

CHANGES TO THE USE CLASSES ORDER, IMPACT ON THE NEW SOUTHWARK PLAN SITE ALLOCATIONS

1. Introduction

1. This document has been prepared to accompany the Council's response to the Inspectors Matters, Issues and Questions as part of the New Southwark Plan Examination (Matter 10).
2. EIP162, section 2 provides a summary of the key changes to the Use Classes Order which came into effect from 1 September 2020.
3. The changes see the introduction of three new use classes: E, F.1 and F.2, which absorb use classes A, B and D. Sui generis use class has also been expanded to include some of the aforementioned uses. Further detail is provided in EIP162.
4. These changes will have an impact on several policies in the New Southwark Plan, and the site allocations where they refer to the existing uses on site, and the site requirements. The purpose of this document is to provide clarity on the impacts to the plan and how the Council intends to respond. If the Inspector is minded to make modifications, the paper includes our suggested wording.
5. The Mayor of London's *London Plan Explanatory Note: Applying the Use Class Order to the new London Plan*. The note sets out how the policies in the new London Plan that refer to specific use classes should be applied in light of changes to the Use Class Order. The note states:

Where the Plan refers to the specific use classes in Column A of the table below, or a combination of these uses, the relevant policies should be applied as if they refer to the corresponding use class in Column B:

Column A	Column B
A1	E(a)
A2	E(c)
A3	E(b)
A4	Use as a public house, wine bar, or drinking establishment (sui generis)
A5	Use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis)
B1(a)	E(g)(i)
B1(b)	E(g)(ii)
B1(c)	E(g)(iii)

Where the Plan refers generally to the A Use Class, the relevant policies should be applied as if this were a reference to Use Classes E(a), E(b), E(c), use as a public house, wine bar, or drinking establishment (sui generis), and use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis).

Where the Plan refers generally to the B Use Class, the relevant policies should be applied as if this were a reference to Use Classes E(g), B2 and B8.

Where the Plan refers to a specific use within the D1 or D2 Use Classes, the relevant policies should be applied as if this were a reference to the relevant specific use within Use Classes E, F.1 or F.2 or the relevant sui generis use.

6. The New Southwark Plan takes an approach informed by this explanatory note.
7. Where specific uses are referred to in a site allocation, they have been updated to reflect the changes to the Use Classes Order. For each site, the changes are set out in Table 1 below. Existing uses have also been updated for clarity and where agreements have been made for proposed changes to the site allocations wording through Statements of Common Ground, these have been included.
8. Site allocations that previously referred to Town Centre uses are now referred to as **retail, community or leisure uses**, this is proposed as an amendment to the glossary as follows:

Glossary definition

Retail, community or leisure uses:

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **F1(b)** Display of works of art (otherwise than for sale or hire)

- **F1(c)** Museums
 - **F1(d)** Public libraries or public reading rooms
 - **F1(e)** Public halls or exhibition halls
 - **F1(f)** Public worship or religious instruction (or in connection with such use)
 - **F1(g)** Law courts
 - **F2(b)** Halls or meeting places for the principal use of the local community
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks
 - **Appropriate sui generis town centre uses** (for example: public house, wine bar or drinking establishment, a venue for live music performance, a cinema, a concert hall, a bingo hall, a dance hall, subject to site specific circumstances)
9. Community Uses as described as D Use Class, D1 or D2 are now referred *Leisure, Arts, Culture or Community Uses*, this is set out in the proposed fact box to P46: Community Uses (EIP162).

Fact Box – Leisure, Arts, Culture and Community Uses

Leisure, Arts, Culture and Community Uses are important components of social Infrastructure. Social infrastructure covers a range of services and facilities that meet local needs and contribute towards a good quality of life. It includes health provision, education, community, play, youth, early years, recreation, sports, faith, criminal justice and emergency facilities.

Changes to the Use Classes Order 1987 from 1 September 2020, have meant these uses, previously D1 and D2, fall across class E, F.1, F.2 and Sui Generis, as below (although non-exhaustive).

E Commercial, business and service

E(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public;

E(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner;

E(f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public.

F1 Learning and non-residential institutions

(a) for the provision of education,

(b) for the display of works of art (otherwise than for sale or hire),

(c) as a museum,

(d) as a public library or public reading room,

(e) as a public hall or exhibition hall,

(f) for, or in connection with, public worship or religious instruction,

(g) as a law court.

F2 Local community

F2(b) Halls or meeting places for the principal use of the local community

F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)

F2(d) Indoor or outdoor swimming pools or skating rinks

Sui Generis

Uses that do not fall into a specific use class such as:

a venue for live music performance

a cinema

a concert hall

a bingo hall

a dance hall

Table 1			
Policy Number	Address	Existing uses	Site requirements
NSP01	Site bordering Great Suffolk Street and Ewer Street	Office (B1) <u>(E)(g)(i)</u> – 35,690 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E)(g), B class</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> enhancing the Low Line walking route adjacent to the railway viaduct; and • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP02	62-67 Park Street	Office (B1) <u>(E)(g)(i)</u> – 16,000sqm	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E)(g), B class</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> facing Park Street, New Globe Walk and the walking route to the west of the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).

