

New Southwark Plan Climate Change – Draft Table of Changes to the New Southwark Plan

The proposed changes are underlined and highlighted in red in the form of track changes. This document can be read alongside Matter 1 and Matter 7 and the Inspector’s questions relating to the Climate Emergency.

Policy Modification	Proposed Modification	Reason	Minor or main modification
Foreword	<p>Replace previous paragraph with the below:</p> <p>The Council declared a Climate Emergency in March 2019. Policies have been amended and further improvements are scheduled to accelerate the improvements required to meet the 2030 target.</p> <p>1. <u>The Council declared a Climate Emergency in March 2019 to achieve the goal of doing all that it can to make the borough carbon neutral by 2030. The new Southwark Plan in aiming to meet the statutory net carbon zero target by 2050 is a stepping stone to meeting the net carbon zero target by 2030. Policies have been prepared to mitigate and adapt to climate change. Further policy improvements to meet the declared 2030 net zero target will form part of early review of the Plan.</u></p>	Updated for clarity	Minor
Strategic Targets	Under developing business	Updated for clarification	Minor

<p>Infographic page 15</p>	<p><u>Providing at least 1,000 new green jobs through the Southwark Green New Deal; and</u></p> <p><u>Net carbon zero by 2050. This is a stepping stone to reaching the net zero carbon target of 2030.</u></p>		
<p>Strategic Targets (SP1A)</p>	<p>3a. <u>at least 1,000 new green jobs through the Southwark Green New Deal; and</u></p> <p>6a.</p> <ul style="list-style-type: none"> • <u>Net zero carbon new development</u> 	<p>Clarification</p>	<p>Minor</p>
<p>New Southwark Plan Strategic Vision</p>	<p>Renumber and add point 2a.</p> <p><u>2a. Southwark is a place which is resilient to the impacts of climate change where net carbon emissions will be zero.</u></p>	<p>Clarification</p> <p>London Plan</p>	<p>Minor</p>
<p>SP1 Quality homes for all</p>	<p><u>10. Requiring sustainable design so that new homes adapt to climate change and mitigate against climate change by reducing carbon emissions onsite.</u></p> <p>Add to the reasons -</p> <p><u>7. It is important that homes can adapt to climate change through design to minimise the impacts of climate change on local residents. In the design process, carbon emission reduction on site for residential development is required to meet net carbon zero for major development.</u></p>	<p>Clarification</p> <p>London Plan</p>	<p>Minor</p>

<p>SP2 Regeneration that works for all</p>	<p>We will continue to revitalise our places and neighbourhoods to create new opportunities for residents and local businesses, to promote wellbeing and reduce inequalities so that people have better lives in stronger communities. This will be achieved through:</p> <p><u>1.Mitigating and adapting development to climate change to meet the net zero carbon target by 2050.</u></p> <p><u>4.2.</u>Developing places where everyone can benefit from all activities, including play spaces, leisure activities, squares and shops, buildings and the natural environment. These places should enable everyone to feel proud of their home and create a sense of belonging in the community; and</p> <p><u>2.3.</u> Investing in our communities and residents, and particularly existing residents, so that everyone can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs, education, training and new infrastructure; and</p> <p><u>3.4.</u> Encouraging greater tenure integration and equality within and between new development in</p>	<p>Clarification</p> <p>Due to the recent circulation of the Publication London Plan (2020), if the inspectors are minded to make modifications to the New Southwark Plan, the Council is proposing factual updates for clarity to address the Climate Emergency and that the plan aims to meet the statutory 2050 net zero target. This is to clarify and signpost that the Climate Emergency is a thread throughout the strategic policies and the NSP as a whole.</p>	<p>Minor</p>
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	<p>order to create the conditions for properly mixed and integrated communities, ensuring equity of esteem from street level, and to mitigate against stark visible differences and a sense of tenure segregation; and</p> <p><u>4.5</u>. Ensuring that buildings have a positive relationship with the public realm and the existing place, providing opportunities for new street trees, and designing lower floors to directly relate to the street, with an appropriate transition in scale to create a positive pedestrian experience and developments that link with the existing communities;</p> <p>5. Developments being designed for diverse communities in Southwark and to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.</p> <p>6. Making our neighbourhoods safer with well-designed buildings and spaces that <u>mitigate and minimise the impacts of climate change on local residents</u>, discourage crime and anti-social behaviour and foster a sense of community; and</p> <p>7. Encouraging residential development above shops to enliven town centres; and</p>		
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	<p>8. Ensuring that our existing residents and neighbourhoods prosper from good growth by giving people from every community the opportunity to collaborate throughout the regeneration process; and</p> <p>9. Enhancing local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating vibrant, attractive, healthy, safe and distinctive buildings and places that instil pride of place in all our communities. This will include networks of green infrastructure, opportunities for healthy activities and improving streets, squares and public places between buildings; and</p> <p>10. Strengthening support in regeneration areas for those who are vulnerable or who face greater disadvantage, by investing in the prevention and tackling causes of inequality, involving all of our services, partners and community-based activities.</p> <p>Reasons</p> <p><u>1.A Climate Emergency was declared by Southwark in March 2019. Adapting to and mitigating against climate change is important to reduce fuel poverty and address the unequal</u></p>		
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effects of climate change, particularly on our most vulnerable communities.

