Business users will be connected via FTTP, from multiple Telecom Service Providers, delivering high-speed point to point telecoms circuits, with speeds of up to 100Gbps.
- 3.167. Power to the existing buildings within and around the Site is provided from 20 UK Power Networks (UKPN) substations. These substations are located within and adjacent to the Site boundary and the power is supplied from the existing 11kV network cables. British Land have retained a power supply of 6.5 MVA from the power supply associated with the former Harmsworth Quays Printworks and surrounding areas to serve the Detailed Proposals of the development. Outline Proposals, however, will be supplied from a new primary substation receiving 66kV power supply from the existing main sub-station located south of Canada Water at New Cross.
- 3.168. The existing gas network throughout the Site comprises both low and medium pressure mains and serves all existing buildings within the Site. The gas network running through the site will be maintained in line with the construction phasing programme, but it will eventually be abandoned where the main clashes with proposed building footprints. A new gas network will be installed throughout the development site primarily within the public realm from west to east and located within the defined services corridors. Connections will be made to the existing Low Pressure/Medium Pressure network around the Site.
- 3.169. A new potable water network will be installed throughout the Site primarily within the defined services corridor in the public realm that runs from west to east. Existing connection points will be reused wherever possible, however, it is likely that the pipe runs will require extension from the nearest existing or proposed ring mains up to the proposed connection points at the building facade.
- 3.170. The existing drainage connections from the existing buildings, roads/highways and associated car parking areas are connected to the existing Thames Water's dedicated trunk road surface water, foul and combined sewer systems. These drainage connections will remain and be maintained in line with the

development construction phasing programme, but will eventually be abandoned. The surface water drainage strategy agreed with Thames Water will ultimately provide betterment to the existing Thames Water trunk sewers. The principle is to divert more than half of the surface water runoff from the existing sewers into the Canada Water and Greenland Docks, thus increasing capacity to the existing sewer. It is currently proposed to reduce surface water runoff and combined surface/foul water runoff to the existing sewers by 67% and 60%, respectively. Site wide public realm areas will be attenuated across the Development in the form of Sustainable Urban Drainage Systems (SuDS) and below ground modular attenuation tanks to accommodate rainfall events up to 1 in 100 year storm events including 40% increase in the rainfall intensity due to the climate change.

3.171. As surface water runoff from large areas would be redirected to the Docks and the remaining areas would be restricted to minimum 50% of the existing rate, there will be significant reduction in surface water flows to the public sewer network. This reduction in surface water flows offsets the increase in foul flows. When accounting for both foul and surface water flows there is a net reduction in the proposed flows as compared to the existing flows. It should be noted that in some locations there may be a local increase in foul flows to Thames Water's sewers. Localised upgrading works to existing foul sewer (under Surrey Quays Road) and combined sewer spur (within Zone M boundary) may be required to cater the flows from the Development.

Old Kent Road utilities study (2016)

3.172. The aim of this study was to undertake an assessment of existing utilities provision and capacity (electricity, gas, heat, water/sewerage, and telecommunications) and the need for reinforcement of this infrastructure over the next 20 years, taking into account the significant scale of development being planned in the emerging Old Kent Road Opportunity Area.

3.173. Based on an analysis of the information available, it is recommended that the council take a proactive approach to addressing the following key infrastructure challenges for OKR OA:

1. Delivery of electricity infrastructure reinforcement;
2. Delivery of heat network; and

3. Delivery of a strategic surface water drainage strategy that minimises surface water flows to the combined sewer.

3.174. This proactive approach should include the development and implementation of planning policies as part of the OKR AAP and the coordination of the design and delivery of this critical infrastructure, working closely with developers and wider key stakeholders such as Thames Water and GLA.

3.175. The council should also further consider the opportunities for greywater/wastewater recycling (to reduce water demand and further reduce flows to the combined sewer network), drawing on examples of other Integrated Water Management Strategies, and should explore the opportunity to invest in installing services ducts to facilitate delivery by digital providers and generate a revenue stream.

Peckham and Nunhead Area Action Plan: Updated Infrastructure background Paper (2013)

3.176. This paper covers the infrastructure background and research that has informed the policies in the Peckham and Nunhead Area Action Plan (AAP).

Old Kent Road decentralised energy study (2019)

3.177. Anthesis were appointed in May 2018 to provide a Decentralised Energy Feasibility Study for the Old Kent Road Development area. This report reviews the existing utility infrastructure in and around the Old Kent Road development area.

3.178. There is extensive local gas infrastructure across the opportunity area arising from its historical usage being a gas works. This is likely to result in localised contaminated ground, which will require mitigation when new utility infrastructure is installed below ground.

3.179. This infrastructure has potential to supply any new local gas demand, however it is assumed, in accordance with recent developments in national policy, that an increasing quantity of energy demand will be placed on the electrical network. The Old Kent Road development has been estimated to require a peak electrical load in the region of 12MVA in the year 2020. It is assumed that this load will continue to rise, peaking at 15MVA in 2030 (assuming gas heating systems).

3.180. With regards to other electrical load estimations:

- There does not appear to be an allowance for electric vehicle charging, which is a foreseeable future requirement;
- There does not appear to be co-ordination with future potential rail infrastructure requirements (London Underground Bakerloo extension). This is recommended as there has been historical electrical reinforcement required for nearby recent National Rail infrastructure upgrades;
- There is no commentary on existing distributed generation installation or connection capacity across the development area; and
- There is no allowance for future foreseeable distributed generation installation across the new build development, e.g. solar PV installations.

Old Kent Road & Aylesbury Estate Regeneration Electricity Report (2019)

- 3.181. Southwark engaged Utility Results to carry out a high-level assessment for the Old Kent Road (OKR) Opportunity Area and Aylesbury Estate regeneration. The aim was to provide suitable evidence to support the strategic planning and delivery of 23,500 new homes (20,000 at OKR and 3,500 at Aylesbury Estate) across the opportunity area.
- 3.182. A new development located near Waterloo station has already triggered UKPN network reinforcement. This will be at the UKPN Primary Substation known as 'Bankside'. A new development situated in Canada Water has also triggered UKPN network reinforcement. This will be located at a new UKPN Primary known as 'Verney Road'. Current forecasted reinforcement completion dates are 2020/21 at 'Bankside' and 2023/24 at 'Verney Road'.
- 3.183. All future electrical applications will be subject to The Electricity (Connection Charges Regulations (ECCR) also known as the 'second comer' charges. The target development area has an estimated 80 existing HV/LV packaged substations that range from 500kVA to 1MVA. These assets will need to be investigated with regards to their land rights and whether they serve the localised buildings or the local network outside of the development boundary line.
- 3.184. Utility Results have interrogated the development information available and anticipate the proposed Old Kent Road regeneration will require an electrical load in the region of 14MVA (based on gas heating) or 30MVA (based on electrical heating). Analysis of the proposed development programme has confirmed that the

electrical demand will ramp up very quickly initially over the first five years before plateauing.

- 3.185. Based on current findings, a new primary substation will not be required as the existing primary substations can currently accommodate the extra demand. However, the utility networks are dynamic and always changing with new sites coming online taking capacity and likewise buildings going offline. After the Bankside and Verney Road Primary Substation upgrade works are completed there will be 30MVA & 40MVA available. However, after the upgrades are completed, there will be no space to upgrade further.

Bakerloo Line Extension

- 3.186. Southwark is committed to the Bakerloo Line extension (BLE) with at least two new stations on the Old Kent Road which will significantly transform the lives of thousands of people who live and work in this area. We have been working collaboratively with Lewisham Council, Transport for London (TFL) and the Greater London Authority (GLA) to build a strong case for the extension. Further details are provided in Appendix 5 of this paper.

Broadband and digital infrastructure

Southwark's Digital Strategy (2016)

- 3.187. This document details our ambitions as a digital council and as a digital borough and explores the value digital can bring and the challenges we will inevitably encounter.
- 3.188. Becoming a digital council will mean putting our customers at the centre of all digital change, and developing and maintaining an internal digital culture. We must remain highly aware of the digitally excluded and ensure that there are non-digital channels for those who really need them. We must also continuously improve the digital services we provide. We will need to extend our support to the wider community, improve access to infrastructure and actively support people to use it.

3.189. The strategy states that 17% of Southwark residents do not have basic online skills. Residents over 60 years of age, disabled people, council tenants and the unemployed or those from low income households are particularly at risk of being digitally excluded, meaning unlikely to access a service provided or requested via the internet.

Southwark Council Digital Infrastructure Strategy 2017 - 2020

3.190. This Digital Infrastructure Strategy for Southwark Council sets out the context, challenges and intended actions to improve the access, speed and affordability of broadband fibre, wireless and other related mobile digital technologies to residents, communities and businesses across the borough.

3.191. Southwark Council is committed to being a digitally inclusive borough and has made promises through its Fairer Future principles to bring superfast broadband to Southwark, and in particular to areas with poor broadband speeds such as the wards of Rotherhithe, Surrey Docks and other 'not spots' (areas of low connectivity and broadband speed).

3.192. BT is considered to be the most significant telecommunications provider in central London. The council engaged with BT Openreach to facilitate delivery of its broadband improvement plans for the Rotherhithe area (implementation of FTTC). In September 2015, BT Openreach committed to connecting 18,000 premises in the borough through the installation of approximately 60 new cabinets.

3.193. Since April 2016, BT Openreach has delivered 21 new broadband street cabinets borough-wide, providing the opportunity for approximately 6,880 properties to connect to superfast broadband. Nine of those cabinets have been delivered on the Rotherhithe peninsula, representing 2,922 possible new connections.

3.194. The council will support digital infrastructure technologies such as superfast fibre, ultrafast fibre to the premises (FTTP), 4G and 5G wireless technology, as well as other built and virtual assets, in order to provide all residents and local businesses with what is now a key utility in daily life: fast, reliable internet connectivity.

3.195. Table 15 displays the most recent broadband connectivity speeds achieved on average within the UK and Southwark. Rotherhithe and Surrey Docks are highlighted as experiencing particularly low rates of connectivity.