NSP03	185 Park Street	Office (B1) <u>(E)(g)(i)</u> - 12,403 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with ground floor town-centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> facing Park Street and Sumner Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 14/AP/3842 is relevant to this site.</p>
NSP04	London Fire and Emergency Planning Authority	Vacant, with last use as the Southwark Fire Station complex (sui generis) 11,664m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new secondary school and sixth form (D1) <u>(F1(a))</u>; and • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community space (D1, D2) <u>leisure, arts, culture or community uses</u>. <p>Planning application 17/AP/0367 is relevant to this site.</p>
NSP05	1 Southwark Bridge Road and Red Lion Court	Office (B1) <u>(E)(g)(i)</u> - 32,098 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Enhance the Thames Path by providing public realm and active frontages with ground floor town-centre uses (A1,

			<p>A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>; and</p> <ul style="list-style-type: none"> • Provide new north-south green links; and • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP06	Landmark Court	Office (B1) <u>(E)(g)(i)</u> - 862 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least 50% of the development as employment floorspace (B use class) <u>(E)(g), B class</u>; and • Provide active frontages on Southwark Street with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 19/AP/0830 is relevant to this site.</p>
NSP07	Land between Great Suffolk Street and Glasshill Street	Office (B1) <u>(E)(g)(i)</u> - 15,185 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E)(g), B class</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with commercial or community uses at ground floor level along the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p>

			<ul style="list-style-type: none"> • Provide new town centre uses, including community space (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>.
NSP08	Swan Street Cluster	<p>Office (B1) <u>(E)(g)(i)</u> – 9,100 m²</p> <p>Education (D1) <u>(F1(a))</u> – 6,800 m²</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E)(g), B class</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide a new east-west pedestrian and/or cycle link between Borough High Street and Swan Street; and • Enhance Borough High Street and Swan Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of education (D1) <u>(F1(a))</u> floorspace currently on the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a health centre (D1) <u>(E(e))</u>.
NSP09	19, 21 and 23 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway	<p>Employment use (B1) <u>(E)(g)</u> - 2,000 m²</p> <p>Retail and community (A1, A3, D1) <u>Retail, community or leisure uses (as</u></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E)(g), B class</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide new homes (C3); and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or</u>

		<u>defined in the glossary</u> - 829 m2	<u>leisure uses (as defined in the glossary)</u> facing Borough High Street and Harper Road. Planning application 18/AP/0657 is relevant to this site.
NSP10	Biscuit Factory and Campus	Office (B1) <u>(E)(g)(i)</u> - 32,458 m2 <u>Retail, community or leisure</u> (A1-A5, D1-D2) - 331 m2 School (D1) <u>(F1(a))</u> - 7,306 m2 Sui generis - 8,802 m2	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide new homes (C3); and • Support new and replacement business floorspace, including space for small and medium enterprises (B-use class) <u>(E(g), B class)</u>; and • Provide a replacement school (D1) <u>(F1(a))</u>; and • Provide two new links to The Blue under the railway viaduct; and • Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor level, enhancing the adjacent Low Line walking route; and • Provide a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road; and • Enhance the Low Line walking route adjacent to the railway viaduct. Planning application 17/AP/4088 is relevant to this site.
NSP11	Tower Workshops	Small business space (B1) <u>(E)(g)</u> - 5,628 m2	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>E(g), B class</u> - suitable for small businesses) currently on the site; and • Enhance the east-west walking route to the south of the site linking Riley Road and Maltby Street. Redevelopment of the site should:

			<ul style="list-style-type: none"> • Provide active frontages facing Maltby Street (B class) (<u>E(g), B class</u>); and • Provide new homes (C3).
NSP12	Chambers Wharf	In use as a construction site for the Thames Tideway Tunnel until 2023.	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a significant number of new homes (C3), specifically larger unit sizes; and • Provide town centre employment <u>retail, community or leisure uses (as defined in the glossary) or employment (E(g))</u> uses compatible with residential use (A1, A2, A3, A4, B1, D1); and • Enhance the Thames Path; and • Deliver a new community hall (<u>F2(b)</u>) (D2) – at least 200m2. <p>Planning applications 07/AP/1262 and 13/AP/4266 are relevant to this site.</p>
NSP13	Conoco House, Quadrant House, Edward Edwards House and Suthring House	<p>Office (B1) (<u>E(g)(i)</u>) – 8,928 m2</p> <p>Residential (C3) – 67 units</p> <p>Public House (A4) (<u>Sui Generis</u>) – 190 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) (<u>E(g), B class</u>) currently on the site or at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road; and • Retain or re-provide Edward Edwards Almshouses (C3); and • Provide public realm improvements including new routes to Burrell Street and Teveris Street. <p>Redevelopment of the site should:</p>

			<ul style="list-style-type: none"> Provide new homes (C3).
NSP14	Friars House, 157-168 Blackfriars Road	<p>Office (B1) <u>(E)(g)(i)</u> - 9,178 m2</p> <p><u>Retail Town Centre</u> uses (A1, A2, A3, A4) – 1,328 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 20/AP/0556 (a hotel development) is relevant to the site.</p>
NSP15	Land enclosed by Colombo Street, Meymott Street and Blackfriars Road	<p>Office (B1) <u>(E)(g)(i)</u> - 9,565m2</p> <p>Other D Class <u>Leisure, Arts, Culture or Community Uses</u> - 375m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and Retain or reprovide the existing community centre (D1) <u>(F2(b))</u>; and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road.

			<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 15/AP/0237 is relevant to this site.</p>
NSP16	Ludgate House and Sampson House, 64 Hopton Street	<p>Office (B1) <u>(E)(g)(i)</u> - 26,476 m²</p> <p>Disaster recovery and data centre - 63,319 m²</p> <p>Nightclub - 1862 m²</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide new employment floorspace (B class) <u>(E)(g), B class</u>; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> along Blackfriars Road; and • Provide new east-west green links connecting Blackfriars Road to Hopton Street, including a new cycle link; and • Provide community or leisure uses (D1, D2) <u>leisure, arts, culture or community uses</u> for the benefit of new residents and the existing local community; and • Provide new open space of at least 15% of the site area. <p>Planning applications 12/AP/3940 and 18/AP/1603 are relevant to this site.</p>
NSP17	Southwark Station and 1 Joan Street	<p>Tube Station (Sui Generis) – 728 m² (above ground portion)</p> <p>Temporary arts space (D1) – 655 m²</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least 50% of the development as employment floorspace <u>(E)(g), B class</u>; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road, The Cut and railway viaduct; and • Provide an enhanced accessible tube station, including public realm improvements.