24. Southwark is committed to making regeneration that works for all. We are a borough with diverse communities, a proud heritage and a great future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on our doorstep. The New Southwark Plan explains the strategy for regeneration from 2020 to 2035 and promotes a more systematic approach to social regeneration, where wellbeing becomes the most important outcome of our regeneration efforts. Using our unique location in central London to benefit existing local residents, it will encourage innovative development of spaces to provide new council and social rented and intermediate homes, as well as jobs, schools, shops and places to work.

2. Homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, Old Kent Road, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them

	<p>function effectively for all members of our community. We need to make sure that as this change is taking place, by working in partnership with existing local residents and businesses and ensure that they are listened to at all times. The places created should be for existing residents and businesses as well as newcomers.</p> <p>3. Our social regeneration framework outlines our ambitions of improving life opportunities, good health and wellbeing and pride of place for all, investing in communities and reducing inequalities. This framework will be implemented through social regeneration charters for the different areas in the borough. These will outline how we will achieve our ambitions at a local level and demonstrate how we will collaborate with the community throughout the process.</p>		
<p>SP4 Strong Local Economy</p>	<p>We will work to make sure that Southwark has a strong economy where all of our existing and new residents, businesses and workers benefit. This will be achieved through:</p> <p><u>1. Supporting a green new deal for Southwark that creates at least 1,000 new green jobs, cuts emissions and generates a new wave of environmental innovation. Workplaces and town</u></p>	<p>Clarification</p> <p>Due to the recent circulation of the Publication London Plan (2020), if the inspectors are minded to make modifications to the New Southwark Plan, the Council is proposing factual updates for</p>	<p>Minor</p>

