

Matter 2 – Strategic targets and visions

Strategic Policies Update

1. This note has been prepared in response to Actions from the Hearing Part 1: Actions 2, 3, 5, 7a, 7b, 8, 9, 23, 29 which are listed below.
2. A Strategic Targets Background Paper (EIP161) has been prepared in response to the Inspectors Matters, Issues and Questions (December 2020) (EIP88). This note replaces the amendments to Policy SP1a and Table SP1b within EIP161. This note includes the draft climate change amendments proposed to strategic policies within document EIP182 and proposed changes to strategic policies as suggested in the council's responses to Matters statements for Part 1. It also includes some additional minor modifications that were discussed throughout the relevant hearing sessions, including changing the names of the policies to align with the latest Southwark Borough Plan (Council Plan – 2020-2022).
3. The Actions and where they are addressed are set out below:

Action 2: Additional text to clarify that the Strategic Policies of the Plan (SP1, SP1a, SP1b, SP2-6) will be the strategic policies that Neighbourhood plans must be in general conformity with (NPPF paras 21 & 29). Perhaps added to text on 'Strategic Policies' under Six Types of Policies on p16 ?

Response: Complete in New Southwark Plan Strategy.

Action 3: Agreement in principle to a MM to ensure the plan period extends for 15 years from plan adoption (likely to be 2035/36). Start of the plan period to be considered further under Matters 2 and 3, but alignment to London Plan Table 4.1 and housing targets from 2019/20 would be a reasonable option)

Response: Complete in Policy SP1a and SP1 – the plan period will be updated to between 2019 and 2036 throughout the Plan as a minor modification.

Action 5: LPA to consider strengthening the wording of criterion 8 of Policy SP2 that good growth (already defined in NSP glossary) includes supporting and diversifying a strong local economy (which then links through to Policies P28-P33 in particular, which whilst not directly presented as stemming from SP2 (although the plan is to be read as a whole), these policies nonetheless contribute to the overall objective of SP2)

Response: Complete in Policy SP2.

Action 7a Council propose modification to SP1a to clarify hierarchy of centres and this to be translated into Table 1B in Policy SP1B (also part of Matter 5).

Response: Hierarchy of centres is included in Policy SP1a point 6 and can be read across to site allocations in Table 1b for each vision area. The target in respect of the hierarchy is also in SP4 point 9 and Policy P34 town and local centres.

Action 7b: Clarification in Table 1B in SP1b, possibly as an asterisk/footnote, that the housing capacity for Old Kent Road is to be phased, including 9500 homes in Phase 1, with the phasing plan to be determined through the OKRAAP.

Response: Complete in Table 1b.

Action 8: Amendments to the housing target in SP1a and SP1 based on a 17 year plan period 2019/20 to 2035/36.

Response: Complete in Policy SP1a and SP1.

Action 9: Council to provide a figure for the affordable housing need over the plan period (presumably a confirmation of 2,077dpa x 17 years?)

Response: Complete in Policy SP1 Reasons.

Action 23: Consistency and updates to employment floorspace in SP1a/SP1b and SP4 in line with the figures presented in EIP161

Response: Complete in policies SP1a/SP1b and SP4.

Action 29: Include strategic open space figure (c.12ha) within Policy SP1a and amend open space figures in SP1b as per Strategic Targets Background Paper [document EIP161]

Response: Complete in Policy SP1a and Table 1b.

4. Further amendments to the Policies are identified in [red](#).
5. To address Action 2 it is proposed to amend New Southwark Plan Strategy as below:

New Southwark Plan Strategy

1. Area Visions:

Area Visions [are policies that](#) provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out infrastructure improvements, opportunities for improved public spaces, ~~public realm~~ and transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the character of different places to be renewed, retained or enhanced. Development proposals should be prepared ~~formulated~~ in the context of the relevant Area Vision and should demonstrate how they contribute towards the strategic vision for that area.

2. Strategic policies:

Strategic policies [SP1a, SP1b, SP1, SP2, SP3, SP4, SP5 and SP6](#) are borough-wide policies which set out the council's regeneration strategy to work with local people to improve neighbourhoods and create new opportunities for the future. They are also used to set the context for our detailed planning policies and to make planning decisions.

[Neighbourhood Plans prepared must be in general conformity with the strategic policies of the New Southwark Plan.](#)

3. Development management policies:

Development management policies set out further detail which is required to deliver the strategic policies. They are used to assess planning applications.