			<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide cultural uses (D1) <u>leisure, arts, culture or community uses.</u>
NSP18	McLaren House, St George's Circus	Student accommodation (sui generis) 13,003m2	<p>Redevelopment on this site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3) or student accommodation (sui generis); and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road and St George's Circus.
NSP19	Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street	<p>Office (B1) <u>(E)(g)(i)</u> - 24,749 m2</p> <p>Ground floor retail (A3) <u>(E(b))</u> - 669 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Paris Garden, Blackfriars Road and Stamford Street; and • Improve connectivity to provide a new green link from Rennie Street to Paris Gardens. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 16/AP/5239 is relevant to this site.</p>

NSP20	1-5 Paris Garden and 16-19 Hatfields	Office (B1) <u>(E)(g)</u> - 28,768 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) <u>(E)(g), B class</u> currently on the site with provision for ground floor retail space (A1, A2, A3, A4); and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Hatfields and Paris Garden; and • Provide a new east-west link. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application is 17/AP/4230 relevant to this site. The application is for office and retail uses.</p>
NSP21	Camberwell Station	Light industrial uses (B1e) <u>(E)(g)(iii)</u> – within railway viaduct arches (some with extensions)	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new station at Camberwell with accessibility from both the east and west of the railway viaduct; and • Provide at least the amount of employment floorspace (B use class) <u>(E)(g), B class</u> currently on the site; and • Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> facing Camberwell Station Road.
NSP22	Burgess Business Park	Business and industrial uses (B1) <u>(E)(g)</u> , B8) – 28,022 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Ensure every individual development proposal increases or provides at least the amount of employment floorspace (B class) <u>(E)(g), B class</u> currently on the site; and • Provide new homes (C3); and • Enhance permeability including new north-south and east-west green links; and • Provide public realm improvements including a square.

			<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide industrial employment space (B1e <u>E(g)(iii)</u>, B2, B8); • Provide active frontages (A1, A2, A3, A4, D1, D2), (<u>retail, community or leisure uses (as defined in the glossary)</u>) at appropriate ground floor locations. <p>Planning applications 17/AP/4381 and 17/AP/4778 are relevant to this site.</p> <p>D&A guidance By developing at a higher density <u>there is the opportunity to deliver new light industrial, distribution and studio/hybrid workspaces. the amount of small business space will represent at least 50% of the proposed floorspace.</u></p>
NSP23	Butterfly Walk and Morrisons Car Park	<p>Supermarket and town centre <u>retail</u> uses (A1, A2, A3) – 6,705 m²</p> <p>Police station (sui generis) – 384 m²</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of retail floorspace (A1, A2, A3, A4) currently on the site; and • Retain the supermarket use (A1) <u>E(a)</u> and • Provide public realm enhancements; and • Provide new east-west green links; and • Provide active frontages facing Denmark Hill; and • Provide new homes (C3). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Retain the police use, subject to need. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Accommodate meanwhile uses on the car park;

			<ul style="list-style-type: none"> • Provide employment uses (B class) <u>(E(g), B class)</u>; • Provide cultural uses (D use class) <u>leisure, arts, culture or community uses</u>.
NSP24	Valmar Trading Estate	Light industrial uses (B1c) <u>(E(g)(iii))</u> – 3,982 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide a new east-west green link from Denmark Hill to Valmar Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP25	Camberwell Bus Garage	<ul style="list-style-type: none"> • Bus garage (sui generis) – 9,478 m2 	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain <u>bus capacity for the local network</u>; a bus garage if the use is still required; and • Provide active frontages including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor on Camberwell New Road and around the new public square fronting Camberwell Station; and • Provide a new public square fronting Camberwell Station; and • Provide a new east-west green link from Camberwell Station Road to Warner Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide small business space (B1) <u>(E(g))</u>. <p>D&A guidance If the bus garage is required redevelopment should consider over the station development to provide new homes.</p>

NSP26	Walworth Bus Garage, Camberwell	<ul style="list-style-type: none"> • Bus garage (Sui Generis) – 7,507m2 	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain <u>bus capacity for the local network</u>; a bus garage if the use is still required; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> along the railway arches between Camberwell New Road and Medlar Street; and • Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide small business space (B use class) <u>(E(g), B class)</u>. <p>D&A guidance If the bus garage is required redevelopment should consider over the station development to provide new homes.</p>
NSP27	Land Between Camberwell Station Road and Warner Road	<p>Small business space (B1) <u>(E)(g)</u> – 3,211 m2</p> <p>Faith buildings (D1) <u>(F1(f))</u> – 242 m2</p> <p>Community Hall (D1) <u>(F2(b))</u> – 234 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide replacement community uses <u>(D1)</u> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP28	Iceland, 120-132 Camberwell Road	Residential – 342 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of retail and employment floorspace currently on the site; and