Broadband Connectivity	UK	Southwark	Rotherhithe & Surrey Docks
Overall UK Superfast	93.60%	91.30%	
Superfast UK (>24 Mbps):	93.97%	91.34%	
Superfast EU (>30 Mbps):	93.57%	91.33%	73%
Ultrafast (>100 Mbps):	53.05%	74.97%	
Below 10 Mbps down: (USO)	2.83%	0.92%	8.70%
Virgin Media Cable:	50.81%	69.32%	
Full Fibre (FTTP or FTTH):	2.86%	8.82%	
<i>Source: Think Broadband - Oct-2017 (UK & Southwark), Ofcom Connected Nations Bermondsey & Rotherhithe - Jun-2016</i>			

Table 15: Current broadband connectivity for Southwark (Digital Infrastructure Strategy 2017-2020).

3.196. In August 2017 Southwark expressed its interest in accessing the Challenge Fund of the LFFN programme. Since the publication of this strategy, over £8 million has been successfully secured to deliver a pan-London programme funded by the Department for Digital, Culture, Media and Sports. The funding will be used to extend the fibre network that Transport for London plans to build throughout Zone 1 of the London Underground to select public buildings located near to the stations of Bermondsey and Canada Water.

P43 Broadband and digital infrastructure

Background to the policy

3.197. Digital connectivity is an important utility. Effective communications networks are vital in the efficient operation of business and home life, and have benefits for safety and security. . The government is prioritising creating and funding demand for full fibre broadband networks which will greatly enhance business opportunities. High speed broadband can help businesses, including SMEs, to increase

efficiencies and work in partnership with others, thereby realising their full economic potential and driving jobs and economic growth. They can also help residents to access information, products and services more easily. Southwark has many areas with low or poor digital connectivity: according to Ofcom's 'Connect Nations 2016' report, 18% of Southwark is unable to receive a minimum download speed of 30Mbit/s, compared with 11% nationally, while the average download speed for Southwark is 32.8Mbit/s, compared with a national average of 37Mbit/s. This planning policy is intended to improve these statistics and promote Southwark as a digitally inclusive borough.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	The policy states that telecommunications infrastructure will be provided as long as it affords harm. A statement must be provided for each site with details of the development and confirmation that cumulative exposure will not exceed the ICNIRP guidelines.
NSP Preferred Options (2015)	Development should seek to enable high speed broadband for future occupants and users.
NSP Proposed Submission Version (2017)	Major development must enable the delivery of fibre to the premises (FTTP) broadband or equivalent technology for future occupants and users of the proposed development, with superfast speeds being the minimum offered. It must aim to provide FTTP, or equivalent, connections to existing, poorly serviced properties in the vicinity of the development where there is an identified need.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	No change.

Table 16: Changes made to P43: Broadband and digital infrastructure during the preparation of the New Southwark Plan.

Summary of consultation responses

3.198. No responses were received.

Justification

3.199. NPPF paragraph 34 states that plans should set out the contributions expected from development to support digital infrastructure. In the National Infrastructure Delivery Plan 2016–2021 paragraph 7.11 explains that the government is calling on local authorities to be supportive of planning applications which will result in improved digital connectivity in their area, as well as other requests by infrastructure providers. Planning Policy Guidance 8: Telecommunications encourages the widespread improvement of digital infrastructure, and the London Plan policy 4.11 further encourages a connected economy. The Mayor’s London Infrastructure Plan 2050 promotes the importance of improved digital connectivity in chapter 8, emphasising the benefits that a more connected society can provide both for businesses and for local residents.

3.200. Our Economic Wellbeing Strategy 2017-2022 highlights digital infrastructure as playing an important role in enabling businesses to grow in town centres. Southwark’s Digital Strategy states that in 2016, 17% of Southwark residents do not have basic online skills. Residents over 60 years of age, disabled people, council tenants and the unemployed or those from low income households are particularly at risk of being digitally excluded, meaning unlikely to access a service provided or requested via the internet.

3.201. The Southwark Council Digital Infrastructure Strategy 2017 - 2020 sets out 15 key strategic actions which will be carried out to achieve the best possible digital connectivity within the borough, with a focus on the areas that need it most.

Energy

3.202. Southwark Council reinforced its commitment to combatting carbon emissions and rising global temperatures by joining the international Climate Change

Campaign and declaring a Climate Emergency in April 2019. This is a strategic issue currently being overseen by strategic directors in the Council. A SPD is due to be published in the following year to advise how these ambitions can be achieved.

The main points of focus that are being reviewed are:

- Sustainable transport
- Retrofitting existing housing stock
- Improving future housing stock

3.203. We have been working to reduce our emissions for some time, cutting them by 37% since 2010 and taking steps to move council buildings energy supplies to 100% renewables from 2020, achieving the best recycling rates in inner London, sending less than two per cent of waste to landfill, introducing idling fines for drivers who leave their engines running while static, closing roads around schools to improve air quality and encourage cycling and walking, and much more.

3.204. It will be impossible to meet the 2030 target without bold steps from central government, changes to the national grid, transport improvements from City Hall, help from the construction industry, big business, and residents and other individuals within the borough.

3.205. Data from the most recent 2011 Carbon Reduction Strategy show that around 86% of the boroughs CO2 emissions are not within direct council control and only 12% of the borough emissions come from its own housing.

National Grid

3.206. National Grid owns and operates the high voltage electricity transmission system in England and Wales and operates the Scottish high voltage transmission system. Five high voltage underground cables (listed below) are found within Southwark's administrative area. These form an essential part of the electricity transmission network in England and Wales:

- Underground cable 265886
- Underground cable 265670
- Underground cable 270540
- Underground cable 262792

- Underground cable 270530.

London Power Tunnels 2 Project (LPT2)

- 3.207. National Grid is planning to build a new network of cable tunnels in South London, between Wimbledon and Crayford. The tunnel will be 32km in length. The works are essential in order to replace existing electricity circuits which are coming towards the end of their useful life. The majority of these currently run beneath the road network.
- 3.208. The new cable tunnels are part of National Grid's £750 million investment to ensure a continued safe and secure supply of electricity to London. Work to build the tunnel will start in early 2020 and will take approximately six years to complete.
- 3.209. Section 2 of the tunnel will span 18km between New Cross in South Bermondsey to Hurst in Bexley. Construction will begin in early 2020 and is planned to be completed in December 2026.

Gas

- 3.210. The 'host' providers for the London area are National Grid and Scotia Gas Networks. The fact that gas providers do not publish strategic plans makes engagement difficult, and as Scotia Gas is the main supplier in Southwark, information on Southwark is limited.

District Heating Strategy (2017)

- 3.211. The council owns and operates 220 boiler houses and plant rooms which supply heating to over 120 separate district/communal heating networks. These range from small communal boilers supplying heat to a block of flats to a number of estates connected to the Veolia operated South-East London Combined Heat and Power network (SELCHP) which provide heat and hot water from waste. These networks in turn provide heating and hot water to over 17,000 council properties.
- 3.212. Throughout 2018 and 2019, Southwark and consultants conducted heat mapping, master-planning and detailed feasibility studies concerning the opportunities to expand the use of low carbon heating in the borough. These studies highlighted the strategic value of the SELCHP facility as the largest source of low carbon waste heat in the area. It was found that expanding the existing SELCHP District Heat Network represented the lowest whole life cost means to achieving

carbon, air quality and other policy objectives. With the current design setup, the plant is capable of extracting 45MW of thermal energy and 35MW of electricity, and has the potential to increase its total heat capacity in the future. The system has cut approximately 7,700 tonnes of CO₂ per year from the borough total since it was commissioned.

3.213. Another recent study into costs of modernising the boroughs district heating concluded that in most cases that the current district heating systems should be retained and modernised. There is an estimated £44m shortfall in prioritised investment funding over the next 10 years and £350m capital investment required over the next 40 years.

P62 Sustainability standards

Background to the policy

3.214. We can reduce the impacts of climate change by changing the way we design and construct our built environment. The built environment contributes to a large proportion of resource use and waste and pollution emissions. This policy requires high environmental standards to reduce the extent of man-made climate change, specifically how we design and construct our built environment.

3.215. Development that is designed with high environmental standards for the long term will benefit Southwark residents by addressing environmental impacts now and will reduce the disruption and expense of retrofitting the built environment in the future. The Building Research Establishment Environmental Assessment Methodology (BREEAM) ratings are the industry standard for sustainable design and construction.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	Major development will improve social, environmental and economic conditions by achieving the highest possible sustainability targets. Planning permission will be granted where residential development achieves at least Code for Sustainable Homes level 4, non residential development achieves BREEAM 'Excellent, and Conversions and refurbishments of

	existing buildings achieve BREEAM 'Excellent'.
NSP Preferred Options (2015)	No change.
NSP Proposed Submission Version (2017)	BREEAM 'Excellent' rating must be achieved on development over 500sqm. To reduce the risk of overheating, a cooling hierarchy is provided which seeks to first minimise internal heat generation through efficient design, before reducing the amount of heat entering the building and managing the heat through different forms of ventilation.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	No change.

Table 17: Changes made to P62: Sustainability standards during the preparation of the New Southwark Plan.

Summary of consultation responses

3.216. Several comments stated that we deviated from the guidance set out for Building Regulation standards and carbon emissions reductions in the London Plan.

Justification

3.217. We plan to exceed the minimum targets set in the London Plan in light of our announcing a Climate Emergency in 2019. Building regulation and environmental standards will be strengthened in our Supplementary Planning documents both locally and nationally, in respect to reduced carbon emissions standards, and it is therefore important that the New Southwark Plan is relevant and can be put into place for the many years to come.