	<p><u>centres will be easily accessible by walking and cycling.</u></p> <ol style="list-style-type: none"> 1. Bringing more opportunities for people to find work, get into training and achieve their aspirations; and 2. Making Southwark a place where the town centres and high streets thrive and are a place to do business in the London and global economy, where business owners know this is the borough where their enterprises will grow and prosper; and 3. Ensuring the distinctive town and local centres will be places where shops, leisure, office and community uses are competitive and popular, providing customer choice for local communities; and 4. Increasing retail floorspace by up to 26,672sqm by 2031 over and above commitments; and 5. Working with our residents to assist them to be and stay financially independent; and 6. Ensuring we intensify the industrial land and co-locate industrial premises with new homes; and 7. Working with local business and other partners to make sure our residents are 	<p>clarity to address the Climate Emergency and that the plan aims to meet the statutory 2050 net zero target. This is to clarify and signpost that the Climate Emergency is a thread throughout the strategic policies and the NSP as a whole.</p>	
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	<p>equipped with the skills and knowledge to access the many exciting opportunities that being in Southwark brings; and</p> <p>8. Ensuring the delivery of 500 new affordable small business units.</p> <p>Reasons</p> <p>1. When our economy is strong then all of our residents benefit. It brings more opportunities for people in Southwark to find work, get into training and achieve their aspirations. Southwark has a network of employment clusters offering an environment where businesses, including small and medium sized enterprises (SMEs), create new jobs and opportunities particularly for local people. To help provide more affordable business space and help start up businesses our grant funds initiatives such as the High Street Challenge and the Southwark Pioneers Fund help to support business and community led groups to deliver new street markets and diversify uses on high streets through 'pop-up' uses on vacant and empty spaces. We pay particular attention to proposed growth in betting, pay day loan shops and takeaways and the potential loss of pubs, leisure and cultural uses. There are plans to enhance and renew Old Kent Road, Canada Water, Peckham,</p>		
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Elephant and Castle, Camberwell, Tower Bridge Road and other town centres. Southwark is also home to some of the oldest and most established Business Improvement Districts in the country, helping to offer services and improvements for businesses and residents in Bankside, Bermondsey, the South Bank, London Bridge and Waterloo.

2. We will encourage the creation of green jobs in the environmental sector as they contribute to, preserving or restoring the environment. This may include manufacturing and construction, and emerging green sectors such as renewable energy and energy efficiency.

3. Southwark is projected to need to deliver 460,000sqm of new office space from 2014 to 2036. Along with other types of employment space this will provide 84,000 new jobs. Many of these will be in the Central Activities Zone and across our major opportunity areas including Canada Water and Old Kent Road. To meet the growing need for affordable workspace the plan includes a bespoke policy and strategic target of 500 new affordable small business units. Additionally Southwark has over 800 railway arches many of which will be made

	<p>available to enliven the Low Line walking routes and provide small business space. Industrial space will be intensified in stand alone and mixed use development and 52 hectares of land is retained for industrial uses or industrial mixed use development in the borough.</p> <p>4. Southwark has a strong hierarchy of town centres which are projected to increase by 16,303sqm net of comparison goods retail floorspace, 1,954sqm net of convenience goods retail floorspace, and 8,415sqm gross of food and beverage floorspace (totalling 26,672sqm net retail) by 2031 over and above commitments.</p> <p>Growth of retail will mainly be accommodated in the redevelopment of three large shopping centres within the major town centres of Elephant and Castle, Peckham and Canada Water. Old Kent Road will also be transformed from retail warehouses with large car parks to a Healthy High Street.</p> <p>5. Income deprivation measures the proportion of the population experiencing deprivation relating to low income, including those in and out of work. The most income deprived areas of the borough are located across central and northern</p>		
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	<p>Southwark. Almost a third of residents live in communities ranked in the 20% most income deprived in England. In contrast, 8% live in communities ranked in the 20% least income deprived these include Dulwich Village, a small part of Chaucer, Rotherhithe, North Bermondsey and Surrey Docks.</p> <p>6. In terms of employment more specifically, the most employment deprived areas of the borough are located across central and northern Southwark, this includes part of the Old Kent Road, Peckham, Faraday, Newington and Camberwell Green. This measures the proportion of the working age population in an area involuntarily excluded from the labour market. Almost 14% of residents live in communities ranked in the 20% most employment deprived in England. In contrast, almost 12% live in communities ranked in the 20% least employment deprived.</p>		
<p>SP5 Healthy, active lives</p>	<p>We will maintain and improve the health and wellbeing of our residents, encouraging healthy lives by tackling the causes of ill health and inequalities. This will be achieved by:</p> <p>1. Ensuring all council homes are warm, dry and safe; and</p>	<p>Clarification</p> <p>Due to the recent circulation of the Publication London Plan (2020), if the inspectors are minded to make modifications to the New Southwark Plan, the Council is proposing</p>	<p>Minor</p>