		Supermarket and offices – 1,386 m2	<ul style="list-style-type: none"> • Retain active frontages on Camberwell Road (A1, A2, A3, A4, D1, D2) (<u>retail, community or leisure uses (as defined in the glossary)</u>); and • Provide new homes (C3); and • Support the Low Line walking route adjacent to the railway viaduct.
NSP29	49 Lomond Grove	Small business employment floorspace (B4) (<u>E(g)</u>) – 1,940 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) (<u>E(g), B class</u>) currently on the site; and • Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP30	83 Lomond Grove	Light industrial uses (B4e) (<u>E(g)(iii)</u>) – 695 m2 Storage container (B8) – 89 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) (<u>E(g), B class</u>) currently on the site; and • Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP31	123 Grove Park	Probation Centre (D4 with ancillary B4) (<u>E(g)</u>) – 779 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 17/AP/4124 is relevant to this site.</p>
NSP32	Camberwell Green Magistrates Court	Law court (D4) (<u>F1(g)</u>) – 9,732 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide employment (B4) (<u>E(g)</u>), town centre and community uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> of

			<p>at least the amount of employment generating floorspace currently on the site.</p> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP33	Denmark Hill Campus East	Health, research and education facilities	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster. <p>Planning application 19/AP/1150 is relevant to this site.</p>
NSP34	Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace	Rehabilitation Centre (D4) (E(e)) – 1,986m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a rehabilitation centre or alternative health facility of at least equivalent size, provided there is a need for such a facility (E(e)) (D4). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP35	The Grove Tavern, 520 Lordship Lane	Pub (A4) (Sui Generis) – 1,246 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a pub; or, if there is no demand for a pub, an equivalent amount of retail, employment or community <u>retail, community or leisure uses (as defined in the glossary) or employment (E(g))</u> floorspace (A1, A2, A3, A4, B1, D1, D2) should be provided within a mixed-use development with active ground floor frontages. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP36	Kwik Fit and Gibbs and Dandy, Grove Vale	Car tyre fitter (B1e) (E(g)(iii)) – 1,017 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Continue to provide a space for employment uses such as builders' merchants and <u>retail, community or leisure uses (as defined in the glossary)</u> town centre uses

		Builders' merchant (sui generis) – 938 m2	<p>compatible with residential uses (A1, A2, A3, A4, B1, D1, D2); and</p> <ul style="list-style-type: none"> • Provide active frontages to Grove Vale. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide a new green link from Grove Vale to Besant Place.
NSP37	Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill	<p>Football Club Facilities (D2) <u>(F2(c))</u> – 2,025 m2</p> <p>Football pitch (D2) <u>(F2(c))</u> – 7,659 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain or re-provide the football ground and ancillary facilities and sports facilities (D2) <u>(F2(c))</u> with capacity for no less than 3,000 spectators. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 19/AP/1867 is relevant to the site.</p>
NSP38	Railway Rise, East Dulwich	<p>Small business workspace and storage (B1) <u>(E)(g)</u>, B8) - 1,220 m2</p> <ul style="list-style-type: none"> • Storage yards 	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of floorspace (B class) <u>(E)(g)</u>, <u>B class</u> currently on the site; and • Provide a habitat buffer to the adjacent green corridor along the railway line. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP39	Dulwich Community Hospital, East Dulwich Grove	Hospital and ancillary uses (C2) – 12,627 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new secondary school (D1) <u>(F1(a))</u>; and • Provide a new health centre (D1) <u>(E(e))</u>. <p>Planning permissions 16/AP/2740 and 16/AP/2747 are relevant to this site.</p>

NSP40	Goose Green Trading Estate	Employment uses <u>(E)(g)</u> – 3,794 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of business and industrial floorspace (B use class) <u>(E)(g), B class</u> currently on the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP41	Newington Triangle	<p>Employment uses (B1) <u>(E)(g(i))</u> - 8,807 <u>5,810</u> m2</p> <p>Institute of Optometry (D1) <u>(F1(a))</u> - 1,071 m2</p> <p>London School of Musical Theatre (D1) <u>(F1(a))</u> - 602 <u>647.5</u> m2</p> <p><u>Former Baptist chapel (F1(f)) – 818.4m2</u></p> <p><u>Retail (E(b)) – 91m2</u></p> <p><u>Car Point Vehicle Hire (Sui generis) – 818.4m2</u></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new open space of at least 15% of the site area; and • Support the Low Line walking route adjacent to the railway viaduct; and • Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>; and • <u>Provide active frontages</u> at ground floor on Newington Causeway; and • Provide new homes (C3); and • <u>Retain or increase the aggregate amount of employment generating floorspace (Class E(g)/sui generis) currently on the site (identified by the existing uses totalling 10,046.8m² GEA).</u> • Provide at least the amount of employment floorspace (B use class) currently on the site; and • Provide community uses (D use class) <p>Design and accessibility guidance</p> <p><u>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world class city. Sites that are within the Central Activities Zone</u></p>

		Parts of the site at the time of publication have temporary uses <u>Mercato</u> <u>Metropolitano (sui generis) - 4,107.7m2</u>	<u>are most in demand for delivery of offices and will be required to contribute to this growth by retaining or increasing the aggregate amount of employment generating floorspace (E(g)/sui generis) currently on the site.</u>
NSP42	Bakerloo Line Sidings and 7 St George's Circus	Rail carriage depot (sui generis) – 11,377 m2 Rail carriage depot ancillary buildings (sui generis) Restaurant (A3) <u>(E(b))</u> 290 m2	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide active frontages and town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor facing St George's Circus; and • Provide employment floorspace (B use class) <u>(E(g), B class)</u> at the Lambeth Road junction with London Road. Redevelopment of the site may: <ul style="list-style-type: none"> • Provide a new community health hub (D4) <u>(E(e))</u>.
NSP43	63-85 Newington Causeway	Southwark Playhouse (D2) <u>(Sui Generis)</u> – 816 m2 Office (B1) <u>(E(g)(i))</u> – 4,168 m2 Light industrial uses (B1e) <u>(E(g)(iii))</u> – 827 m2	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Retain the existing theatre use or provide an alternative cultural use (D2); and • Provide active frontages including ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Newington Causeway.