P69 Energy

Background to the policy

3.218. Using energy for the heating, cooling and powering of buildings often uses limited resources and releases waste and polluting emissions. This contributes to man-made climate change. We need to reduce the extent of climate change by changing how we design and construct our built environment. This will help mitigate the impacts of climate change on Southwark's population and environment.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	All development must be as energy efficient as possible through the careful consideration of the location, layout and orientation of buildings to minimise energy loss and maximise the use of natural daylight, heat and ventilation. Developments should be connected to local energy generation networks or retain the capacity to connect in the future. Development should meet carbon reduction targets set at the national and regional level. Developments should use on site renewable sources of energy and carbon dioxide reduction targets must be met on site, or else any shortfall provided off site or through a payment in lieu.
NSP Preferred Options (2015)	Major non-residential development should meet a carbon dioxide emissions saving target of a minimum of 50% on 2013 buildings regulations up to 2019 and zero carbon from 2019 onwards.
NSP Proposed Submission Version (2017)	Development must minimise carbon emissions on-site by being lean (energy efficient design and construction), clean (low carbon energy supply), and then green (on-site renewable energy generation and storage).
NSP Amended Policies (2019)	No change.
NSP Submission	No change.

Table 18: Changes made to P69: Energy standards during the preparation of the New Southwark Plan.

Summary of consultation responses

3.219. Several comments stated that we deviated from the guidance set out for carbon emissions reductions in the London Plan. We plan to exceed the minimum targets set in the London Plan in light of our announcing a Climate Emergency in 2019. Building regulation and environmental standards will be strengthening in our Supplementary Planning documents both locally and nationally, in respect to reduced carbon emissions standards, and it is therefore important that the New Southwark Plan is relevant and can be put into place for the many years to come.

Justification

3.220. Policy P69 is essential in enabling the borough to meet the environmental objective set out in the NPPF, as well as the guidance set in paragraph 149 which states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the risk of overheating from rising temperatures. The National Infrastructure Delivery Plan 2016–2021_paragraph 6.20 emphasises that reforming how energy is used for heating is critical to secure, affordable and clean energy for families and businesses. Paragraph 1 of the NPPG: Renewable and low carbon energy states that planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

3.221. The draft London Plan provides guidance on lowering carbon emissions in policies SI2, SI3 and SI4, sets out the energy hierarchy which we have replicated in policy P69, and also provides details on the carbon saving targets which London planning authorities must comply with. Our policy has been updated over time to ensure it meets the most recent guidelines with regards to regional and national carbon saving targets and building regulations.

Waste management

- 3.222. As part of its 25-year waste management contract with Southwark Council, Veolia has constructed an Integrated Waste Management Facility close to Old Kent Road. The facility includes a Materials Recovery Facility and a Mechanical Biological Treatment facility, a public Reuse and Recycling Centre and an Education and Visitor Centre.
- 3.223. Southwark is a member of the London Waste Planning Forum, and is entered into a partnership with Bexley, Bromley, Greenwich, and Lewisham called the Southeast London Joint Waste Planning Group (SELJWPG).
- 3.224. In order to demonstrate effective collaboration, the SELJWG produces the South East London Waste Technical Paper. This report sets out general planning policy for waste, each borough's waste strategy and local planning policies and shows the sites which contribute to the waste management capacity requirement. It is reviewed by the group as individual boroughs prepare their Local Plan, allowing the capacity of sites to be kept up to date. Each borough must allocate its strategic waste sites formally to safeguard them for the life of their Local Plan - in the event that a site is required for another use, the capacity must be re-provided, in accordance with London Plan policy.
- 3.225. Further details on waste management can be found in the South East London Waste Technical Paper (2017). This technical paper has been prepared by the SELJWPG in order to demonstrate how waste apportionment targets set by the London Plan (2016) will be met. The information is up-to-date as of December 2017, with capacity figures provided by fiscal year (up through 31 March 2016).
- 3.226. The southeast London boroughs are committed to addressing the requirements of London Plan policies 5.16 and 5.17 in line with national policy for waste management. Through the southeast London boroughs' various Local Plan documents, sufficient sites have been identified, which, when pooled, collectively meet the London Plan waste capacity apportionment requirements for the sub-region. In addition to this, surplus capacity exists to allow the sub-region to respond to any uplift in give additional security in the future.

Sewerage

- 3.227. 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.
- 3.228. 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.
- 3.229. An assessment by URS 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.
- 3.230. The Thames Tideway Tunnel is intended to 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.
- 3.231. Construction on the Thames Tideway Tunnel began in 2016 and it is due to be completed in 2024. Once constructed, the main tunnel will have an internal diameter of 7.2 m (24 ft) and will run from -30 m (-98 ft) at Acton in the west of London for over 25 km (16 mi) under central London finally reaching -70 m (-230 ft) at Abbey Mills in the east.
- 3.232. There are two operating sites which will be located within Southwark. The Shad Thames Pumping Station is being modified with the addition of a new pipeline and manhole chamber are being constructed beneath Maguire Street to connect with the existing Thames Water sewer network locally. Chambers Wharf will act as a main tunnel drive and reception site.

P61 Reducing waste

Background to the policy

3.233. Waste can have negative impacts on health and wellbeing, amenity and the environment. Southwark achieves high levels of re-use and recycling but waste management infrastructure will be under continual pressure from intense levels of development. Most recent figures suggest that 34.58% was the recycling and composting rate in 2014/15. Targets of the Southwark waste management strategy 2003-2021 was that an achievement of 30% recycling and composting standards for household waste by 2010-11 and 40% by 2015-16 and 50% standards by 2020-21.

3.234. Providing waste facilities and ensuring appropriate waste management arrangements are in place for both completed development and development undergoing construction will ensure that these impacts are reduced as much as possible.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	<p>Southwark will support development that increases recycling and composting and reduces the amount of waste sent to landfill.</p> <p>Development must:</p> <ul style="list-style-type: none">• Include adequate provision of recycling, composting and residual waste disposal, collection and storage facilities. The design of waste and recycling facilities must be in accordance with the principles set out in the fact box below.• Demonstrate how the waste management hierarchy will be applied during construction and after the development is completed.• Increase recycling and composting, minimise waste, reduce landfill and make more use of waste as a resource.• Demonstrate how proposals will avoid waste and minimise landfill from construction and use of a development.
NSP Preferred Options (2015)	<p>Planning permission will be granted for development that has a suitable off-site waste management plan that does not adversely impact amenity, access or the environment where on-site waste management provision is not possible.</p>

NSP Proposed Submission Version (2017)	Development must: Demonstrate how the following waste management hierarchy will be applied during construction: <ol style="list-style-type: none"> 1. Avoid creating waste; then 2. Reduce the amount of waste produced; then 3. Prepare waste materials for re-use; then 4. Recycle and compost waste materials; then 5. Recover energy from waste materials; then 6. Dispose waste materials in landfill.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	No change.

Table 19: Changes made to P61: Reducing waste during the preparation of the New Southwark Plan.

Summary of consultation responses

3.235. There were no responses to this policy.

Justification

3.236. The environmental objectives and strategic policies of the NPPF sets out sustainability and sustainable development as key objectives. In line with this, policy SI7 of the draft New London Plan requires development to promote efforts to reduce waste and support the circular economy. Policy P61 ensures that any future developments under the New Southwark Plan adhere to these objectives. We have explicitly outlined the waste management hierarchy in later versions of the policy to make the policy clearer.

P65 Land and waste management

Background to the policy

3.237. Transporting and dumping waste into landfill causes harm to the environment. It is a very inefficient use of resources and land. Reducing the amount of waste that goes to landfill and improving the efficient use of resources, will help to reduce the impacts of man-made climate change. Ways we can do this is to have sufficient waste management facilities in the borough that prioritise re-use, recycling and energy recovery from any waste materials. The principles of the ‘circular economy’ look to maximise the reuse of waste materials while providing environmental and economic benefits, such as creating jobs and apprenticeships.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	<p>Southwark will have enough land for sufficient waste management facilities.</p> <p>Development must protect our existing waste sites unless:</p> <ul style="list-style-type: none">• It is surplus to requirements; or• The applicant provides another facility that can meet the same maximum throughput that the existing site could have achieved. <p>Planning permission for new and extended waste management facilities will be granted where:</p> <ul style="list-style-type: none">• They are located in appropriate locations.• The best environmental practicable option and principles of sustainable waste management have been applied. <p>Proposals for new and extended waste management facilities should:</p> <ul style="list-style-type: none">• consider utilising energy from waste to support development in the surrounding area.
NSP Preferred Options (2015)	<p>Planning permission will be granted for new and extended waste management facilities that:</p> <ul style="list-style-type: none">• Are in the optimum location; and• apply the principles of sustainable waste management; and• Are safe, accessible and do not adversely impact local amenity.

NSP Proposed Submission Version (2017)	<p>The Integrated Waste Management Facility will be protected for waste management purposes unless:</p> <p>The site is surplus to requirements; or</p> <p>Another facility is provided that meets the same throughput as the existing site.</p> <p>New and extended waste management facilities should be permitted where:</p> <p>They are in a suitable location which does not cause unacceptable harm to residential amenity, the environment or transport network; and</p> <p>They are planned and designed according to the following principles of sustainable waste management:</p> <ul style="list-style-type: none"> i. The waste management hierarchy as prescribed in P63 (1); and ii. The proximity principle of managing waste as close to the source as is practicable; and iii. The ‘circular economy’ principles to provide social, economic and environmental benefits; and iv. Facilities are sited in close proximity to potential heat consumers where any facilities will provide low carbon energy recovery which produces heat.
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	No change.

Table 20: Changes made to P65: Land and waste management during the preparation of the New Southwark Plan.

Summary of consultation responses

3.238. Comments and concerns regarding our safeguarding of waste facilities are resolved by making reference to the Joint Southeast London Waste Planning Technical Paper (2017).

Justification

- 3.239. NPPF paragraph 20 states that sufficient provision should be made for waste management. The draft London Plan strengthens policies on the protection and enhancement of waste management facilities in policies SI8 and SI9.
- 3.240. NSP policy P62 ensures protection of Southwark's key Integrated Waste Management Facility which serves an important contribution to the London wide goal of net self-sufficiency, with regards to waste, as set out in SI8 of the draft London Plan.
- 3.241. In our Joint strategic technical waste management paper (2017), we explain how the IWMF is of major strategic importance for Southwark. It provides the capacity to enable Southwark to manage its municipal waste arisings and enable the recycling and composting targets for the borough to be met in accordance with Southwark's Waste Management Strategy.

