

Item No.	Classification: Open	Date: 31 October 2017	Meeting Name: Cabinet
Report title:		New Southwark Plan: Proposed Submission Version	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

1. FOREWORD

- 1.1. This New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes and affordable homes for our residents, along with jobs – in construction and in the completed schemes. At the same time as welcoming new development we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough. Our location, with large amounts of our borough being in Central London, provides an opportunity for all of Southwark’s residents to benefit from new developments.
- 1.2. Looking to the future we must answer the pressing need for housing – of all tenure types – for our residents, we need more affordable homes and in particular new council homes. To meet this need, Southwark has an ambitious target to deliver 11,000 new council homes by 2043 with the first 1,600 complete or underway by the end of 2018. This New Southwark Plan sets out that we expect to deliver a significant proportion of these homes through new developments, as well as through estate infill and regeneration. By working with our communities and local residents we will identify opportunities to deliver an increase in council homes on our existing estates. We have set out in our Council Plan a Fairer Future promise to make Southwark an age-friendly borough and this New Southwark Plan will help to promote a wider range of different types of homes that help to meet the needs of an aging population.
- 1.3. The regeneration of the Elephant and Castle continues to gather pace and is a clear demonstration of our commitment to improving the lives of our borough’s residents. To enable further investment in new homes we have adopted the Aylesbury Area Action Plan, Peckham and Nunhead Area Action Plan and the Revised Canada Water Area Action Plan and we continue to consult on the Old Kent Road Area Action Plan. All of these plans will help realise the potential of these distinct areas and deliver the homes, jobs, and social infrastructure our residents so desperately need.
- 1.4. This new plan also contributes to our borough’s new responsibilities for public health and helping our residents lead healthy and active lives, and tackling poor air quality. This plan complements our Cycling Strategy which will unlock the cycling network and help us get many more residents of all ages cycling. We continue to take a firm stand on limiting payday lenders who blight many of our high streets and town centres. This New Southwark Plan also sets out visions for all of our borough’s neighbourhoods.

- 1.5. I look forward to continue to work with residents, businesses and community groups from across our borough to implement the policies set out in the New Southwark Plan. By working together we can continue delivering the homes, jobs and public spaces our borough needs.

Cllr Mark Williams

Cabinet Member for Regeneration and New Homes

2. RECOMMENDATIONS

That Cabinet:

1. Agree the New Southwark Plan: Proposed Submission Version (Appendix A) for consultation.
2. Note the Consultation Plan (Appendix B) and Consultation Report (Appendix C).
3. Note the Integrated Impact Assessment (Appendix D) and Habitats Regulations Assessment (Appendix E).

3.BACKGROUND INFORMATION

- 3.1 The New Southwark Plan will form part of Southwark's development plan along with the London Plan and area action plans. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications. The New Southwark Plan is being prepared with several stages of consultation taking place between 2013 and 2017. The first stage of consultation was the issues consultation from October 2013 to February 2014. The 'Options Version' set out a options for a regeneration strategy in Southwark and the council's approach to planning to deliver the Fairer Future promises. Consultation took place from October 2014 to February 2015.
- 3.2 Following the Options Version consultation the document was divided into two sections for the 'Preferred Option Version' stage of consultation. Part One: Strategic Policies and Development Management Policies was consulted on from November 2015 to March 2016. Part Two: Area Visions and Site Allocations was consulted on from February to May 2017. From June 2017 the Council reconsulted on a selection of policies also at the 'Preferred Option' stage.
- 3.3 The final stage of consultation is the 'Proposed Submission' stage. The Proposed Submission Version has been prepared in light of the comments received through previous stages of consultation. The Proposed Submission Version is the version of the Plan the Council intends to adopt. Further changes will only be made if there are legal reasons to do so. As such, the consultation at the Proposed Submission stage is narrower in scope than previous rounds of consultation.