	<p>2. Building quality new homes to help people to live healthier lives; and</p> <p>3. Working with residents and our partners to build resilient communities; and</p> <p>4. Extending opportunities to all to maintain and improve their health and wellbeing; and</p> <p>5. Enabling people to remain in their homes for longer and ensuring vulnerable residents can lead and enjoy independent lives, achieve their goals and have a great future in Southwark; and</p> <p>6. Delivering a safer walking and cycling network to address the climate emergency; and</p> <p>7. Increasing, protecting and improving green spaces; and</p> <p>8. Improving access to healthcare, voluntary organisations and community health facilities; and</p> <p>9. Introducing the concept of active design which, among other things, makes using the stairs an attractive alternative to using lifts and encourages walking and the use of bicycles for local trips.</p>	<p>factual updates for clarity to address the Climate Emergency and that the plan aims to meet the statutory 2050 net zero target. This is to clarify and signpost that the Climate Emergency is a thread throughout the strategic policies and the NSP as a whole.</p>	
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	<p>Reasons</p> <p>1. We will promote healthy streets and neighbourhoods with pleasant town centres to shop, socialise and get access to health services, all within walking distance and very convenient for cycling. This will support our aim to be an age friendly borough. These policies for improving town centres, building schools, and providing the facilities for cycling and walking will address physical and mental health issues to improve the everyday experiences of residents, workers and shoppers. We will also encourage permanent and temporary community food growing opportunities, improve the quality of green spaces and parks, and ensure residents have access to opportunities for free swimming and gym use, an extended bike hire and cycle network.</p> <p><u>2. The shift in transport modes from cars to walking and cycling responds to the Climate Emergency declared by Soutwark by reducing car use and improving the health of local residents.</u></p> <p><u>3</u>2. Levels of health deprivation and disability in the borough are mixed, this relates to the risk of premature death and the impairment of quality of life through poor physical or mental health. The</p>		
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	<p>most deprived neighbourhoods are spread across the borough. Just over 8% of residents live in communities ranked in the 20% most deprived in England. In contrast, just over 4% live in communities ranked in the 20% least health deprived.</p>		
<p>SP6 Cleaner, greener, safer</p>	<p>We will lead the way in providing spaces for people to connect with nature, making people feel safe, creating cleaner streets, increasing recycling and reducing landfill waste, and addressing the Climate Emergency. This will be achieved through:</p> <ol style="list-style-type: none"> 1. Protecting, <u>improving</u> and enhancing our environment through making new and existing buildings as energy efficient as possible; and 2. Making Southwark a place where walking, cycling and public transport are the first choice of travel as they are convenient, safe and attractive; and 3. Protecting and improving our network of open spaces, waterways, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities; and 4. Improving our natural environment through the use of urban greening to reduce flood risk and improve air quality; and 	<p>Clarification</p> <p>Due to the recent circulation of the Publication London Plan (2020), if the inspectors are minded to make modifications to the New Southwark Plan, the Council is proposing factual updates for clarity to address the Climate Emergency and that the plan aims to meet the statutory 2050 net zero target. This is to clarify and signpost that the Climate Emergency is a thread throughout the strategic policies and the NSP as a whole.</p>	<p>Minor</p>

5. Working with local people to deliver the very best so that the borough is clean, green and safe.

Reasons

1. The climate change target for this plan is to be net zero by 2050 as set out in the Climate Change Act. The council has declared a Climate Emergency with the ambition to reach carbon neutrality by 2030. This plan is a stepping stone towards meeting this 2030 ambition. We will play a leading role in making Southwark a place where people enjoy spending time and can thrive by ensuring the borough is clean, green and safe. Reducing landfill, remediating contaminated land and increasing recycling and the re-use of waste materials will help us minimise our environmental impact and help to protect biodiversity and habitats for future generations to enjoy. Ensuring buildings are energy efficient and low carbon will help reduce our carbon footprint and our contribution to man-made climate change while also saving money through reduced energy bills for our residents and workers. Prioritising walking, cycling and public transport will also help us reduce our carbon footprint, as well as reduce the congestion and poor air quality.