Water management

Strategic Flood Risk Assessment (SFRA) Level II (2017)

- 3.242. The Strategic Flood Risk Assessment (SFRA) for Southwark aims to facilitate this process by identifying the spatial variation in flood risk across the Borough, allowing an area-wide comparison of future development sites with respect to flood risk considerations.
- 3.243. The greatest risk to property and life from flooding Southwark is as a result of tidal activity within the River Thames. However, the borough is currently protected from combined tidal and fluvial flooding by the River Thames Tidal Defences up to the 1 in 1000 year event.
- 3.244. A potential risk of flooding from other (non-river related) sources exists throughout the borough, including sewer surcharge and surface water flooding as a result of heavy rainfall and/or blocked drainage systems. Southwark plays a key role in managing this risk as a Lead Local Flood Authority, under the Flood and Water Management Act (2010) and the Flood Risk Regulations (2009).

3.245. Areas of the areas are also thought to be susceptible to elevated groundwater levels, which may additionally interact with and exacerbate these sources of flood risk. A map showing the flood risk for surface water can be found as Appendix 4. It is expected that changing climate patterns will have a substantial impact on the level of flood risk from all sources within Southwark.

3.246. The report additionally contains specific recommendations, for both the borough and local developers, for effectively managing and mitigating flood risk including guidance on the requirements for site specific Flood Risk Assessments and the use of Sustainable Drainage Systems (SuDS).

Surface Water Management Plan (2011)

3.247. Southwark undertook a Surface Water Management Plan for the whole borough in 2011 which included consideration of flooding from sewers, drains, groundwater and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. Analysis of the number of properties at risk of flooding was undertaken for the rainfall event with a 1 in 100 probability of occurrence in any given year. A review of the results demonstrates that 33,220 residential properties and 2,870 non-residential properties could be at risk of surface water flooding of greater than 0.03m depth during a rainfall event with a 1 in 200 annual chance of occurring. Of those, approximately 560 residential properties and 80 non-residential properties are estimated to be at risk of flooding to a depth of greater than 0.5m during the same modelled rainfall event.

3.248. The northern half of the borough is within the Thames flood plain, which contains over two thirds of Southwark's properties in well established communities. A large part of the borough is located within the indicative flood zone 3, which has the highest level of risk. The flood plain area also contains major regeneration and growth areas of importance to Southwark and London. However, it should be noted that all of the land in the borough is defended by the Thames Barrier and defences so that the risk from tidal flooding is a residual risk.

P66 Reducing water use

Background to the policy

3.249. London is facing a worsening water shortage. This is caused by climate change and increased demand from an increased population. Currently, all mains water is treated to a drinking standard. This is an expensive and energy intensive process. This is particularly considering that at least 50% of water consumed in homes and workplaces does not need to be of drinkable quality. London's consumption of water already outstrips available supplies in dry years. This means Southwark needs to play its role in reducing the level of water consumption per person. The need for this will be exacerbated by climate change impacts.

3.250. 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. Every 5 years, Thames Water produces a water resources management plan (WRMP) which sets out how they intend to maintain the balance between supply and demand for water for customers for at least the next 25 years. The Draft WRMP (2019) refers to a longer period from 2020 to 2100 and outlines plans to reduce leakage by 15% by 2025, accounting for an additional 20% of water supply being retained in the system by 2030.

Changes to the policy

NSP version	Amendment of policy
NSP Options (2014)	<p>Southwark will have improved water quality and reduced water use.</p> <p>Major residential developments must have a potable water use of no more than 105 litres per person per day.</p> <p>Development must incorporate measures to:</p> <ul style="list-style-type: none">• Reduce the demand for water; and• Recycle grey water and rainwater. <p>Development must ensure that there is no reduction in water quality.</p>
NSP Preferred Options (2015)	<p>Planning permission will be granted for residential development that has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external</p>

	<p>water use; and</p> <p>All new development must incorporate measures to:</p> <ul style="list-style-type: none"> • Reduce the demand for mains water treated to drinking standard; and • Enable the use of grey water and/or rainwater for non drinking uses.
NSP Proposed Submission Version (2017)	<p>Development should reduce water use by:</p> <p>Ensuring that residential development has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and</p> <p>Incorporating measures to reduce the demand for mains water treated to drinking standard and enable the use of grey water and/or rainwater for non-drinking uses.</p>
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	<p>Development should reduce water use by:</p> <p>Ensuring that residential development has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and</p> <p>Incorporating measures to reduce the demand for mains water treated to drinking standard and enable the use of grey water and/or rainwater for non-drinking uses.</p>

Table 21: Changes made to P66: Reducing waste use during the preparation of the New Southwark Plan.

Summary of consultation responses

3.251. Thames Water expressed support for our strategy regarding the reduction of water use.

Justification

3.252. The NPPF guidelines (e.g. paragraphs 20, 34, 149 and 170) and Draft New London Plan policies (SI15) make it clear that reduction of water use and conservation of water resources are a priority. Policy P66 puts measures in place

that ensure any future development under the New Southwark Plan contributes to the security of water supply going forward. This is particularly important in the context of climate change mitigation and improving sustainable practises. We aim to comply with the recommended maximum allowance of 105 litres per person per day as presented in Policy 5.15 of the adopted London Plan.

P67 Reducing flood risk

Background to the policy

3.253. Much of Southwark is at risk of flooding. This risk comes from two main sources. First is the tidal and river flooding from the River Thames. We are currently protected from this risk by the Thames Barrier. However, we still need to plan effectively to minimise risk should the barrier ever fail as a flood defence. Areas at risk of flooding from the Thames include the neighbourhoods in the north of the borough.

3.254. The Thames Estuary 2100 Plan is a long-term strategy for managing tidal flood risk in the Thames Estuary. It sets out how the Environment Agency and its partners can work together to manage tidal flood risk until the end of the century and beyond. Climate change, ageing flood defences and population growth mean that tidal flood risk is increasing. The plan aims to protect 1.3 million people and £275 billion worth of property and infrastructure from this increasing risk.

3.255. The Plan recommends that during phase 1 (2019 until 2035) boroughs bordering the River Thames should maintain and improve current flood risk management assets including walls gates, embankments and pumps and protect land needed for future improvements to flood defences. During phase 2 (2035 until 2050) boroughs should raise existing flood walls, embankments and smaller barriers and reshape the riverside through development, to improve flood defences, create habitat and improve access to the river. The Thames Barrier is expected to continue to protect London to its current standard up until 2070.

Changes to the policy

NSP version	Amendment of policy
NSP Options	Southwark will have reduced risk of flooding from both the River Thames

(2014)	<p>and surface water flooding.</p> <p>All development including proposals for basements must:</p> <ul style="list-style-type: none"> • Apply a sequential approach to the location of development. • Reduce flood risk for all forms of flooding where possible and not increase flood risk elsewhere. • Incorporate appropriate mitigation measures to ensure the development is safe from all forms of flooding. <p>Major development must:</p> <ul style="list-style-type: none"> • Incorporate sustainable urban drainage systems unless it can be demonstrated that this is not practical. • Reduce surface water run-off by more than 50%.
NSP Preferred Options (2015)	<p>Planning permission will only be granted for development that is designed to be safe and resilient to flooding where located within in an area of flood risk and meets the Exceptions test where located within Flood Zones 2 or 3.</p> <p>Planning permission will be granted for major development that reduces surface water run-off by more than 50% relative to the existing run-off from the site, through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS).</p> <p>Where hard surfacing is proposed for front gardens, planning permissions will only be granted for permeable surfacing in order to reduce rainwater runoff.</p>
NSP Proposed Submission Version (2017)	<p>Development must not increase flood risk on- or off-site, by ensuring that:</p> <p>It is designed to be safe and resilient to flooding and subject to a site specific flood risk assessment (FRA) when located within an area of flood risk; and</p> <p>Major development reduces surface water run-off to greenfield run-off rates. This must be through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS) in accordance with the following drainage hierarchy:</p> <ol style="list-style-type: none"> I. Store rainwater for later use; then II. Use infiltration techniques; then III. Attenuate rainwater in ponds or open water features for gradual release; then IV. Discharge rainwater direct to a watercourse; then

	<p>V. Discharge rainwater to a surface water sewer/drain; then</p> <p>VI. Discharge rainwater to the combined sewer; and</p> <p>VII. Hard surfacing of any gardens is permeable; and</p> <p>VIII. Development located on sites on or adjacent to the River Thames frontage should be set back from the River defence wall by 10m. This space should be designed and delivered for dual purposes by incorporating the required flood defence measures and providing an enhanced public amenity and environmental benefit.</p> <p>IX.</p>
NSP Amended Policies (2019)	No change.
NSP Submission (2019)	All new development located within an area at risk of flooding due to a breach in the Thames Tidal Flood Defences should have finished floor levels set no lower than 300mm above the predicted maximum water level.

Table 22: Changes made to P67: Reducing flood risk during the preparation of the New Southwark Plan.

Summary of consultation responses

3.256. Thames Water expressed support for our strategy for regarding flood risk. We have added in wording to the submission version of the policy as advised by the Environment Agency.

Justification

3.257. The importance of managing flood risk is made clear in the NPPF paragraphs 156 and 165, the NPPG: Flood risk and coastal change (2014), and London Plan Policy SI12. Policy P67 is informed by our Strategic Flood Risk Assessment (SFRA) Level II (2017) and is necessary to ensure that developments in the borough do not exacerbate the risk of flooding, as well as to explain the action that is taking place to protect borough residents from the harmful impacts of flooding.