		Job Centre (A2) <u>(E(c)(i))</u> – 546 m2	<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub <u>(E(e))</u>. <p>Planning application 12/AP/2694 is relevant to this site.</p>
NSP44	Salvation Army Headquarters, Newington Causeway	Office (B1a) <u>(E(g)(i))</u> – 7,030 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> facing Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1) <u>(E(e))</u>.
NSP45	Elephant and Castle Shopping Centre and London College of Communication	<p>Employment uses (B1) <u>(E(g))</u> - 12,269 m2</p> <p>Retail, leisure and community uses (A1-A4) - 31,285 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment and retail floorspace currently on the site including new offices (B1) <u>(E(g)(i))</u> and retail, cafes and bars (A1, A2, A3, A4); and • Provide at least the amount of education floorspace (D1) <u>(F1(a))</u> currently on the site used by London College of Communication; and • Provide new homes (C3); and

		London College of Communication (D1) <u>(F1(a))</u> - 36,286 m2	<ul style="list-style-type: none"> • Provide new civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct; and • Provide a new tube station entrance; and • Enhance the local townscape by providing high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at appropriate ground floor locations. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1) <u>(E(e))</u>. <p>Planning application 16/AP/4458 is relevant to this site.</p>
NSP46	London Southbank University Quarter	Research and education facilities	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter; and • Provide for connected pedestrian environments, specifically direct walking routes through Elephant and Castle and links to the new safe cycle passage and a thoroughfare for all. It is anticipated that the redevelopment will happen over time and improved permeability and routes will be unlocked incrementally. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>
NSP47	1-5 Westminster Bridge Road	Office (B1a) <u>(E(g)(i))</u> – 1,028 m2	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide

		Vacant – 1,034 m2	<p>at least 50% of the development as employment floorspace, whichever is greater; and</p> <ul style="list-style-type: none"> • Provide active frontages including own centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor facing St George's Circus. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP48	Bath Trading Estate	<p>Light industrial uses (B4c) <u>(E(g)(iii))</u> – 2,553 m2</p> <p>Retail (A1, A2, A3, A4, A5) – 2,041 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the small business cluster, including creative and cultural industries, providing at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide high quality active frontages including own centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at appropriate ground floor locations, and space for small businesses (B use class) <u>(E(g), B class)</u> in the arches of the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3) on upper storeys facing Brockwell Park. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new link to Half Moon Lane to improve the permeability and legibility of the site.
NSP49	London Bridge Health Cluster	Health, research and education facilities	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide health, research and education facilities (D4) or otherwise support the functioning of London Bridge Health Cluster; and

			<ul style="list-style-type: none"> Improve pedestrian movement and permeability through the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre <u>retail</u> uses and offices <u>(E(g)(i))</u> (A1, A2, A3, A4, B1); Provide other ancillary uses which would complement the health cluster (C2, D4 <u>leisure, arts, culture or community uses</u>); Provide student housing (sui generis) where this is directly linked to nominations from the hospital.
NSP50	Land between Melior Street, St Thomas Street, Weston Street and Fenning Street	<p>Office (B1a) <u>(E(g)(i))</u> - 9,589 m2</p> <p>Car Parking</p> <p>University building (D4) <u>(F1(a))</u> - 5,261 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 18/AP/0900 is relevant to this site.</p>
NSP51	Land between St Thomas Street, Fenning Street, Melior Place, and Snowsfields	<p>Office (temporary) (B1) – 2,691 m2</p> <p>Light industrial with ancillary office and</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and

		<p>storage (B1) <u>(E(g))</u> – 751 m2</p> <p>Warehouse (vacant) – 1,117 m2</p> <p>(Buildings recently demolished and temporary uses on site)</p>	<ul style="list-style-type: none"> • Provide a new north-south green link from Melior Place to St Thomas Street; and • Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor; and • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP52	Colechurch House, London Bridge Walk	<p><u>Retail and office</u> Town centre uses (A1, A2, A3, A4, B1) 12,674 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Contribute to a vibrant pedestrian area with town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> which create an active street frontage; and • Provide a high quality pedestrian environment which links to London Bridge and the Thames Path; and • Provide ground floor active frontages on Duke Street Hill, including town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u>.
NSP53	Bricklayers Arms	<p>Highway (flyover and roundabout, pedestrian and cycle ways, green space and public space)</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Reconfigure this busy junction, potentially removing the flyover, to enable the introduction of new street frontages

			<p>and reduce severance caused by the current road layout; and</p> <ul style="list-style-type: none"> • Take opportunities to integrate any reconfigured layout into the existing grain and network of routes around the junction whilst avoiding any adverse impact on the surrounding local highway network; and • Avoid <u>adverse</u> impacts on bus services such as increased journey times, reduced reliability or broken links. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide retail <u>uses</u> (A1, A2, A3, A4); • Provide employment (B use class) <u>(E(g), B class)</u>; • Provide <u>community uses</u> (D use class) <u>leisure, arts, culture or community Uses</u>. <p>The site has the potential to host a new underground station as part of the Bakerloo Line Extension.</p>
NSP54	Crimscott Street and Pages Walk	<p>Employment <u>(E(g), B class uses)</u> - 6,712m²</p> <p>Churches <u>(D class uses) (F1(f))</u> – 315m²</p> <p>(Excludes London Square Bermondsey development currently under construction)</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide <u>leisure, arts, culture or</u> community uses including gallery space/artists studios (D use class). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide retail <u>uses</u> (A1, A2, A3, A4). <p>Planning applications 12/AP/2702, 15/AP/2474, 17/AP/3170 and 19/AP/1286 are relevant to this site.</p>