4. Implementation policies:

Implementation policies set out how the council will implement the New Southwark Plan as the council's primary planning and regeneration strategy, alongside the policies in our wider Development Plan, including our Area Action Plans, the London Plan and any neighbourhood plans.

5. Site Allocations:

Site Allocations are planning policies which apply to key potential development sites of strategic importance. Site Allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs, public open space, public access routes, transport infrastructure and social infrastructure, such as health or education facilities. Site Allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. Site Allocations are not required for sites which are likely to be redeveloped in line with the development management policies of the New Southwark Plan.

6. Planning Policies Map:

Some planning policies only apply in defined areas, for example, conservation areas. The Planning Policies Map shows planning designations where specific planning policies must be applied.

6. To address Actions 3, 7a, 8, 23 and 29 it is proposed to amend Policy SP1a as below:

Policy SP1a Southwark's Development Targets

1. Development will improve the places in Southwark to enable a better quality of life for Southwark's diverse population. It must contribute to our Strategic Vision, Local Area Visions, Strategic Policies, Development Management Policies and Implementation Policies to protect, enhance and regenerate our places. This will ensure the borough continues to be successful, diverse and vibrant. We will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including:

1. 35,325 40,035 homes between 2020-2035-2019 and 2036 (2,355 new homes each year per annum), this includes 9,045 10,217 homes on small sites between 2020-2035-2019 and 2036 (601 new homes per annum)

2. 11,000 council homes will be delivered by 2043 as part of the overall housing target

3. 84,000 new jobs over the next 20 years 58,000 total jobs between 2020-2035-2019 and 2036 including at least 1,000 new green jobs through the Southwark Green New Deal. The targets for the distribution of jobs are

<u>Borough, Bankside and London Bridge Opportunity Area</u>	<u>10,000</u>
<u>Elephant and Castle Opportunity Area</u>	<u>10,000</u>
<u>Canada Water Opportunity Area</u>	<u>20,000</u>
<u>Old Kent Road Opportunity Area</u>	<u>10,000</u>
<u>Other town centres</u>	<u>8,000</u>

4. 460,000sqm office floorspace between 2019 and 2036 ~~2020-2035~~ (equating to around 35,500 jobs) ~~from 2014 to 2036~~. Around 80% of new offices will be delivered in the Central Activities Zone. Additional offices will be delivered in the Canada Water and Old Kent Road Opportunity Areas and in town centres;

5. 90,000sqm additional employment floorspace between 2019 and 2036 ~~2020-2035~~ outside the CAZ including industrial, distribution, hybrid and studio workspace;

6. ~~26,672~~ 76,670 sqm net new retail (A1, A3, A4) floorspace by 2031 ~~over and above commitments~~ between 2019 and 2036 ~~2020-2035~~ (6,560sqm convenience retail, 42,130sqm comparison goods retail, 27,980sqm food and beverage). The targets for the distribution of the retail floorspace are:

<u>Elephant and Castle Major Town Centre</u>	<u>10,000sqm</u>
<u>Peckham Major Town Centre</u>	<u>7,000sqm</u>
<u>Canada Water Major Town Centre</u>	<u>40,000sqm</u>
<u>CAZ and district and local town centres</u>	<u>19,670sqm</u>

7. The growth of other activities that create successful places such as places to work, leisure, arts and culture, sports, schools, health centres and tourist activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive and respect and integrate with the local and historic context and communities;

8. Net zero carbon new development;

9. Increase the provision of open space in the borough by 11 hectares by requiring the provision of open space as identified in site allocations.

7. To address Actions 7a, 7b, 23 it is proposed to amend Table 1B under Policy SP1b as below:

Policy SP1b – Southwark’s Places

1. Our spatial strategy is to strengthen the distinctive network of diverse places so that they will continue to be successful and vibrant as part of the overall plan for Southwark as set out in the Strategic and Area Visions and Strategic Targets Policy ~~between 2020 and 2035~~. 2019 and 2036. We are doing this by maximising our opportunities using spatial planning. We set out how we will achieve this through our strategic policies, development management policies, implementation policies, delivery programmes and monitoring.
2. This complex place making process is continuous and needs to involve the diverse range of people who use it to be meaningful in creating places that people find successful to live in and visit. Collectively we need to work together to improve each place through tackling the challenges and maximising our strengths.
3. Most new development will happen in the Opportunity Areas and Action Area Cores (Bankside, Borough and London Bridge, Elephant and Castle, Aylesbury, Canada Water, Camberwell, Old Kent Road, Peckham and Nunhead). We are aiming to

balance delivering as many homes as possible with providing jobs, protecting industrial and office locations, continuing with vibrant town centres, protection of open space and historic characteristics.