4. CONSULTATION

- 4.1 The Planning and Compulsory Purchase Act 2004 (amended 2008); the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the 2012 Regulations”), and the council’s statement of community involvement (2008) set out the statutory consultation requirements for the New Southwark Plan.
- 4.2 As part of the extensive consultation on the New Southwark Plan the Council will consult on this document in accordance with its consultation strategy, as shown in the consultation plan.
- 4.3 The Proposed Submission Version has been prepared for consultation from **25 October 2017** until **12 January 2018**. This includes an informal period from the 25 October 2017 to 1 December 2017. The final draft of the New Southwark Plan (the Proposed Submission Version) represents the document the Council intends to adopt. The document will be published for final consultation before it is submitted to the Secretary of State who will, in turn, appoint an independent Planning Inspector who will examine the plan. Unlike previous consultations, the scope of the consultation is to ask whether its aims are achievable and whether the plan is based on a robust evidence base. These questions are commonly known as the ‘Test of Soundness.’ These are the same questions the independent Planning Inspector will be asking as part of the examination. Further changes to the Plan before it is adopted will only be made if required for legal reasons following the examination.
- 4.4 We welcome comments on the New Southwark Plan: Proposed Submission Version. Unlike previous iterations we are asking two questions:
- Is the New Southwark Plan legal?
 - Is the New Southwark Plan ‘sound’?

Further details about the consultation are provided in the draft plan (Appendix A) and the Aconsultation Plan (Appendix B)

Comments can be provided on line through Southwark’s Consultation Hub: <https://consultations.southwark.gov.uk/>
Comments can also be sent by email to planningpolicy@southwark.gov.uk
or by letter to: New Southwark Plan, Planning Policy, 5th Floor, Hub 4, Southwark Council
PO Box 64529, London SE1P 5LX

5. KEY ISSUES FOR CONSIDERATION

- 5.1 The principal changes being made to the adopted development plan (The saved policies of the Southwark Plan 2007 and the Core Strategy 2011) and from the Preferred Option draft are set out below. A detailed summary of changes between the Preferred Option and Proposed Submission Version is set out in the Consultation Report (Appendix B).
- 5.2 **Strategic Policies**
- 5.2.1 The Strategic Policies set out the Council’s overarching regeneration agenda for the borough. The Strategic Policies translate six of the Council’s Fairer Future promises alongside the Social Regeneration agenda into the development plan. They provide a structure and golden thread for the Development Management Policies, Area Visions and Site Allocations. Strategic policies are borough-wide policies which set out the council’s

strategy to work with local people to improve neighbourhoods and create new opportunities for the future. The Strategic Policies in the Proposed Submission Version do not represent a significant departure from those in the Preferred Option Version. However, the policies have been re-worked to clearly identify individual elements of each Strategic Policy.

The Strategic Policies are:

- **SP1 Quality Affordable Homes**

5.2.2 This policy sets out how the Council will lead to build all types of homes within Southwark. Detailed policies set out percentages of affordable and new family homes; protection of homes, private rented homes, housing for older people, households with specialist needs and houses in multiple occupation. Also optimising delivery of new homes.

- **SP2 Social Regeneration and Revitalised Neighbourhoods**

5.2.3 This policy sets out how to make places everyone can be proud of to live and work. The detailed policies enable this and cover design of places, quality and residential design; tall buildings, efficient use of land, listed buildings and structures, conservation areas, conservation of the historic environment and natural heritage, borough views, archaeology world heritage sites and the River Thames. The policy sets out how the Council will promote social regeneration through 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. This is needed to tackle serious public health issues such as childhood obesity, which is a particular issue in Southwark.

- **SP3 Best Start in Life**

5.2.4 This policy sets out how young people will have the best start in life with a safe, stable and healthy environment where they have the opportunity to develop make choices and feel in control of their lives and future. Detailed development management policies cover education places and student homes.

- **SP4 Strong Local Economy**

5.4.5 This policy sets out ways to enable residents to benefit from a strong economy. This will bring opportunities for employment and a place for town centres to thrive. Detailed policies include transition of preferred industrial locations to mixed use neighbourhoods, railway arches, small business units, town and local centres, development outside town centres, protected shopping frontages, shops outside protected shopping frontages, town and local centres, shop fronts, betting shops, pawnbrokers and pay day loan shops, hotel and other visitor accommodation and pubs; access to employment and training, outdoor advertisements and signage, broadband and telecommunications.