NSP55	Mandela Way	<p>Employment (<u>E(g), B class uses</u>) – 74,355 m2</p> <p>Car parks and servicing</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of employment floorspace (B use class) (<u>E(g), B class</u>) currently on the site; and • Provide industrial uses (B4e <u>E(g)(iii)</u> or B8 use class); and • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; and • Provide strategic public open space; and • Create a new link from Hendre Way to Quietway 1 on Willow Walk. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide retail <u>uses</u> (A1, A2, A3, A4).
NSP56	107 Dunton Road (Tesco store and car park) and Southernwood Retail Park	<p>Retail (A class uses) – 10,811 m2</p> <p>Retail car parks</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of retail floorspace currently on the site (A1, A2, A3, A4); and • Provide community uses (D use class) <u>leisure, arts, culture or community Uses</u>; and • Provide public open space to support a connection to Burgess Park. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide employment uses (B use class) (<u>E(g), B class</u>). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new visitor accommodation (C1). <p>The site has the potential to host a new underground station as part of the Bakerloo Line extension. The station, tunnelling and</p>

			<p>worksite requirements will need to be incorporated into the site design and phasing.</p> <p>Planning application 18/AP/3551 is relevant to this site.</p>
NSP57	Salisbury estate car park	Car Park	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>. <p>Planning application 19/AP/1506 is relevant to this site.</p>
NSP58	96-120 Old Kent Road (Lidl store)	<p>Retail (A class uses) – 1,392 m2</p> <p>Retail car park</p> <p>Church (D class use) <u>(F1(f))</u> - 2,431 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of retail floorspace currently on the site (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; • Provide employment uses (B use classes) <u>(E(g), B class)</u>.
NSP59	Former petrol filling station, 233-247 Old Kent Road	Hand car wash (sui generis)	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail <u>uses</u> (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>. <p>Planning application 18/AP/0928 is relevant to this site.</p>

NSP60	Kingleake Street Garages	Car park	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail <u>uses</u> (A1, A2, A3, A4) on Old Kent Road frontage. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses.</u> <p>Planning application 16/AP/4589 is relevant to this site.</p>
NSP61	4/12 Albany Road	<p>Employment ((E(g), B class B-uses)) – 238 m2</p> <p>Car park</p> <p>Hand car wash (sui generis) – 101 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide retail <u>uses</u> (A1, A2, A3, A4) on Old Kent Road frontage. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses.</u>
NSP62	Former Southern Railway Stables	<p>Employment (<u>(E(g), B class uses)</u>) – 384m2</p> <p>Stables – 1,193 m2</p> <p>Paddock</p> <p>Car park</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide public open space. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses.</u>

NSP63	Land bounded by Glengall Road, Latona Road and Old Kent Road	<p>Employment (<u>E(g), B class uses</u>) – 41,234m²</p> <p>Retail (A class uses) – 15,639 m²</p> <p>Churches <u>F1(f)</u> and other D class <u>leisure, arts, culture or community uses</u> – 7,672 m²</p> <p>Retail car parks</p> <p>Service yards</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail <u>uses</u> (A1, A2, A3, A4) on the Old Kent Road frontage; and • Provide community uses and cultural uses (D use class) <u>leisure, arts, culture or community uses</u>; and • Provide at least the amount of floorspace (B use class) (<u>E(g), B class</u>) currently on the site; and • Activate frontages on Old Kent Road (A1, A2, A3, A4, B1, D1 uses); and • Provide strategic public open space including the Surrey Canal Linear Park. <p>Redevelopment of the part of the site designated as a Locally Significant Industrial Site (west of Ossory Road) as identified on the site map must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide industrial uses (B4c <u>E(g)(iii)</u>) or B8 use class). <p>Planning applications 17/AP/2773, 17/AP/2952, 17/AP/4596, 17/AP/4612, 18/AP/3246 18/AP/4003, 18/AP/0564, 20/AP/0039 and 18/AP/3284 are relevant to this site.</p>
NSP64	Marlborough Grove and St James's Road	<p>Employment (<u>E(g), B class uses</u>) – 14,296 m²</p> <p>Retail (A class uses) – 3,709 m²</p> <p>Car parks</p> <p>Service yards</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail <u>uses</u> (A1, A2, A3, A4) on the Old Kent Road frontage; and • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; and • Provide at least the amount of employment uses (B use class) (<u>E(g), B class</u>) currently on the site; and • Provide public open space.

			Planning applications 18/AP/0156 is relevant to this site.
NSP65	Sandgate Street and Verney Road	<p>Employment (<u>E(g)</u>, B class uses) – 56,401 m2</p> <p>Retail (A class uses) – 6,290 m2</p> <p>Churches (<u>F1(f)</u>) and other D class <u>leisure, arts, culture or community uses</u> – 4,510 m2</p> <p>Retail car parks</p> <p>Service yards</p> <p>Gasholder no.13</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide <u>the same at least the</u> amount of retail floorspace currently on the site (A1, A2, A3, A4) and activate the Old Kent Road frontage; and • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; and • Provide a secondary school; and • Provide a sports hall; and • Provide <u>the same at least the</u> amount of employment floorspace currently on the site (B use class) (<u>E(g), B class</u>); and • Provide public open space including the Surrey Canal Linear Park. <p>Planning applications 16/AP/5235, 17/AP/4508, 18/AP/0897, 18/AP/0196 and 18/AP/2895, 19/AP/1710 are relevant to this site.</p>
NSP66	Devon Street and Sylvan Grove	<p>Employment (<u>E(g)</u>, B class uses) – 7,559 m2</p> <p>Retail (A class uses) – 5,724 m2</p> <p>Churches (<u>F1(f)</u> D class uses) – 787 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; and • Provide retail <u>uses</u> (A1, A2, A3, A4) on the Old Kent Road frontage; and • Provide at least the amount of employment floorspace currently on the site (B use class) (<u>E(g), B class</u>); and • Provide a new access road into the IWMF; and • Provide public open space.