2. Southwark's carbon emissions have been reducing since 2010. In 2017 it was 1,013 Total kt (CO2e).

3.2. Some parts of the borough's walking and cycling routes are poorly maintained, confusing and can at times feel unsafe. Improving these routes will encourage more walking and cycling. Poor air quality has significant health impacts so reducing harmful pollutants is crucial in making a safer and cleaner place. There is also a risk of flooding from both the Thames and surface water pooling. We need to mimic natural drainage patterns by reducing hard surfaces and increase absorbent surfaces through soil and planting. Our parks and open spaces, trees and wildlife habitats are of enormous value so it is essential that we continue to protect and enhance them to ensure they can be enjoyed and used by everyone.

4.3. The Crime Domain measures the risk of personal and material victimisation at local level. Southwark is ranked as one of the most deprived local authorities in England. There are high levels of crime deprivation across the majority of the borough, with the exception of

Borough & Bankside and parts of London Bridge & West Bermondsey. Over a third of residents live in communities ranked in the 20% most crime deprived in England. In contrast, just 5% live in communities ranked in the 20% least crime deprived.

54. The Living Environment Deprivation Domain measures the quality of the local environment, both indoor and outdoor. There are high levels of deprivation relating to the living environment across the borough, with more than half of residents living in communities ranked in the 20% most deprived in England. When looking at the sub-domain that focuses on air quality and road traffic accidents, all residents in Southwark live in communities ranked as the 20% most deprived in England.

<p>P12 Design of places</p>	<p>In the policy: 4. Ensure buildings, public spaces, <u>open spaces</u> and routes, are positioned according to their function, importance and use; and</p> <p>Add to the reasons: <u>Good design of places and the public realm are important to promote active travel and encourage use of these spaces for movement, which contributes to mitigating climate change by reducing carbon emissions.</u></p>	<p>Clarification London Plan</p>	<p>Minor</p>
<p>P13 Design quality</p>	<p>Add to the policy: 5. buildings and spaces which are constructed and designed sustainably <u>to adapt to climate change</u>; and</p> <p>Add sentence to the end of point 3 of Reasons: <u>This is crucial to adapt and mitigate against climate change.</u></p>	<p>Clarification London Plan</p>	<p>Minor</p>
<p>P14 Residential Design</p>	<p>Figure 3.2 Circular Economy hierarchy for the building approaches – policy SI7 Reducing waste and supporting the circular economy, paragraph 3.3.10 and policy D4 Delivering good design in the Publication London Plan</p>	<p>Clarification London Plan</p>	<p>Minor</p>

	<p>All new build and conversions to residential development must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation as follows:</p> <p><u>17. Complete a Whole Life-cycle Carbon Assessment for referable schemes for existing buildings and identify where materials can be recycled and reused.</u></p>		
P42 Outdoor advertisements and signage	<p>Add to reasons:</p> <p><u>The use of low energy lighting will play an important role in addressing climate change.</u></p>	<p>Clarification</p> <p>London Plan</p>	Minor
P48 Public transport	<p>Add sentence to end of reasons</p> <p><u>By encouraging more people to use public transport, emissions from private vehicles will be reduced.</u></p>	<p>Clarification</p> <p>London Plan</p>	Minor
P49 Highways impacts	<p>Add in at the end of reasons:</p> <p><u>Reducing carbon emissions by minimising the need for private car journeys.</u></p>	<p>Clarification</p> <p>London Plan</p>	Minor
P50 Walking	<p>Add in the end of reasons:</p> <p><u>Walking is an important way to reduce emissions from motorised transport.</u></p>	<p>Clarification</p> <p>London Plan</p>	Minor
P52 Cycling	<p>Add in the end of reasons:</p> <p><u>Cycling is an alternative mode to reduce emissions from motorised transport.</u></p>	<p>Clarification</p> <p>London Plan</p>	Minor
P51 Low Line Routes	<p>Add in the end reasons:</p>	<p>Clarification</p>	Minor

