

Explanatory Note to clarify and explain any ancillary uses that would be supported on NSP49: London Bridge Health Cluster

1. The Site Allocations Methodology Report Update (April 2021), EIP82a, sets out the Council's approach to developing site allocations. This includes how the site allocation guidance was developed, paragraphs 4.2-4.4; and the approach to land uses and their accommodation of objectively assessed development needs for Southwark, paragraphs 4.5-4.7.
2. NSP49 London Bridge Health Cluster is one of four key development opportunity sites within the London Bridge Vision Area.
3. The site area is 80,030m² and contains health, research and education facilities.
4. This site allocation is a land use policy only, it is not suitable for standalone residential use and it therefore is not an opportunity for comprehensive redevelopment. There is no development capacity allocated to this site as the purpose is not to provide a detailed design brief for the site. In this case, the site is suitable for continued use for health provision, employment and education floorspace. The site allocation is in the Central Activities Zone (CAZ).
5. The uses set out in the NSP will continue to be implemented. There are no relevant planning applications. Applications likely to come forward on this site may propose ancillary residential accommodation, town centre uses, office floorspace or student accommodation associated to the hospital campus.
6. Applications are likely to come forward altogether as there is only one landowner in years 6-15. The landowner, Guy's and St Thomas's Charity (PSV consultation ref: NSPPSV76.1) are in general support of the principles behind this site allocation subject to the further detail in their representation.
7. There is no full planning application relevant to this site, as there is no planning permission on this site it is expected that this site will come forward in year 6-15.
8. The site requirements, as stated in the Southwark Council's Proposed Changes to the submitted New Southwark Plan August 2020 (EIP27A):

Redevelopment of the site must:

- *Provide health, research and education facilities (D1) or otherwise support the functioning of London Bridge Health Cluster; and*
- *Improve pedestrian movement and permeability through the site.*

Redevelopment of the site may:

- *Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses and offices (A1, A2, A3, A4, B1);*
 - *Provide other ancillary uses which would complement the health cluster (C2, D1);*
 - *Provide student housing (sui generis) where this is directly linked to nominations from the hospital.*
9. EIP204 – Changes to the Use Classes Order, Impact on the New Southwark Plan Site Allocations, sets out our proposed modifications to each of the site allocations to reflect the key changes to the Use Classes Order which came into effect from 1 September 2020. The approach is informed by the Mayor of London’s *London Plan Explanatory Note: Applying the Use Class Order to the new London Plan*.

10. The proposed modifications to site requirements for NSP35 are as follows:

Redevelopment of the site must:

- *Provide health, research and education facilities (~~D1~~) or otherwise support the functioning of London Bridge Health Cluster; and*
- *Improve pedestrian movement and permeability through the site.*

Redevelopment of the site may:

- *Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses which would complement the health cluster, including town-centre (Class E uses) and offices (A1, A2, A3, A4, B1);*
- *Provide ~~other ancillary uses which would complement the health~~ related cluster residential institutions (such as care homes, hospitals, nursing homes, residential colleges and training centres (C2, ~~D1~~));*
- *Provide student housing (sui generis) where this is directly linked to nominations from the hospital.*

11. The site supports a number of ancillary residential uses that would complement the health cluster, specifically *C2 Residential institutions* which would include: residential care homes, hospitals, nursing homes, residential colleges and training centres. The site also supports the provision of student housing.

12. These ancillary residential uses would support the objective of the London Bridge Area Vision to: ‘harness the expertise and infrastructure from Kings College London, Guy’s Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research and promote health and wellbeing in the local environment.’

13. Whilst development *may* provide the aforementioned residential uses, standalone C3 residential uses would not be appropriate on this site, as set out in the Sites Methodology Report (EIP82a).
14. Class C3(b) covers up to six people living together as a single household and receiving care; however due to the nature of this site, location and expected density, the site allocation policy would expect such a use to come forward as C2, and ancillary to the health cluster.
15. The landowner, Guy's and St Thomas's Charity, has however stated its intention to explore the delivery of C3 residential uses as key worker housing, to support the function of the health cluster. Whilst the Council does not support the delivery of standalone residential uses as part of NSP49, we will continue to work with the landowner through any emerging applications on the suitability of ancillary residential uses as set out in NSP49.