		Car parks and service yards	Planning application 15/AP/1330 and 19/AP/1239 are relevant to this site.
NSP67	Hatcham Road and Penarth Street and Ilderton Road	<p>Employment (<u>E(g)</u>, B class uses) – 39,887 m2</p> <p>Retail (A-class uses) – 636 m2</p> <p>Churches (<u>F1(f)</u> D class uses) – 7,599 m2</p> <p>Service yards and car parks</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide the same at least the amount of employment floorspace currently on the site (B-use class) (<u>E(g)</u>, <u>B class</u>); and • Provide industrial uses (B1<u>e</u> <u>E(g)(iii)</u> or B8 use class); and • Provide public open space. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide retail <u>uses</u> (A1, A2, A3, A4); • Provide <u>leisure, arts, culture or community uses;</u> community and education uses (D use class). • <u>Provide education uses (F1(a))</u> • <u>Provide arts and cultural uses in the Penarth Centre. The Penarth Centre is in Strategic Protected Industrial Land (SPIL). Residential and other sensitive uses will not be permitted in SPIL.</u> <p>Planning application 16/AP/2436, 16/AP/1092, 17/AP/3757, 17/AP/4546, 17/AP/4649, 17/AP/4819, 18/AP/1049, 18/AP/2497, 18/AP/2761 and 19/AP/1773 are relevant to this site.</p>
NSP68	760 and 812 Old Kent Road (Toyrus store) and 840 Old Kent Road (Aldi store)	<p>Retail (A-class uses) – 5,764 m2</p> <p>Retail car parks</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the same amount of retail floorspace currently on the site (A1, A2, A3, A4).

			<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; • Provide employment uses (B use class) <u>(E(g), B class)</u>. <p>The site has the potential to host a new underground station as part of the Bakerloo Line extension. The station, tunnelling and worksite requirements will need to be incorporated into the site design.</p> <p>Planning application 19/AP/1322 is relevant to this site.</p>
NSP69	684-698 Old Kent Road (Kwikfit garage)	<p>Car service centre (sui generis) – 590 m2</p> <p>Car park and servicing</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail (A1, A2, A3, A4) or employment uses (B class) <u>(E(g), B use class)</u> of at least the same amount of floorspace of sui generis uses currently on the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>; • Provide employment uses (B use class) <u>(E(g), B class)</u>.
NSP70	636 Old Kent Road	<p>Car service centre (sui generis) - 651 m2</p> <p>Retail car park</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail <u>uses</u> (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class) <u>leisure, arts, culture or community uses</u>. <p>Planning application 17/AP/1646 is relevant to this site.</p>

NSP71	Aylesham Centre and Peckham Bus Station	<p>Retail (including supermarket use) – 11,420 m2</p> <p>Bus station (sui generis) – 3,700 m2</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the supermarket use (A1)<u>(E(a))</u>; and • Provide at least the amount of retail floorspace (A1, A2, A3, A4) currently on the site; • Retain the bus station capacity if the use is still required. If the bus station is surplus to requirements, the equivalent space should be provided as small business space (B use class); and • Provide enhanced public realm and civic space; and • Provide new north-south and east-west green links; and • Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor facing Rye Lane and Peckham High Street; and • Diversify and complement the existing retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham; and • Provide new homes (C3); and • Provide new intermediate affordable housing through a community land trust. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Accommodate meanwhile uses on the car park. <p>D&A guidance Redevelopment should maximise opportunities to improve links across the site, provide new civic space and connect to the existing road and public realm layout, whilst retaining bus station <u>capacity. provision on the site if that use is still required.</u> If the bus garage is required redevelopment should consider over the station development to provide new homes.</p>
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NSP72	Blackpool Road Business Park	<p>Business and industrial uses (B4, <u>E(g), B2, B8</u>) 13,017 <u>4,340.6</u> m2</p> <p>Builders yards (sui generis) <u>5,112.47m2</u></p> <p><u>Bus garage (sui generis) – 888.62m2</u></p> <p><u>Bus garage parking – 3533.42m2</u></p> <p><u>Old Mill building (F1) – 424.46m2</u></p> <p><u>Temporary accommodation</u></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Retain or re-provide bus garage (sui generis), subject to need. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP73	Land between the railway arches (East of Rye Lane including railway arches)	<p>Employment uses (<u>B8</u>) – <u>899.85m2</u> <u>3,741 m2</u></p> <p><u>Open yard space – 3,353m2</u></p> <p><u>Retail, community or leisure uses</u></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide employment floorspace (B class) <u>(E(g), B class)</u>; and • Provide <u>retail, community or leisure uses (as defined in the glossary)</u> new retail space (A1-A4); and • Support the implementation of the Peckham Coal Line. <p>Redevelopment of the site may:</p>