	<u>Low Line Routes encourage walking over the use of private vehicles which reduce emissions and mitigate against climate change.</u>	London Plan	
P53 Car parking	<p>Add in reasons</p> <p>Private cars take up much more resources and space per person than many other modes of transport, particularly walking, cycling and public transport. Southwark will grow sustainably without adverse environmental impacts <u>and carbon emissions</u> through car free development in highly accessible areas and reduced reliance on the private car.</p>	<p>Clarification</p> <p>London Plan</p>	Minor
P56 Open Spaces	<p>Add reasons.</p> <p><u>Protecting and improving open space plays an important role in climate change adaption and mitigation.</u></p>	<p>Clarification</p> <p>London Plan</p>	Minor
P58 Green Infrastructure	<p>Add to reasons</p> <p>Green infrastructure is a network of habitats which is often multifunctional and can provide a range of benefits. <u>These include</u> improving mental health, <u>encouraging</u> active lifestyles <u>and</u> recreation, food growing <u>and</u> enhanced biodiversity. <u>The provision of new green infrastructure plays an important role in climate change adaption and mitigation, and</u> ecological resilience, flood risk management, temperature regulation and improved air and water quality.</p>	<p>Clarification</p> <p>London Plan</p>	Minor

<p>P59 Biodiversity</p>	<p>Policy point 1.1 amendments</p> <p>Or <u>identified and monitored in latest</u> adopted Southwark <u>Nature Biodiversity Action</u> Plan</p> <p>Reasons Biodiversity benefits people within and outside Southwark by maintaining ecosystems, providing natural resources, regulating the environment, <u>mitigating and adapting to climate change</u>, and enriching mental health and wellbeing as well as having intrinsic value. Regeneration, particularly in areas of natural deficiency, presents the opportunity to deliver net biodiversity gains benefitting local people by introducing features for wildlife as part of green infrastructure.</p> <p>Due to the intense pressure on land for development, it is important that areas of nature conservation value or ecological importance are identified and the flora and fauna are protected and enhanced.</p> <p>Update reference to Biodiversity Action Plan to Southwark Nature Action Plan (2020)</p>	<p>Clarification</p> <p>London Plan</p>	<p>Minor</p>
<p>P60 Trees</p>	<p>Add to sentence in the Reasons: Trees also have an important role in enhancing air quality, <u>carbon storage (especially mature trees) and climate change mitigation</u>, reducing surface water.</p>	<p>Clarification</p> <p>London Plan</p>	<p>Minor</p>

<p>P61 Reducing waste</p>	<p>Inclusion of Point 4 and 5 to the policy will be reviewed and set out in the Waste Note as requested by the Inspector.</p> <p>Development must: <u>4. Meet the Circular Economy Principles; and</u> <u>5. Major Referrable development should submit a Circular Economy Statement.</u></p> <p>Add sentence to end of reasons paragraph: <u>The reduction and proper management of waste to reduce carbon emissions is crucial for mitigating against climate change.</u></p> <p>Add a fact box for Circular Economy Statements and Circular Economy Principles</p> <p><u>Circular Economy Principles are:</u> <u>1. Conserve resources, increase efficiency and source sustainably</u> <u>2. Design to eliminate waste (and for ease of maintenance)</u> <u>3. Manage waste sustainably and at the highest value</u></p> <p><u>Circular Economy Statements are an assessment of how a development will incorporate Circular Economy measures into all aspects of the design, construction and operation process.</u></p>	<p>Clarification</p> <p>London Plan</p>	<p>Minor</p>
<p>P64 Improving Air Quality</p>	<p>Add to Point 1 of the reasons: On the environment <u>and exacerbate climate change.</u> <u>Air Quality neutral standards are an effective mitigation against climate change.</u></p>	<p>Clarification</p> <p>London Plan</p>	<p>Minor</p>