4. Comparative regional and local policy references

NSP Submission Version (2019)	Southwark Plan Saved Policies (2008)	Core Strategy (2011)	Draft London Plan	London Plan (2016)
IP1: Infrastructure	No comparative policy exists	Theme 2: Making the borough a better place for people Theme 3: Delivering quality public services	Chapter 5 Social Infrastructure Chapter 10 Transport	Chapter 1 Context and strategies
IP2: Community infrastructure levy (CIL) and Section 106 planning obligations	Policy 2.5 Planning Obligations	No comparative policy exists	No comparative policy exists	Policy 8.2 Planning obligations Policy 8.3 Community infrastructure levy
P17 Efficient use of land	Policy 3.11 Efficient Use Of Land	Strategic Policy 5: Providing new homes Policy 3.11 Efficient use of land	Policy GG2: Making the best use of land	Chapter 2 London's places
P26 Education Places	Policy 2.3 Enhancement Of Educational Establishments Policy 2.4 Educational Deficiency – Provision Of New Educational	Strategic Policy 4: Places to learn and enjoy Policy 2.3 Enhancement Of Educational Establishments Policy 2.4 Educational Deficiency – Provision Of New Educational	Policy S3: Education and childcare facilities	Policy 3.18

	Establishments	Establishments		
P28 Strategic protected industrial land	Policy 1.2 Strategic And Local Preferred Industrial Locations	Strategic Policy 10: Jobs and businesses Policy 1.2 Strategic And Local Preferred Industrial Locations	Policy E6: Locally Significant Industrial Sites	Policy 2.17
P34 Town and local centres	Policy 1.7 Development Within Town And Local Centres	Strategic Policy 3 Shopping , leisure and entertainment Policy 1.7 Development Within Town And Local Centres	Policy SD6: Town centres and high streets	Policy 2.15
P44 Healthy developments	No comparative policy exists	Strategic Policy 4: Places for learning, enjoyment and healthy lifestyles	Policy S2: Health and social care facilities Policy S5: Sports and recreation facilities	Policy 3.17
P45 Leisure, arts and culture	Policy 1.11 Arts, Culture And Tourism Uses	Strategic Policy 10: Jobs and Businesses Policy 1.11 Arts, Culture And Tourism Uses	Policy HC5: Supporting London's culture and creative industries	No comparative policy exists

P46 Community uses	<p>Policy 2.1 Enhancement Of Community Facilities</p> <p>Policy 2.2 Provision Of New Community Facilities</p>	<p>Strategic Policy 4: Places for learning, enjoyment and healthy lifestyles</p> <p>Policy 2.1 Enhancement Of Community Facilities</p> <p>Policy 2.2 Provision Of New Community Facilities</p>	<p>Policy S1: Developing London's social infrastructure</p>	Policy 3.16
P68 Sustainability Standards	Policy 3.1 Environmental Effects	<p>Strategic Policy 13: High environmental standards</p> <p>Policy 3.1 Environmental effects</p>	Policy G5: Urban greening	Policy 5.11
P69 Energy	Policy 3.4 Energy Efficiency	<p>Strategic Policy 13: High environmental standards</p> <p>Policy 3.4 Energy efficiency</p>	<p>Policy SI2: Minimising greenhouse gas emissions</p> <p>Policy SI3: Energy infrastructure</p> <p>Policy SI4: Managing heat risk</p>	Policy 5.2
P61 Reducing Waste	Policy 3.7 Waste Reduction	<p>Strategic Policy 13: High environmental standards</p> <p>Policy 3.7 Waste reduction</p>	Policy SI7: Reducing waste and supporting the circular economy	Policy 5.16
P62 Land and waste management	Policy 3.8 Waste Management	<p>Strategic Policy 13: High environmental standards</p> <p>Policy 3.8 Waste management</p>	<p>Policy SI8: Waste capacity and net waste self-sufficiency</p> <p>Policy SI9: Safeguarded waste sites</p>	Policy 5.17

P69 Reducing water use	Policy 3.9 Water	Strategic Policy 13: High environmental standards Policy 3.9 Water	Policy SI5: Water infrastructure	Policy 5.14
P70 Reducing flood risk	Policy 3.31 Flood Defences	Strategic Policy 13: High environmental standards Policy 3.31 Flood defences	Policy SI12: Flood risk management	Policy 5.15

5. Concluding summary of borough infrastructure

- 5.1. This Infrastructure background paper shows that policy within the New Southwark Plan is effective in promoting the delivery and protection of essential educational, social and health infrastructure within the borough. This paper also shows that the adoption of policy which promotes the proactive planning of borough utilities will have positive impacts within the borough and will ensure continued conformity with regional and national policy.
- 5.2. The Council has paid careful consideration to national and regional policy during the production of New Southwark Plan. In this paper each policy is justified against the NPPF and London Plan guidance. Section 5 lists all comparative policies to allow ease of reference.
- 5.3. Educational infrastructure in the borough is strong, with the most recent Southwark Schools Standard Report highlighting the success of our schools in providing young people the great start in life they deserve. We have planned sufficiently for future growth and therefore have met our statutory duty under the Education and Inspections Act 2006.
- 5.4. The Council has put in place the necessary policies required to capture planning obligations through section 106 and the community infrastructure levy. The Southwark CIL Charging Schedule outlines where in the borough funding is allocated. Southwark contains a wide range of leisure, cultural and arts facilities, and the New Southwark Plan contains policy to ensure the protection of social facilities and the provision of new facilities to meet the needs of a growing population.
- 5.5. Growth within opportunity areas such as Old Kent Road and Canada Water is projected to result in greater demand on local health services. Policy within the New Southwark Plan supports the development of health infrastructure that will reduce social isolation, poor mental health, obesity and inactivity.
- 5.6. As part of our commitment to achieve a 100% reduction in carbon emissions by 2030, we are exploring options for expanding the South-East London Combined Heat and Power network and are requiring development to achieve the highest

possible sustainability standards in building design. Through our continued partnership under the Southeast London Joint Waste Planning Group and by protecting our Integrated Waste Management Facility, we are ensuring that the Council meets its waste requirements under the London Plan and that waste originating in the borough is processed in the sustainable way possible. We are also expanding broadband and digital infrastructure across the borough so that residents and businesses can enjoy higher connectivity speeds.

Appendix 1: London Borough of Southwark Revised Community Infrastructure Levy Charging Schedule (December 2017)

Appendix 2: Southwark CIL charging zones map

Appendix 3: A map of cultural facilities within Southwark (Creative Southwark Cultural strategy 2017 to 2022)

Appendix 4: Southwark flood map from surface water (Strategic Flood Risk Assessment (SFRA) Level II (2017))

Appendix 5: Bakerloo Line Extension and Phasing of Development in the Old Kent Road Opportunity Area

Appendix 1: London Borough of Southwark Revised Community Infrastructure Levy Charging Schedule (December 2017)

EDUCATION						Education funding gap: £183 Million tbc
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
Secondary Schools: Building Schools for the Future programme provided new or rebuilt schools to meet existing and short term demand.	The Building Schools for the Future	N/A	Largely complete by end of 2014	Education Funding Agency	Fully funded via Education Funding Agency and LBS capital programme	
Secondary Schools: 6 forms of entry (FE) required to meet demand for 2019/20.	Secondary Investment Strategy	£8M per additional FE = £48M	Responding directly to demand in future years.	Education Funding Agency, Schools and Academy Trusts and LBS		Education Funding Agency, Schools and Academy Trusts Education Funding Agency; LBS CIL Unfunded by £48M
Primary Schools: 11 FE of entry required for the provision of new classrooms on existing school sites. (Expansions presently underway will provide an additional 19FE by September 2016). There is an anticipated 8FE additional need over and above this required by 2024/2025	Primary Strategy for Change programme	£5M per new FE based on 3 most recent school extensions = £55M	Responding directly to demand in future years.	Education Funding Agency, Schools and Academy Trusts and LBS		Education Funding Agency; LBS Primary Capital Programme, S106; LBS CIL. Unfunded by £55M
Old Kent Road Opportunity Area Secondary Schools: 2 secondary schools	Old Kent Road Area Action Plan (2016)	£8.5M per school = £17M	Responding to population growth/regeneration phasing	LB Southwark, Academies, Free Schools, Developers		Education providers; DfE funding; LBS CIL Unfunded by £17M
Old Kent Road Opportunity Area Primary Schools: 8 primary schools	Old Kent Road Area Action Plan (2016)	£7.5M per school = £60M	Responding to population growth/regeneration phasing	LB Southwark, Academies, Free Schools, Developers		Education providers; DfE funding; LBS CIL Unfunded by £60M

Nursery / reception (2-4) (assume 50% leakage to private sector): requirement for 712 places. There are 21 Children's Centres in the borough offering integrated childcare and education, health and family services. Southwark has already invested in improving the quality of Early Years buildings using the Sure Start Quality and	Children and Young People's Plan (2010-2013)	tbc	2013-2026	LBS, Developer	LBS, S106s agreed at the time of CIL implementation Unfunded tbc
Aylesbury pre-school space: Provision of early years facilities to support the regeneration of the Aylesbury Estate.	Aylesbury AAP (2010)	£3m	2015-2017	LBS, Developer	LBS, Developer s106 planning contribution Unfunded by £3m

HEALTH						Primary Health care funding gap: £105m
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
Elephant and Castle (including Princess Street Practice): Community hub (circa 3500-4000m2) to include the re-provision of the existing local GP practice. This would accommodate a full range of services for an expanding population and offer some services for the population of Borough and Walworth locality and parts of Bermondsey.	Southwark Strategic Estates Plan (2016) SE London sustainability and transformation plan (2016) Southwark 5 Year forward view (2016)	Circa £20m	Circa 2017-19	NHS, LBS		NHS, LBS CIL Unfunded by £20m
Old Kent Road Opportunity area: Community hub (circa 3500-4000m2) to include the provision of local primary care services for an expanding population and offer some services for the population of north-east Southwark (including	Old Kent Road Area Action Plan (2016) Southwark Strategic Estates Plan (2016) SE London sustainability	Circa £20M	tbc	NHS, LBS		NHS, LBS CIL Unfunded by £20m

the Rotherhithe peninsular).	and transformation plan (2016)					
	Southwark 5 Year forward view (2016)					
Dulwich Hospital site: Community Hub to re-provide primary care facilities and provide additional community health services for the population of south Southwark.	Southwark Strategic Estates Plan (2016)	£23m	2017-2019	NHS		NHS Unfunded by £23m
	SE London sustainability and transformation plan (2016)					
	Southwark 5 Year forward view (2016)					
Aylesbury Health Centre and medical practice: Development of a 'support hub'. Rebuild the existing medical and health centres as an integrated health facility to provide for a significant increase in local population and expand the range health service offered.	Aylesbury AAP (2010)	£16m	2018-2020	LBS, NHS	£2.4m S106 resource agreed £1m further S106 resource proposed	NHS LBS CIL Unfunded by £12.6m
	Southwark Strategic Estates Plan (2016)					
	SE London sustainability and transformation plan (2016)					
	Southwark 5 Year forward view (2016)					
Canada Water Development of a 'support hub' health facility to complement the health centre at Surry Docks. This would accommodate the additional population and reprovide accommodation for 2 smaller practices.	Southwark Strategic Estates Plan (2016)	Circa £15m	Circa 2018- 20	NHS, LBS		NHS, LBS CIL Unfunded by £15m
	SE London sustainability and transformation plan (2016)					
	Southwark 5 Year forward view (2016)					
Borough/Bankside Creation of expanded primary care capacity in an area of significant population increase.	Southwark Strategic Estates Plan (2016)	Circa £5m	Circa 2018-20	NHS		NHS Unfunded by £5m
	SE London sustainability and transformation plan					