4. We will work with our partners, local communities and developers to ensure that developments improve our places for local communities through delivery of regeneration in our Opportunity and Action Areas to achieve our targets. Our vision areas will provide:

Planning to meet strategic growth targets

The update to Table 1B (NSP Policy SP1b) is below:

Site area	Employment floorspace (sqm)			Retail, leisure and community uses floorspace* (sqm)	Approximate housing capacity within the borough through site allocations by area (net, units)	Net open space provision within site allocations in GIA (sqm)	
	Proposed provision (gross)	Uplift (net)	Proposed provision (gross)	Uplift (net)			
Aylesbury	900	900	6,800	6,800	1,500	0	
Bankside and Borough	165,949	60,813	10,130	9,409	1,022	3,151	
Bermondsey	22,073	-10,935	10,280	9,992	2,313	0	
Blackfriars Road	195,298	110,018	17,191	15,308	1,241	0	
Camberwell	35,850	2,139	14,956	7,674	1,765	0	
Crystal Palace and Gipsy Hill	0	0	0	0	103	0	
Dulwich	0	0	580-840	187	63	0	
East Dulwich	8,867	3,741	13,631	3,947	374	-4,782***	
Elephant and Castle	Site allocations	27,309	-2,884	30,946	2,261	1,686	1,640
	Elephant Park	60,000	60,000	6,014	6,014	683	8,000
	Planning applications	47,792	27,542	0	0	0	0
	Total	<i>135,101</i>	<i>84,658</i>	<i>36,960</i>	<i>8,275</i>	<i>2,315</i>	<i>9,640</i>

Herne Hill and North Dulwich		2,553	383	2,041	306	45	0
London Bridge		56,574	43,156	2,132	1,526	483	605
Old Kent Road	Site allocations	277,329	46,462				
	Industrial intensification in South Bermondsey (SPIL) (Maximum option proposed in Old Kent Road AAP)	86,628	74,567	69,784	-1,143	20,800****	88,815
	Total	363,957	121,030				
Peckham		19,089	15,378	23,281	7,139	1,370	0
Rotherhithe (minimum figures based on Canada Water masterplan NSP78)		68,642	22,196	65,467	9,958	4,712**	13,696
Walworth		0	-2,437	7,384	2,310	229	0
Vacant railway arches brought back into use		17,280	17,280				

Total (minimum based on Canada Water Masterplan, NSP78)	1,092,132	468,321	280,616	81,501	38,389	111,125
Further uplift as a result of maximum capacity of Canada Water Masterplan, NSP78)	236,048	236,048	137,348	137,348		
Total (Maximum based on Canada Water Masterplan, NSP78)	1,328,180	704,369	417,964	218,849		

**The figures do not include education and health uses except for Old Kent Road which due to the figures being part of a wider masterplan for the whole area health and education uses are included.*

***The capacities planned for Rotherhithe are based on the average of residential unit range set out in the Canada Water masterplan (Site allocation NSP78).*

**** The change was due to a redevelopment to provide a new stadium at Dulwich Hamlet Football Club*

***** The housing capacity for Old Kent Road is to be phased, including 9,500 homes in Phase 1, with the phasing plan to be determined through the Old Kent Road Area Action Plan*

8. To address Actions 3, 8, and 9 it is proposed to amend Policy SP1 as below:

~~SP1 Quality affordable homes~~ Homes for all

We will lead the way in London to build more homes of every kind in Southwark and to use every tool at our disposal to increase the supply of all different kinds of homes. ~~We will endeavour to secure~~ Our target is for 50% of all new homes as affordable homes social rented and intermediate homes. We will ensure that all new homes in Southwark are of such good quality that you will not know whether you are visiting homes in private, housing association or council ownership. This will be achieved through:

1. Delivering 40,035 homes between 2019 and 2036 (2,355 new homes each year per annum), this includes 10,217 homes on small sites between 2019 and 2036 (601 new homes per annum) Meeting and exceeding our housing target of 2,355 homes per annum;
 - 1a. Supporting the delivery of homes on small sites;
2. Building 11,000 new council homes by 2043 as part of our overall housing target, by developing our own land and developing on some of our existing estates, including in-fill development;
3. Encouraging developers to increase the provision of social rented and intermediate homes on sites beyond 35%; and
4. Encouraging developers to receive affordable housing grant to increase the provision of social rented and intermediate housing; and
5. Encouraging developers to provide more social rented and intermediate housing through the fast track route; and
6. Maintaining high housing standards; and
7. Building more family homes for households with children as well as childless households; and
8. Ensuring that vulnerable residents and families are helped to find the right housing to live as independently as possible; and
9. Enabling our residents to take pride in and feel responsible for their homes and local area.
10. Requiring sustainable design so that new homes adapt to climate change and mitigate against climate change by reducing carbon emissions on site.