P66 Reducing water use	<p>Add point 3 to policy: <u>Major development should assess the need for improvements to water supply infrastructure in discussion with water utility companies.</u></p> <p>Add to the last sentence of Reasons: <u>The reduction of water usage is crucial for adaptation to climate change.</u></p>	<p>Clarification London Plan</p>	Minor
P67 Reducing flood risk	<p>End of Point 1 of Reasons: <u>Reducing flood risk is also essential for adapting to the potential impacts of climate change.</u></p>	<p>Clarification London Plan</p>	Minor
P68 Sustainability Standards	<p>Swap point 1.1 and 1.2 to match the updated cooling hierarchy as set out in the Publication London Plan. Reduction should be the starting point of the cooling hierarchy.</p> <p>Add to Point 1 of the Reasons are not effectively mitigated <u>to address climate change and contribute to meeting net carbon zero by 2050.</u></p>	<p>Clarification London Plan</p>	Minor
P69 Energy	<p><u>All Development</u></p> <p>Energy Hierarchy</p> <p>1. Development must minimise carbon emissions on site in accordance with the following energy hierarchy:</p>	<p>Due to the recent circulation of the Publication London Plan (2020), if the inspectors are minded to make modifications to the New Southwark Plan, the Council is proposing</p>	Minor

	<p>1. Be lean (energy efficient design and construction); then</p> <p>2. Be clean (low carbon energy supply); then</p> <p>3. Be green (on site renewable energy generation and storage).</p> <p>Targets for Major development</p> <p><u>2. Development must reduce operational greenhouse gas emissions and minimising both annual and peak energy demand. This must be in accordance with the following energy hierarchy:</u></p> <p><u>1. Be lean (energy efficient design and construction); then</u></p> <p><u>2. Be clean (low carbon energy supply); then</u></p> <p><u>3. Be green (on site renewable energy generation and storage); then</u></p> <p><u>4. Be seen (monitor, verify and report on energy performance); then</u></p> <p><u>5. Offset residual carbon emissions to reach zero carbon target.</u></p> <p>Major development must reduce carbon dioxide emissions onsite by:</p> <p><u>3. Major development must be net zero-carbon.</u></p> <p>4. <u>Major residential development must reduce carbon emissions onsite (100% on 2013 Building Regulations).</u> Part L standards for residential</p>	<p>factual updates for clarity to make clear the Climate Emergency and that the plan aims to meet the statutory 2050 net zero target.</p> <p>To clarify and signpost that the Climate Emergency is a thread throughout the strategic policies and the NSP as a whole.</p> <p>The proposed modifications to policy P69 Energy bring across London Plan policy into the NSP as a factual update. The Publication London Plan will form a part of the development plan once adopted.</p> <p>The proposed changes are underlined and highlighted in red in the form of track changes.</p> <p>This document can be read alongside Matter 1 and Matter 7 and the Inspector's questions</p>	
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	<p>development; and In exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution.</p> <p>5. Major non-residential developments <u>must reduce carbon emissions onsite by</u> a minimum of 40% on 2013 Buildings Regulations* Part L and zero carbon (100% for non-residential developments). <u>Any shortfall must be secured off site through planning obligations or as a financial contribution.</u></p> <p>3. Any shortfall against carbon emissions reduction requirements must be secured off site through planning obligations or as a financial contribution.</p> <p><u>6. Development proposals referable to the Mayor must calculate whole life cycle carbon emissions through a nationally recognised assessment and demonstrate actions taken to reduce life cycle carbon emissions.</u></p> <p>Decentralised energy</p> <p>7. Major development must be designed to incorporate decentralised energy in accordance with the following hierarchy:</p> <ol style="list-style-type: none">1. Connect to an existing <u>or planned</u> decentralised energy network; then2. Be future-proofed to connect to a planned decentralised energy network; or	relating to the Climate Emergency.	
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3. Implement a site-wide low carbon communal heating system; and
4. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented.