	(2016)					
	Southwark 5 Year forward view (2016)					
Peckham: Creation of a support hub at the Lister Health Centre through improved utilisation and expansion of the building. This would accommodate GP services for the increasing population and allow for an expanded range of services.	Southwark Strategic Estates Plan (2016) SE London sustainability and transformation plan (2016) Southwark 5 Year forward view (2016)	£8m	tbc	NHS		NHS, LBS CIL Unfunded by £8m

ARTS, CULTURAL AND COMMUNITY FACILITIES						Arts, Cultural and Community Facilities funding gap: £17.75 Million tbc
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
Newington library combined with Cuming Museum and Local History Library: The fire at Walworth Town Hall in March 2013 destroyed the accommodation housing the Cuming Museum. The current Newington Library is in poor condition and not fit for modern service provision. (Circa 2,800 sqm). Option for new museum and enhanced library to be considered as part of the future plan for the Town Hall. This space would accommodate the Cuming Museum and Local History Library enabling more of each collection to be displayed, more study space, better storage and a modern	Library Service Review report to Cabinet (2011) Elephant and Castle SPD/OAPF (2012) Cabinet report on Walworth Town Hall July 2013	£14m	2018 - 2021	Developer	Developer \$106 Planning Contributions £14M	

public library.						
Peckham Library: Ongoing programme of refurbishment and upgrading of Peckham Library to address long term standing design issues and to modernise the building to address future growth in the area. Making better use of existing space (configuration, lighting, furnishing and equipment and address a range of environmental issues exacerbated by additional use from growth in the area).	Library Service Review report to Cabinet (2011) Draft Peckham and Nunhead AAP (2012).	£4m	2014-2018	LBS		LBS, LBS CIL Unfunded by £4m
Provision, ongoing maintenance and management for strategic public art commissioning for the purpose of neighbourhood regeneration and environmental improvement at: <ul style="list-style-type: none"> • Strategic development sites at Canada Water, Old Kent Road, Aylesbury and Peckham as part of neighbourhood regeneration • Strategic partnerships with community organisations and Business Improvement Districts including: <ul style="list-style-type: none"> o The Low Line o The Coal Line o Avenue of Art This can be both temporary and permanent.	New Southwark Local Plan Southwark Cultural Strategy Bettter Bankside Public Art Strategy Draft Draft Old Kent Road AAP Aylesbury AAP Canada Water AAP Peckham and Nunhead AAP	X 1 strategic development site project per year £3 m The Low Line £200,000 The Coal Line £200,000 Avenue of Art (Better Bankside) £200,000	2016 -2036	Commissioning agencies e.g. Contemporary Art Society, Future City and Up Projects		Trusts, grants and foundations, crowd funding and BID funds. Unfunded by £3.6m
Cultural facilities buildings, fit out and programming <ul style="list-style-type: none"> • Performing Arts Provision (e.g. dance venues, theatres rehearsal space, Theatres, Music) 	New Southwark Local Plan Southwark Cultural Strategy	£2M (Mountview community offer programme) £5M contribution £3M contribution	2016-2036		Private funding from operator chosen - tbc	LBS CIL as an enabler to help secure operators and additional funding Unfunded tbc

<ul style="list-style-type: none"> • Visual Arts Provision (e.g. Galleries) • Affordable artists workspace/Studios • Heritage and archives provision • Meanwhile use • Libraries refurbishment and re-provision <p>Specific strategic requirements: Mountview College of Performing Arts support of community offer programme</p> <p>Multi use large capacity venue (1000 seats) performing arts focusing on music/dance/rehearsal venue</p> <p>Affordable artists' studios provision (Old Kent Road and Canada Water)</p> <p>Meanwhile use programming Cultural pop up programming to support testing of new uses at Old Kent Road</p> <p>Provision for the Southwark and Cuming Collection</p>	<p>Old Kent Road AAP Canada Water AAP</p> <p>Elephant and Castle AAP</p> <p>Peckham and Nunhead AAP</p>	<p>£150,000 CIL funding used as an enabler to help secure operators and additional funding</p>
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SOCIO-ECONOMIC INFRASTRUCTURE						Socio-economic infrastructure funding gap: £10.5 Million
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
Southwark Works Hub	Economic Wellbeing Strategy 2017-22	£2m	2016-2036	LBS	£0.3m LBS	LBS CIL Unfunded by £1.7m

Office and employment support and advice centre, as a base for the Southwark Works employment support programme addressing unemployment and skills challenges in the borough	New Southwark Plan						
Southwark Construction Skills Centre	Economic Wellbeing Strategy 2017-22	£5m	2016-2036	LBS / Lendlease / Notting Hill Housing	£0.8m New Homes Bonus £0.4m Lendlease	LBS CIL, developers contributions Unfunded by £3.8m	
Developers and other groups have stated a number of challenges in upskilling local unemployed residents. The SCSC has begun to address this need by providing a construction skills hub specifically designed to meet this need, and to provide a long-term centre of excellence accessible by the construction industry.							
Further Education and Skills Hub	Economic Wellbeing Strategy 2017-22	£5m	2016-36	LBS / LSBU	tbc	LBS CIL Unfunded by £5m	
This will serve as a FE Education and Skills hub and form part of the provision for young people and others to address long term unemployment and skills challenges in the borough.							
Town centre and high street improvements	Economic Wellbeing Strategy 2017-22	tbc	2016-36	LBS	tbc	Unfunded	
Targeted investment to improve local town centre and high street environments to promote sustainable economic infrastructure in and around areas of development.	New Southwark Plan Old Kent Road AAP Canada Water AAP Elephant and Castle AAP Peckham and Nunhead						

SUSTAINABILITY INFRASTRUCTURE						Sustainability Infrastructure funding gap: circa £69 Million
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
<p>Canada Water district heating/CHP: The heat network will use energy that is currently wasted at the South East London Combined Heat and Power, Energy from Waste plant in Lewisham. It will be distributed through a network of underground pipes to the community heating boiler houses that currently provide heat and hot water to several housing estates. Phase 1: Link from SELCHP to the following estates: Four Squares, Silwood, Abbeyfield, Tissington Court, Pedworth. Rouel Road, Keetons, Silverlock (completed) Phase 2: Possible extension into the Canada Water Core Area via Lower Road and Redriff Road.</p>	<p>Canada Water AAP (2012)</p> <p>Canada Water Energy Study (2009)</p>	Phase 2 £8.5m	2016-2021	LBS, Veolia		Phase 2 LBS CIL, Energy Services Company (ESCO) Unfunded by £8.5m
<p>Old Kent Road decentralised energy network</p>	<p>Old Kent Road AAP (2016)</p> <p>Old Kent Road Decentralised Energy Strategy (2016)</p>	£57.5M- £63.6M (depending on option implemented)	2016-2036	LBS, Energy Services Company, developers		Energy Services Company (ESCO); s106 for connection costs Unfunded by £57.5M-£63.6M

SECONDARY INFRASTRUCTURE						Secondary Infrastructure funding gap: £29.2 Million
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
Local water infrastructure: The sewer network in Southwark is mostly combined sewer system. Large sections of the network are close to capacity increasing the risk of sewer flooding to new and existing developments The council will use planning conditions where appropriate to ensure that development does not commence until impact studies on the existing water supply and sewerage infrastructure have been approved by Southwark in conjunction with Thames Water. Where there is a capacity problem and no improvements are programmed developers should contact the utilities company to agree what improvements are required and how they will be funded.	Southwark Preliminary Flood Risk Assessment (2011)		N/A	Thames Water	N/A	
	Surface Water Management Plan (2011)					
	Local Flood Risk Management Strategy (2015)					
	Strategic Flood Risk Assessment (2017)					
Storm Water Storage: It is possible that long term planned growth in the regeneration areas might affect the occurrence and significance of flooding. Surface water flood risk mitigation measures will be required. Storage	Southwark Preliminary Flood Risk Assessment (2011)	£12.7m	2014/15-2019/2020	Thames Water, The Environment Agency, LBS Principal Contractor		The Environment Agency - Flood Defence Grant in Aid Unfunded by £12.7m
	Surface Water Management Plan (2011)					

areas are planned in open public spaces in the Dulwich, Peckham Rye, Camberwell and North Peckham areas to mitigate risk in these areas. The council has successfully completed the Herne Hill Flood Alleviation Scheme with funding support from Thames Water and Environment Agency. Currently investigating flood risk in Peckham Rye and Camberwell area. The next stage towards updating and improving upon existing planned delivery of projects will involve completing a review of the Strategic Flood Risk Assessment (SFRA) for the borough to identify the neighbourhoods that are at risk of flooding and to ensure suitable mitigation measures are incorporated aside from simply avoiding all potential development of those areas.