- **SP5 Healthy, Active Lives**

5.5.6 This policy sets out how the Council will maintain and improve the health and well being of residents. Detailed policies cover leisure, arts and culture, flexible community uses, hot food takeaways, public transport, network impacts, walking, Low Line walking routes and cycling, infrastructure improvements, car and cycle parking, parking standards for disabled people and the mobility impaired.

- **SP6 Cleaner, Greener, Safer**

5.2.7 This policy sets out how the Council will lead the way in making people feel safe and the borough green. Detailed policies include protection of amenity, designing out crime, open space and open water space, biodiversity, trees, environmental standards, energy, reducing waste, land for waste management, environmental protection, improving air quality, reducing noise pollution, reducing water use and improving water quality and reducing flood risk.

5.3 Implementation Policies

5.3.1 The Implementation Policies sets out how the will Council practically deliver the plan using its formal planning powers and through collaboratively working with its stakeholders. The implementation policies are:

- **IP1: A sustainable approach to infrastructure**
- **IP2: Community Infrastructure Levy (CIL) and Section 106 Planning Obligations**
- **IP3: Enforcement against unlawful development**
- **IP4: Compulsory purchase order**
- **IP5: Monitoring development**

The implementation policies do not represent a departure from Southwark's current approach to implementation adopted planning policies.

5.4 Development Management Policies

5.4.1 Quality Affordable Homes

5.4.1.1 P1: Affordable Homes

The policy reduces the threshold which triggers a 35% affordable housing requirement from 15 to 11 homes. Smaller schemes (those providing 1 to 10 homes) must provide a financial contribution towards the delivery of new homes, subject to viability.

The 35% affordable housing tenure split includes 25% social rented and 10% intermediate tenure homes. The requirement applies evenly across the borough (with the exception of Aylesbury) whereas the adopted policy varies the affordable housing tenure split on an area basis.

All development that does not meet affordable housing requirements for reason of viability will be subject to viability reviews.

5.4.1.2 P2: New Family Homes

The policy increases the family homes requirement in Potters Field, London Bridge, Elephant and Castle opportunity area and the north of Blackfriars road from 10% to 20%. The policy requires all social rented homes to provide the maximum number of bed-spaces for the number of bedrooms (rather than providing single rooms).

5.4.1.3 P3: Protection of Existing Homes

The policy explicitly prevents the loss of housing to other uses; including short-stay accommodation (e.g. AirBNB).

5.4.1.4 **P4: Private Rented Homes**

The policy supports the development of purpose built rented accommodation provided the homes provide a high quality accommodation with more secure tenancies and good standards of management.

The policy allows for greater flexibility in the unit mix (i.e. the number of 1, 2 and 3 beds).

The policy allows for greater flexibility in relation to affordable housing. Schemes may provide affordable housing as per policy P1 (above) or may provide 35% affordable homes at discount market rent (DMR) at a range of discounts. This includes 12% at social rent equivalent (which must be allocated to households on Southwark's social housing waiting list), 18% capped at London Living Rent levels and 5% set at a discount which is affordable to households with incomes between £60,000 and £90,000 (all of which must be allocated to households on the Council's emerging Intermediate Housing List).

5.4.1.5 **P5: Housing for Older People**

The policy supports the delivery of specialist housing for older people. Affordable housing on such schemes may be provided as general needs affordable housing (as per policy P1) or specialist affordable housing for older people.

5.4.1.6 **P6: Homes for Households with Specialist Needs**

The policy allows flexibility to provide forms accessible housing adapted to specific needs in place of wheelchair accessible or adaptable homes.