Reasons

1. Southwark is committed to addressing the Climate Emergency by onsite carbon reduction. 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.

42. The energy hierarchy sets a framework for how development should approach carbon emission reductions. Savings should be maximised at the first "be lean" stage using energy efficient design and construction. This could include building fabric and materials, orientation and aspect, and the use of passive cooling and heating. Once savings at this stage have been maximised, development should seek further savings through the second "be clean" stage. This stage relates to low carbon energy supply, including decentralised energy networks. Once savings at this stage have been maximised, the use

of on site renewable energy generation (“be green”) should be incorporated.

53. The policy requires buildings to be designed and constructed to reduce carbon emissions. Carbon dioxide is a “greenhouse” gas, emissions of which are a waste pollutant which contributes to climate change. In Southwark, 84% of carbon dioxide emissions come from the heating, cooling and powering of buildings. Decentralised energy networks provide a vital opportunity for reducing carbon emissions. They also provide an opportunity to introduce the use of a cleaner energy supply. It has the potential to reduce fuel poverty in Southwark. The policy requires the expansion of existing decentralised energy networks and, where this is not practicable, the development of new networks to maximise the benefits of decentralised energy supply and energy storage.

6.Sites have been identified in the Old Kent Road Opportunity Area for possible connection to a District Heat Network providing heat and hot water from the SELCHP combined heat and power plant. This includes the proposed connection to housing estates in the Old Kent Road Opportunity Area.

*Building Regulations 2013. If these are updated, the policy threshold will be reviewed.

Add a fact box for Whole Lifecycle Carbon Assessments

Whole Lifecycle Carbon approach as set out in the London Plan is needed to capture its unregulated

	<p>emissions (i.e. those associated with cooking and small appliances), its embodied emissions (i.e. those associated with raw material extraction, manufacture and transport of building materials and construction) and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal).</p> <p>Whole life-cycle carbon emission assessments are an assessment of unregulated and embodied emissions and emissions associated with redevelopment. These are monitored at the pre-application, submission and post-construction construction stages to close the implementation gap to work towards achieving net carbon zero for new development.</p>		
IP1 Infrastructure	<p>Add to end of paragraph 1 for Reasons The anticipated growth <u>and address climate change, adaptation and mitigation.</u></p>	Clarification	Minor
IP2 Transport Infrastructure	<p>Add to middle sentence in reasons Unlocking the potential for potential for future development <u>and mitigating against climate change.</u></p>	Clarification	Minor
IP3 Community infrastructure levy (CIL) and Section	<p>Name change: Community infrastructure levy (CIL), and Section 106 planning obligations <u>and Carbon Offset Fund</u></p>	Clarification	Minor

106 planning obligations	<p>We will ensure that any potential adverse impact that makes a proposed development unacceptable will be offset by using Section 106 legal agreements that either requires the developer to a) offset the impact or b) 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, <u>carbon offsetting projects funded by the carbon offset fund</u> and 25% of CIL is spent near the development).</p>				
Old Kent Road Site allocations	<p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1" data-bbox="443 735 1100 906"> <tr> <td data-bbox="443 735 852 906"> <u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u> </td> <td data-bbox="852 735 1100 906"> <u>Yes</u> </td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>	<p>Clarification</p> <p>Alignment with London Plan</p>	<p>Minor</p>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>				
Glossary	<p>Add <u>Climate Emergency - We will do all we can to make the borough carbon neutral by 2030. This includes cutting the council's carbon emissions, addressing air quality and protecting biodiversity to respond to the imminence of the impacts of climate change.</u></p> <p>Add <u>Zero-carbon - Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.</u></p> <p>Add <u>Net Carbon Neutral – This is equivalent for Net Carbon Zero target for the purposes of this plan.</u></p>	<p>Clarification</p>	<p>Minor</p>		

	<p>Add in from London Plan glossary</p> <ul style="list-style-type: none">- Futureproofing- Embodied carbon / energy / emissions- Decentralised energy- Circular economy- Combined heat and power		
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