Reasons

1. We will continue to deliver one of the highest levels of new homes nationally in Southwark. We are building on average around 42% gross and 33% net affordable homes per year. This equates to 9,200 gross new affordable homes and 6,416 net affordable homes between 2004-2019. We will increase this to 50% social rented and intermediate homes in line with the London Plan through our new council homes delivery programme and encouraging developers to exceed 35% social rented and intermediate

homes delivery. This will seek to address the need for affordable housing in the borough identified in the Strategic Housing Market Assessment (2019) of 2,077 affordable homes per annum which equates to 35,309 homes over the plan period between 2019 and 2036. The Housing Trajectory is illustrated below and detailed further at Annex 2.

2. We are currently In Southwark building around 1,860 gross and 1,560 net new homes 1,500 new homes have been built annually between 2004 and 2019 a year with around 613 gross and 430 net 500 of these being new affordable homes. This is consistently one of the highest levels of delivery of new homes within London and nationwide. It is widely recognised that rising rent and property prices in the private sector, the loss of council homes through the 'Right to Buy', and a lack of affordable housing means that younger generations may be forced to move away from their families and communities. Our residents told us they want more council housing and that it should be of a high standard, we are tackling this by building 11,000 new council homes by 2043.
3. We have also identified identify in the site allocations a number of potential development sites suitable which we will allocate for housing and other land uses. enough land to build 23,550 homes between 2019/20 and 2028/29, this equates to 2,355 net additional homes per year to meet our target. There are enough sites to build at least 2,736 new homes per year which would meet the London Plan target of 27,362 new homes between 2015 and 2025.
4. There are high levels of deprivation relating to barriers to housing and services across Southwark, this measures the physical and financial accessibility of housing and local services. Over three quarters of residents live in communities ranked in the 20% most deprived in England. This covers a significant part of the borough. When looking at the sub-domain that focuses on housing affordability, overcrowding, and homelessness 97% of our residents live in the 20% most deprived communities in England.
5. 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.

~~SP2: Social regeneration to revitalise neighbourhoods~~

~~We will continue to revitalise our neighbourhoods to make them healthier places we can all be proud of to live and work. This will be achieved through:~~

- ~~1. 1 Ensuring that all our residents, and particularly existing residents, can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs and new infrastructure; and~~
- ~~2. 2 Encouraging residential development above shops to enliven town centres; and~~
- ~~3. 3 Ensuring that our existing residents and neighbourhoods prosper from growth through giving people from every community the opportunity to get their voices heard from the earliest point and when decisions are made; and~~
- ~~4. 4 Enhancing local distinctiveness and heritage led regeneration by requiring the highest possible standards of design, creating attractive, healthy and distinctive~~

~~buildings and places. This will be supported by providing green infrastructure and opportunities for healthy activities and improving streets, squares and public places between buildings; and~~

- ~~5. 5 Providing targeted support in regeneration areas for all communities and particularly the disadvantaged, involving all of our services, partners and community-based activities.~~

Reasons

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

SP2: Regeneration that works for all Southwark Together

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:

1. Mitigating and adapting development to climate change to meet the net zero carbon target by 2050; and
2. Developing places where everyone can benefit from all of the activities, including ~~such as~~ 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
3. 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 physical and social infrastructure; and
4. Encouraging greater tenure integration and equality within and between new development in order to create the conditions for properly mixed and integrated communities, ensuring equity of esteem from street level, and to mitigate against stark visible differences and a sense of tenure segregation; and