Local Flood Risk Management Strategy (2015)
Strategic Flood Risk Assessment (2017)

GAS

The 'host' providers for the London area are National Grid and SGN (previously known as Scotia Gas Networks). SGN are the main suppliers in Southwark, however information on Southwark is limited. 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 to demand up to 2026. Southwark will monitor phasing

SGN's Long Term Development Statement 2015
Old Kent Road Utilities Study (2016)
Central London Forward Infrastructure Study (2010)

N/A

N/A

National Grid and Scotia Gas Networks

and implementation of development and continue to share plans with infrastructure providers.						
ELECTRICITY						
UK Power Networks (UKPN) is London's main Distribution Network Operator and is responsible for distributing electricity from National Grid's 400kV and 275kV networks. UK Power Networks undertake an annual review of capacity constraints and the necessary upgrades associated with general load growth are built into their capital programme. Southwark will monitor phasing and implementation of development and continue to share plans with infrastructure providers.	UKPN's Long Term Development Statement (November 2015) for London Power Networks Old Kent Road Utilities Study (2016) Central London Forward Infrastructure Study (2010)	N/A	N/A	UKPN, Developers	N/A	
Primary substation for Old Kent Road Opportunity Area: UKPN have indicated this will be required given the scale of development being planned. This is likely to be required post 2020, with earlier demand supplied from the existing network.	UKPN budget estimate (2016) Old Kent Road Utilities Study (2016)	£16.1 Million (excluding land; may need site of 1500-2000sqm)	tbc	LBS, UKPN or Independent Distribution Network Operator (IDNO), developers	Tbc – UKPN or IDNO and developers? Unfunded by £16.1 Million	
DIGITAL CONNECTIVITY						
Superfast broadband cabling infrastructure: This is required to support businesses and home connectivity, particularly in areas such as Rotherhithe		N/A	tbc	Broadband infrastructure companies, Developers	N/A	Funded by digital providers through agreements with developers and service charges
Wifi in Public places: 40 stations each costing £10,000		£400,000	tbc	LBS with Partner		LBS and partner Unfunded £400,000

EMERGENCY SERVICES						
INFRASTRUCTURE REQUIREMENT	POLICY/EVIDENCE BASE	COSTS	TIMING	DELIVERY AGENTS OR PARTNERS	FUNDING	POTENTIAL FUNDING
POLICE						
Forward planning for policing infrastructure is linked to the Metropolitan Police Service's (MPS) Asset Management Plan for Southwark. This 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. The Metropolitan Police do not have any specific infrastructure requirements at this time but will continue to review forecasted growth in the borough and assess future policing needs.	Metropolitan Police Service Asset Management Plan (2007)	N/A	N/A	MPS	N/A	
FIRE						
There are a total of 102 fire stations across London plus a River station based in Lambeth. Southwark is home to three operational Fire Stations and the London Fire Brigade HQ. London Fire Brigade has a fleet of 155 pumping appliance (Fire Engines), there are also 147 special fire appliances and other vehicles. Fire stations and fire engines work across local authority boundaries	Central London Forward Infrastructure Study (2010)	N/A	N/A	LPFA	Private finance initiative (PFI)	

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. Currently, the London Fire & Emergency Planning Authority is involved in a program of upgrading (rebuilding and refurbishing) the existing sites to better reflect the changing risk profile within London. LFB are also at the early stages of planning LSP6 (6th London Safety Plan).

AMBULANCE

Managing demand and need for Ambulance provision correlates more with procedures and practice than population growth. The demand for ambulance provision is forecast using historical incident data within the Health service area they attend. Consultation with the London Ambulance Trust has revealed that the forward strategy focuses on changes to the way emergencies are responded to rather than opportunities relating to property. For this reason the London Ambulance Trust has not identified any specific infrastructure needs at the present time, but will continue to review the impact of planned and natural growth and how this translates into additional demand on their services over time.

Central London Forward Infrastructure Study (2010) N/A

N/A

London Ambulance Trust N/A

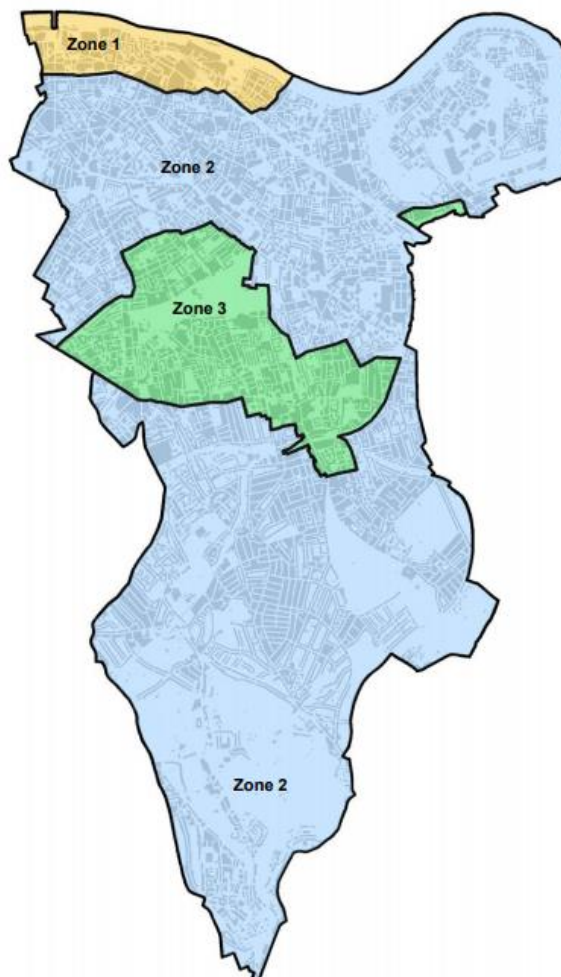
Appendix 2: Southwark CIL charging zones map

The rate at which CIL will be charged shall be:

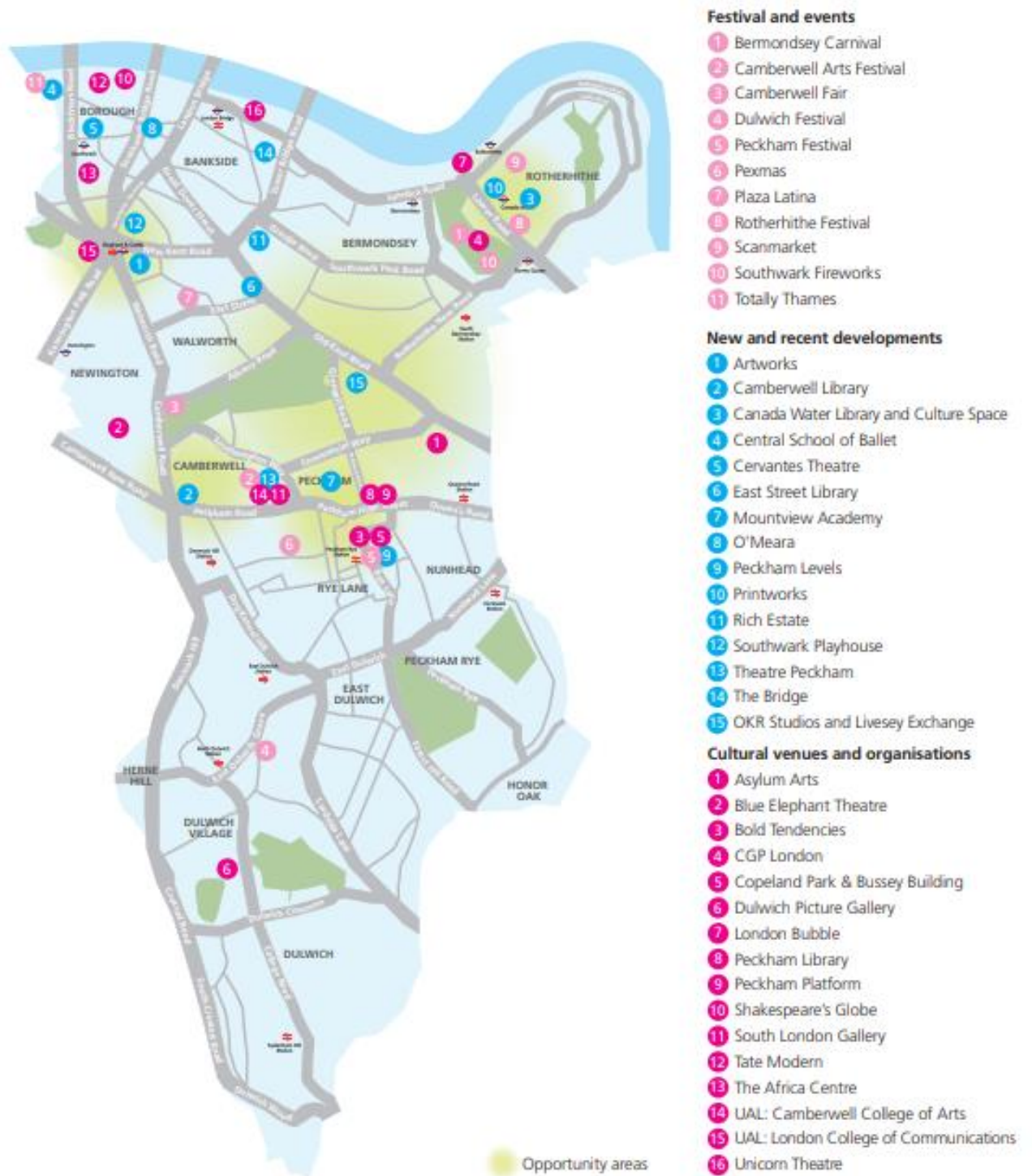
Development type	Zone *	CIL Rate £ per sq.m.
Office	Zone 1	£76
	Zones 2-3	£0
Hotel	Zone 1	£272
	Zones 2-3	£136
Residential	Zones 1	£435
	Zone 2	£218
	Zone 3	£54
Student housing – Direct let **	Zones 1-3	£109
Student housing – Nomination ***	Zones 1-3	£0
All retail (A1 – A5 & Sui Generis uses akin to retail) ****	Zones 1-3	£136
Town centre car parking *****	Zones 1-3	£0
Industrial and warehousing	Zones 1-3	£0
Public libraries	Zones 1-3	£0
Health	Zones 1-3	£0
Education	Zones 1-3	£0
All other uses	Zones 1-3	£0