		<p>(Class E) Town centre uses – 498 m² - 1,053m²</p> <p>Church (F1) - 3,124.8m²</p> <p>30 railway arches</p>	<ul style="list-style-type: none"> • Provide leisure and community uses for the benefit of the local community (D-class)
NSP74	Copeland Industrial Park and 1-27 Bournemouth Road	<p>Mixed town centre uses – 11,132 m²</p> <p>(Parts of the site at the time of publication have temporary uses)</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide employment floorspace (B-use class) <u>(E(g), B class)</u>, including retention of the Bussey building to support creative and artistic enterprises; and • Provide new retail space (A1-A4); and • Provide <u>leisure, arts, culture or community uses</u> cultural, leisure and community uses for the benefit of new residents and the existing local community; and (D-class) • Provide public realm improvements. <p>T</p>
NSP75	Rotherhithe Gasometer	<p>Gasometer and undeveloped land (sui generis) – 2,519 m²</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide a new green link between Salter Road and Windrose Close.
NSP76	St Olav's Business Park, Lower Road	<p>Employment <u>(E(g), B class uses)</u> – 4,550 m²</p>	<p>Redevelopment must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site; and • Provide increased permeability across the site; and • Provide high quality public realm at the centre and at the confluence of three routes:

			<ol style="list-style-type: none"> 1. From Christopher Jones Square open space to the south; and 2. The crossing to Southwark Park; and 3. The retail frontage on Albion Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide active frontages at ground floor level.
NSP77	Decathlon Site and Mulberry Business Park	Retail E(a) (A1) – 8,110 m2	<p>Development of the site must:</p> <ul style="list-style-type: none"> • Provide retail uses (A1, A2, A3, A4); and • Provide new homes (C3); and • Provide community uses (D1, D2) and • Provide enhanced public realm and civic space; and • Provide employment floorspace (B use class) <u>(E(g), B class)</u>. <p>Development of the site may:</p> <ul style="list-style-type: none"> • Provide leisure uses (D2); • Provide student accommodation (sui generis). <p>Planning applications 12/AP/4126 and 13/AP/1429 are relevant to this site.</p>
NSP78	Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close	<p>Employment uses (E(g), B1, B2, B8) – 45,706m2 (including 44,451m2 temporary leisure D2 use)</p> <p>2,000 – 3,995 homes</p>	<p>Development of the site must:</p> <ul style="list-style-type: none"> • Provide retail uses (A1, A2, A3, A4); and • Provide a new health centre (D4) <u>(E(e))</u> of approximately 2,000 m2; and • Provide new education places for 14-19 year olds (D4) <u>(F.1(a))</u>; and • Provide new homes (C3); and • Provide enhanced public realm and civic space; and

		<p>Leisure uses (D2) – 13,172m²</p> <p>Retail (A1-A5) – 35,435m²</p> <p>Car parking – 2,150 spaces</p>	<ul style="list-style-type: none"> • Provide employment floorspace (B use class) <u>(E(g), B class)</u>; and • Provide leisure uses (D2). <p>Development of the site may:</p> <ul style="list-style-type: none"> • Provide student accommodation (sui generis); • Provide new visitor accommodation (C1); • Provide extra care housing (C2); • Provide community uses (D1, D2) <u>leisure, arts, culture or community uses</u>. <p>Planning application 18/AP/1604 (the Canada Water masterplan) is relevant to this site.</p>
NSP79	Croft Street Depot	<p>Employment (<u>(E(g), B class uses)</u>) – 5,175 m²</p>	<p>Redevelopment must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace currently on the site (B use class) <u>(E(g), B class)</u> as small business workspace (B1) <u>(E(g))</u> or a storage depot (B8). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
NSP80	Morrison's, Walworth Road	<p>Supermarket (A1) <u>(E(a))</u> – 2,403 m²</p> <p>Car parking (sui generis) – 2,711 m²</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the supermarket use (A1) <u>(E(a))</u>; and • Provide new homes (C3); and • Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide other town centre uses including retail, community or leisure <u>uses (as defined in the glossary)</u> (A1, A2, A3, A4, D1, D2, B1) • <u>Provide</u> employment uses <u>(E(g), B class)</u>

NSP81	330-344 Walworth Road	Retail (A1) <u>(E(a))</u> – 2,339 m2 including affordable retail space (small supermarket) Gym (D1) – 1,800 m2	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on the ground floor with active frontages on Walworth Road; and • Re-provide affordable retail space; and • Provide new homes (C3); and • Support the Low Line walking route adjacent to the railway viaduct.
NSP82	Chatelaine House, Walworth Road	Employment uses (B) <u>(E(g), B class)</u> - 2,803 m2 Retail uses (A1, A3) - 452 m2	Redevelopment of the site must: <ul style="list-style-type: none"> • Provide town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on the ground floor with active frontages on Walworth Road; and • Provide new homes (C3). <p>Planning application 13/AP/1122 is relevant to this site.</p>
NSP1A	Aylesbury Area Action Core	Residential Schools Offices Community uses Retail	Redevelopment of the site must: <ul style="list-style-type: none"> • Increase the provision of new homes; • At East Street provide employment space and retail to complement existing shops on East Street will be provided at the junction of Thurlow Street and East Street. <p>Planning applications 14/AP/3843, 14/AP/3844, 15/AP/4387 and 16/AP/2800 are relevant to this site.</p> <p>Delivery so far: 400 new homes have been built and a further 351 homes are now under construction on two sites. 229 of these will be council homes and should be ready by the end of 2021. A further 352 new council homes which will be ready in 2024.</p>

			<ul style="list-style-type: none">• A Southwark Resource Centre and the new Michael Faraday School are complete.• A community space, extra care homes and homes for people with learning difficulties, Library, Early Years and Health Centre are under construction.
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