5.4.1.7 **P7: Houses in Multiple Occupation**

The policy requires HMOs to meet the Council's Standards for HMOs and provide adequate indoor communal space, outdoor communal amenity space, rubbish storage and one cycle parking space per occupant. HMOs will not be permitted where there is an over-concentration of HMOs in the immediate area.

5.4.1.8 **P8: Supported Housing and Hostels**

The policy protects existing hostels and supported housing and manages their future development.

5.4.1.9 **P9: Optimising Delivery of New Homes**

The policy allows prevailing residential density ranges to be exceeded where the design of development is exceptional. Under adopted policy this is only permitted in Action Area cores.

5.4.1.10 **P10: Self and Custom Build**

The policy provides support for new homes build by self-builders and custom builders.

5.4.2 **Revitalised Neighbourhoods**

5.4.2.1 **P11: Design of Places**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.2 **P12: Design Quality**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.3 **P13: Residential Design**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.4 **P14: Tall Buildings**

The policy defines tall buildings as those which are significantly higher than surrounding buildings or their context. The policy is less prescriptive in relation to where tall buildings may be appropriate provided they are located at a point of landmark existing or planned townscape significance and has a height that is proportionate to the existing or planned significance of the proposed location and the size of the site.

5.4.2.5 **P15: Efficient Use of Land**

The policy supports temporary 'meanwhile uses' where they do not compromise the future redevelopment of the site.

5.4.2.6 **P16: Listed Buildings and Structures**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.7 **P17: Conservation Areas**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.8 **P18: Conservation of the Historic Environment and Natural Heritage**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.9 **P19: Borough Views**

The policy ensures development enhances the following views:

- The London panorama of St Pauls Cathedral from One Tree Hill
- The linear view of St Pauls Cathedral from Nunhead Cemetery
- The linear view of St Pauls Cathedral along Camberwell Road
- The river prospect of River Thames and its frontage, Tower Bridge and St Pauls Cathedral from Kings Stairs Gardens
- The townscape view south from the centre of the Millennium Bridge

This will affect the maximum acceptable building height of development within the viewing corridors.

5.4.2.10 **P20: Archaeology**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.11 **P21: World Heritage Sites**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.12 **P22: River Thames**

The policy specifies that land reclamation or overhanging structures will not be permitted.

5.4.2 **Best Start in Life**

5.4.2.1 **P23: Education Places**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.2.2 **P24: Student Homes**

The policy requires new direct let student housing schemes to provide 35% affordable housing as per P4 (Private rented homes) with some student rooms at affordable student rents.

The policy states any proposal for 'collective living' would be assessed as a student homes scheme.

5.4.3 **Strong, Local Economy**

5.4.3.1 **P25: Strategic Protected Industrial Land**

Only industrial land uses are allowed in SPIL. The policy reduces the amount of protected industrial land in the borough to make way for mixed use development which includes commercial uses alongside residential uses.

5.4.3.2 **P26: Office and Business Development**

The policy requires development to retain or re-provide existing employment floorspace in town centres, opportunity areas and the Central Activities Zone (CAZ).

5.4.3.3 **P27: Railway Arches**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy

5.4.3.4 **P28: Small Business Units**

The policy requires the retention or re-provision of small business units for SMEs. Where existing small businesses are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development.

5.4.3.5 **P29: Business relocation**

The policy requires a business relocation strategy where existing businesses are affected by redevelopment and suitable space is not re-provided on-site.

5.4.3.6 **P30: Town and Local Centres**

The policy designates Tower Bridge Road as a Local Centre and Old Kent Road as a Major Town Centre on the policies map. Amendments are made to existing town centre boundaries. (see Appendix)

5.4.3.7 **P31: Development Outside Town Centres**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy

5.4.3.8 **P32: Protected Shopping Frontages**

The policy sets a more nuanced approach to protecting retail with different levels required on different shopping streets based on the existing situation on the ground rather than a flat target across Southwark. The policy introduces a distinction between primary shopping frontages, which are mainly in town centres and secondary shopping frontages, which are more peripheral. The NSP extends and amends existing frontages and adds a new secondary frontage on Camberwell New Road. (see Appendix to New Southwark Plan)