5. ~~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; and~~
6. Developments being designed for the diverse communities in Southwark, including all principles of the Southwark Stands Together initiative and to ensure accessibility, inclusivity, and interaction, regardless of disability, age, race, religion or belief, sex, sexual orientation, pregnancy and maternity, marriage or civil partnership or gender, and allow all to participate equally, confidently and independently in everyday activities; and
7. Making our neighbourhoods safer with well-designed buildings and spaces that mitigate and minimise the impacts of climate change on local residents, discourage crime and anti-social behaviour and foster a sense of community; and
8. Encouraging residential development above shops to enliven town centres; and
9. 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. Good growth includes supporting and diversifying our strong local economy, providing new jobs including new green jobs, championing existing and new business growth and supporting small shops and businesses through regeneration including building new, affordable workspaces to continue trading or grow their businesses; and
10. Enhancing local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating vibrant, attractive, healthy, safe and distinctive buildings and places that ~~install~~ instill pride of place in all our communities. This will include networks of green infrastructure, and opportunities for healthy activities and improving streets, squares and public places between buildings; and
11. Strengthening support in regeneration areas for those who are vulnerable or who face greater disadvantage, by investing in the prevention and tackling the causes of inequality, involving all of our services, partners and community-based activities.

Reasons

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 effects of climate change, particularly on our most vulnerable communities.
2. Southwark is committed to making regeneration that works for all. We are a borough with diverse communities, a proud heritage and a great future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on our doorstep. The New Southwark Plan explains the strategy for regeneration from ~~2018 to 2033~~ 2019 to 2036 and promotes a more systematic approach to social regeneration, where wellbeing becomes the most important outcome of our regeneration efforts. Using our unique location in central London to benefit existing local residents, it will encourage innovative development of spaces to provide new council and ~~other affordable~~ social rented and intermediate homes, as well as jobs, schools, shops and places to work.
3. Southwark Stands Together is a borough wide initiative in response to the killing of George Floyd, the injustice and racism experienced by Black, Asian and minority ethnic communities and to the inequalities exposed by COVID-19. Southwark stands together is about all organisations, community groups and individuals across the borough committing to identify,

and then implement solutions to address entrenched racism and injustice and take positive action to ensure equality of opportunity.

4. The Homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, Old Kent Road, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them function effectively for all members of our community. We need to make sure that as this change is taking place, we 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.
5. 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 and ~~place plans~~ for the different areas in the borough. These will outline how we will achieve our ambitions at a local level and demonstrate how we will collaborate with the community throughout the process. Our approach to engagement includes the principles of transparency, engagement that is built on trust and ensuring our responses are timely and responsive to local views.

SP3 Best A great start in life

We will give all our young people ~~the best~~ a great start in life in a safe, stable and healthy environment where they have the opportunity to develop, make choices and feel in control of their lives and future. This will be achieved through:

1. Offering our young people and families, including those who are more vulnerable or have special educational needs, the right support at the right time, from their early years through adolescence and into successful adult life; and
2. Delivering more childcare, school places and double the number of Southwark Scholarships; and
3. Delivering a top quality children's playground in every local area; and
4. Providing free healthy school meals ~~fruit~~ for primary schools ~~children~~ and nurseries; and
5. Investing in more early support for families; and
6. Increasing library access; and
7. Finding new ways to guarantee care and early education to help parents; and
8. Encouraging developments where there can be more interaction between people of different ages, particularly elderly and young people; and
9. Ensure our residents and schools benefit from the digital revolution including improving access to superfast broadband.

Reasons

1. We believe in giving all our young people the best start in life and creating a family friendly borough which is the first choice for parents and carers to bring up their children. ~~We have established the Childcare Commission with London Borough of Lambeth, bringing together experts, parents, providers and employers to find new ways to guarantee care and early education.~~ We will work with our looked after children to find them stable and loving homes. In our schools, the high demand for new primary and secondary places means we will make sure there are enough places for all. We will always aim to have the best for our children.

2. Southwark is ranked more favourably for education, skills and training, when measuring the lack of attainment and skills in the local population, including adults and children. While the most deprived areas in the borough are concentrated in central and northern areas, the level of deprivation relating to education, skills and training is much lower than other domains.