* These zones are shown in the CIL Zones Map 2016 below.
 ** Direct let student housing schemes – market rent levels
 *** Nomination student housing schemes – rental levels set below an average of £168 per week and secured through a section 106 planning obligation
 **** Sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs
 ***** Town centre car parking which is made available to all visitors to the town centre

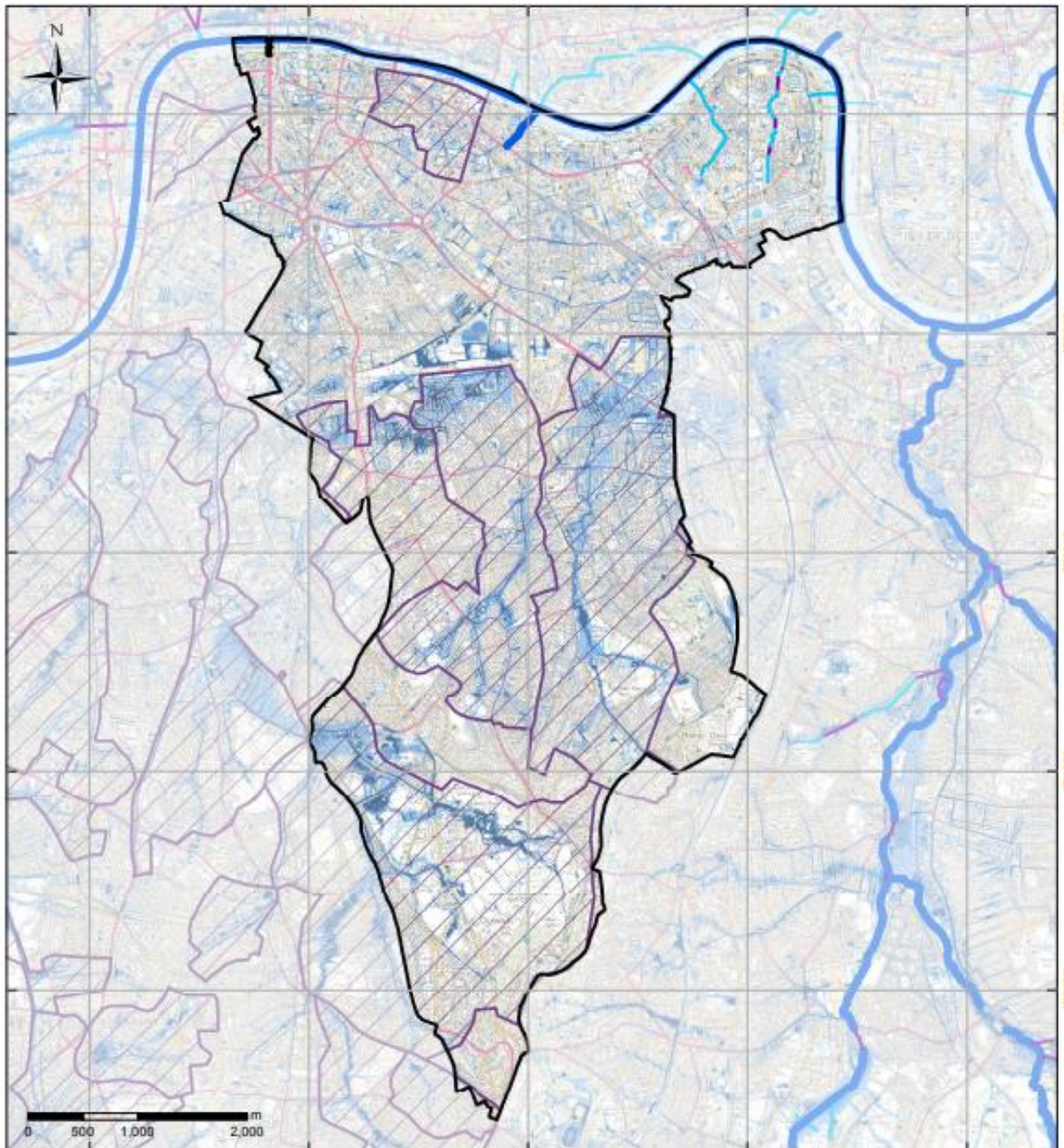
CIL Charging Zones





Appendix 3: A map of cultural facilities within Southwark (Creative Southwark Cultural strategy 2017 to 2022)



Appendix 4: Southwark flood map for surface water (Strategic Flood Risk Assessment (SFRA) Level II (2017))



<p>Legend</p> <ul style="list-style-type: none"> Southwark Borough Boundary Main River Ordinary Watercourse Culvert Critical Drainage Area High Risk of Flooding (1 in 30 years) Medium Risk of Flooding (1 in 100 years) Low Risk of Flooding (1 in 1000 years) 	<p>Flood Map for Surface Water</p>		<p>London Borough of Southwark</p>  <p>Strategic Flood Risk Assessment</p>
	 <p>Sully House, 4 Bedford Park Croydon, Surrey, CR9 3AP Tel: +44 (0) 208 639 3500 www.conway.com</p> <p><i>Shaping London's Highways</i></p>		<p>Licensing Information: © Crown copyright and database rights 2016. Ordnance Survey 0100031673. Contains Environment Agency Information © Environment Agency and database right</p>
	<p>GIS: AD</p>	<p>Checked: SB</p>	
<p>Scale at A4: 1:48,000 Scale at A3: 1:35,000 Scale at A1: 1:17,000</p>	<p>Date: 07/09/2016</p> <p>MAP A4</p>		

Appendix 5: Bakerloo Line Extension and Phasing of Development in the Old Kent Road Opportunity Area

Bakerloo Line Extension

Southwark is committed to the Bakerloo Line extension (BLE) with at least two new stations on the Old Kent Road which will significantly transform the lives of thousands of people who live and work in this area. We have been working collaboratively with Lewisham Council, Transport for London (TfL) and the Greater London Authority (GLA) to build a strong case for the extension.

Phasing of development in the Old Kent Road Opportunity Area

We have agreed with the GLA and TfL a two phase development, the first comprising 9,500 homes that could be supported by enhancements to the existing public transport network in advance of the delivery of the BLE.

These first phase sites will be subject to standard 3 year consents and should enable place making to begin in advance of the BLE's completion. The second phase schemes would be subject to a Grampian agreement within the s106 that would have a three way sign off between the GLA/TfL and LB Southwark. These Grampians would fall away on the signing of the contract for the construction of the BLE (anticipated to be 2021-22).

In order to encourage investment in the development of second phase schemes planning permissions would be granted for 6 year or longer periods. There would be an annual review of both the grant of planning permissions and the implementation of schemes to confirm progress. If schemes from phase 1 had not been implemented and their consents lapsed there would be an opportunity to review the order in which development comes forward and phase 2 schemes may at that point be moved to phase 1. This would give the phasing some flexibility and robustness and would only be done with GLA and TfL agreement.

The second phase comprises primarily larger sites in the ownership of pension and investment funds. Most of the sites have leases with current occupiers that last until the mid 2020's.

The council is committed to achieving the highest quality of place making and the proposed phasing would achieve that aim by initially concentrating the majority of development along the Old Kent Road frontage and close to the new BLE stations, (and in the case of Hatcham

Road the existing South Bermondsey station) thereby helping to establish the two new district town centre designations for Old Kent Road. Development will also come forward along the western alignment of the linear park delivering a key strategic open space connection to Burgess Park. The phasing plan is based on both deliverability (related to lease arrangements) and sound place making principles.

Phase	Description	Planning consent given	Build out	Units
1	Pre BLE TWAO Approval 3 year consents	2018-2023	2019-2028	9,500
2	Post BLE TWAO Approval 6 year (or more) consents with Grampian conditions	2023-2027	2024-2036	10,500
			Total	20,000

The NSP has been updated to include the following wording in the Old Kent Road area vision:

Development will be phased based on the commitment and delivery of the Bakerloo Line extension. It is anticipated around 9,500 homes will be committed in Phase 1 (2018-2023) alongside enhancements to the existing public transport network prior to the confirmation of the Transport and Works Act Order for Bakerloo Line extension. The remaining 10,500 will be committed for Phase 2 (2023-2027) and will be subject to agreement between Southwark Council, the Greater London Authority and Transport for London relating to the status of transport improvements. A detailed phasing plan is included in the New Southwark Plan Infrastructure Plan and in the Old Kent Road Area Action Plan.

As of December 2019 the council has granted 6,115 homes in Phase 1. The phasing plan has been updated as below, in agreement with TFL and the GLA to remove all schemes granted consent prior to 2018. The following 8 schemes are shown on the phasing plan and are excluded from Phase 1. The remaining 3,385 dwellings will be accommodated in the Phase 1 sites shown in the phasing plan. This will be continually updated as planning

applications are reviewed. The phasing plan and further information on phasing in specific site allocations will be provided in the Old Kent Road AAP.

Table 1 – Pre 2018 consents granted excluded from Old Kent Road phasing plan

Map no	Status	Application reference	Address	Number of homes
1	UNDER CONSTRUCTION	15/AP/2474	RICH INDUSTRIAL ESTATE	406
2	BUILT	12/AP/2702	MARSHALL HOUSE, 6 PAGES WALK	82
3	BUILT	15/AP/1330	8-24 SYLVAN GROVE	80
4	UNDER CONSTRUCTION	16/AP/5235	VARCOE SERVICE STATION 1 VARCOE ROAD	57
5	UNDER CONSTRUCTION	17/AP/1646	634-636 OLD KENT ROAD	42
6	APPROVED	16/AP/1092	171-177 ILDERTON ROAD	9
7	BUILT	16/AP/2436	ATAR HOUSE, 179 ILDERTON ROAD	9
8	BUILT	16/AP/4589	IVY CHURCH GARAGES, 282-286 OLD KENT ROAD	21

Phasing plan for Old Kent Road