SP4 Strong local A green and inclusive economy

We will work to make sure that Southwark has a strong, green and inclusive economy where all of our existing and new residents, businesses and workers benefit. This will be achieved through:

1. Supporting a green new deal for Southwark that creates at least 1,000 new green jobs, cuts greenhouse gas emissions and generates a new wave of environmental innovation. Workplaces and town centres will be easily accessible by walking and cycling; and
2. Delivering at least 460,000sqm of new office floorspace from 2014 to 2036 between 2019-2036 (equating to around 35,500 jobs). Around 80% of new offices will be delivered in the Central Activities Zone. Additional offices will be delivered in the Canada Water and Old Kent Road Opportunity Areas and in town centres; and
3. Delivering at least 90,000sqm additional employment floorspace between 2019-2036 outside the CAZ including industrial, distribution, hybrid and studio workspace; and
4. Delivering at least 10% of all new employment floorspace as affordable workspace for start-ups and existing and new small and independent businesses in Southwark; and
5. Providing at least 84,000 58,000 new jobs between 2019-2036. The targets for the distribution of jobs are:

<u>Borough, Bankside and London Bridge Opportunity Area</u>	<u>10,000</u>
<u>Elephant and Castle Opportunity Area</u>	<u>10,000</u>
<u>Canada Water Opportunity Area</u>	<u>20,000</u>
<u>Old Kent Road Opportunity Area</u>	<u>10,000</u>
<u>Other town centres</u>	<u>8,000</u>

6. Bringing more opportunities for people to find work, get into training and achieve their aspirations; and
7. 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
8. 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
9. Increasing retail floorspace by up to 26,672sqm by 2031 over and above commitments: 76,670 sqm between 2019 and 2036 (6,560sqm convenience retail, 42,130sqm comparison goods retail, 27,980sqm food and beverage). The targets for the distribution of the retail floorspace are:

<u>Elephant and Castle Major Town Centre</u>	<u>10,000sqm</u>
<u>Peckham Major Town Centre</u>	<u>7,000sqm</u>
<u>Canada Water Major Town Centre</u>	<u>40,000sqm</u>

<u>CAZ and district and local town centres</u>	<u>19,670sqm</u>
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10. Working with our residents to assist them to be and stay financially independent; and
11. ~~Ensuring we retain~~ intensify industrial land and co-locate industrial premises with new homes London needs; and Designating 32ha of Strategic Protected Industrial Land where industrial uses will be maintained and designating 20ha of Locally Significant Industrial Sites where industrial premises will be co-located with new homes; and
12. Working with local business and other partners to make sure our residents are equipped with the skills and knowledge to access the many exciting opportunities that being in Southwark brings.
- ~~13. Ensuring the delivery of 500 new affordable small business units.~~

Reasons

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 High Street Challenge initiative provides 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, 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 enhancing, 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 2019-2036. 2014 to 2036. Along with other types of employment space this will provide 58,000 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 at least 10% of all new employment floorspace to be affordable workspace. 500 new affordable small business units. Additionally Southwark has over 800 railway arches many of which will be made 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.
4. Southwark has a strong hierarchy of town centres which are projected to increase by 76,670 sqm retail floorspace between 2019 and 2036 (6,560sqm convenience retail, 42,130sqm comparison goods retail, 27,980sqm food and beverage). 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. 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.

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 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.
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.

SP5 Healthy, active lives **Thriving neighbourhoods and tackling health inequalities**

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:

1. Ensuring all council homes are warm, dry and safe; and
2. Building quality new homes to help people to live healthier lives; and
3. Working with residents and our partners to build resilient communities; and
4. Extending opportunities to all to maintain and improve their health and wellbeing; and
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
6. Delivering a safer walking and cycling network to address the climate emergency; and
7. Increasing, protecting and improving green spaces; and
8. Improving access to healthcare, voluntary organisations and community health facilities; and
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 to for local trips; and
10. Reducing health inequalities by improving the economic wellbeing, physical and mental health of our communities including providing healthy food options, improving air quality, improving green spaces and creating healthy streets and low traffic neighbourhoods to enable our residents to get to everywhere they need to go without using a car.

Reasons

1. We will promote healthy streets and **thriving** 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. It introduces 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 every day 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.

2. The shift in transport modes from cars to walking and cycling responds to the Climate Emergency declared by Southwark by reducing car use and improving the health of local residents.
3. Health inequalities are avoidable, unfair and systematic differences in health between different groups of people. Health inequalities arise because of the conditions in which we are born, grow, live, work and age. These conditions influence our opportunities for good health, and how we think, feel and act, and this shapes our mental health, physical health and wellbeing.
4. 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 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.

SP6 ~~Cleaner, greener, safer~~ Climate Emergency

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 reducing carbon and greenhouse gas emissions to addressing the Climate Emergency. This will be achieved through:

1. Protecting, improving 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 being the most 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
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 that ~~private cars can make worse~~.

2. Southwark's carbon emissions have been reducing since 2010. In 2017 it was 1,013 Total kt (CO2e).
3. 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. 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.
5. 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.