5.4.3.9 **P33: Shops Outside Protected Shopping Frontages, Town and Local Centres**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy

5.4.3.10 **P34: Shop Fronts**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy

5.4.3.11 **P35: Small Shops**

The policy requires development to retain or re-provide small retail units where there is a need for the use. Where occupiers of small retail units are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for the existing occupiers in the new development. Where re-provision of existing retailers cannot be provided in the new development, a relocation strategy should be provided in consultation with existing occupiers

5.4.3.12 **P36: Betting Shops, Pawnbrokers and Pay Day Loan Shops**

The policy controls the proliferation of Betting shops, pawnbrokers and pay day loan shops the overconcentration of these types of uses.

5.4.3.13 **P37: Hotels and Other Visitor**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.3.14 **Accommodation**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.3.15 **P38: Pubs**

The policy strengthens protection to pubs. Recent Article 4 Directions made by the Council require applicants to seek planning permission for any change of use or demolition of pubs.

5.4.3.16 **P39: Access to Employment and Training:**

The policy requires to create opportunities for local businesses to tender for procurement more specific alongside existing requirements to provide local jobs and training.

5.4.3.17 **P40: Outdoor Advertisements and Signage**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.3.18 **P41: Broadband and Telecommunications**

The policy requires the provision of high quality telecommunication infrastructure for new development.

5.4.4 **Healthy, Active Lifestyles**

5.4.4.1 **P42: Healthy Developments**

The policy requires development to positively enhance the health and wellbeing of residents.

5.4.4.2 **P43: Leisure, Arts and Culture**

The policy provides greater support for the development of leisure, arts and culture uses.

5.4.4.3 **P44: Community Uses**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.4 **P45: Hot Food Takeaways**

The policy controls and limits the development of new hot food takeaways to protect public health and town centres across the whole borough. These are currently only restricted in Canada Water and Peckham.

5.4.4.5 **P46: Public Transport**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.6 **P47: Highways Impacts**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.7 **P48: Walking**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.8 **P49: Low Line Routes**

The policy supports the opening up of Low Line walking routes along most of Southwark's railway viaducts.

5.4.4.9 **P50: Cycling**

The policy increases the cycle parking requirement for most types of development and requires new development to integrate and enhance the cycle network.

5.4.4.10 **P51: Infrastructure Improvements**

The policy updates the list of strategic transport infrastructure projects for Southwark that development should support:

- The Bakerloo Line extension to Old Kent Road;
- A rail station at Camberwell;
- The adopted cycle route network;
- A walking and cycling bridge from Rotherhithe to Canary Wharf;
- The Elephant and Castle northern roundabout project and the Northern Line ticket hall;
- Bus priority measures.

5.4.4.11 **P52: Car Parking**

The policy sets a requirement for development to be car free in areas of high public transport accessibility and increases controls on town centre parking.

5.4.4.12 **P53: Parking Standards for Disabled People and the Mobility Impaired**

The policy sets a more flexible requirement for disabled parking spaces in areas well served by public transport.

5.4.4.13 **P54: Protection of Amenity**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.14 **P55: Designing Out Crime**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.15 **P56: Open Space**

The policy creates new and extends existing open spaces for protection in addition to those proposed at the Preferred Option stage of the NSP (see appendix). A specific requirement is set for major development to provide new open space and greening.

5.4.4.16 **P57: Open Water Space**

The policy sets out the types of development that are acceptable on or in the vicinity of protected open water space.

5.4.4.17 **P58: Green Infrastructure**

The policy requires new development to contribute towards the green infrastructure network (e.g. green roofs, food growing, habitat creation, sustainable drainage).

5.4.4.18 **P59: Biodiversity**

The policy introduces 21 new Sites of Importance for Nature Conservation (SINCs) for protection and amends the boundaries of several existing protected SINCs.

5.4.4.19 **P60: Trees**

The policy requires the retention or re-provision of Southwark's tree canopy cover.

5.4.4.20 **P61: Environmental Standards**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.21 **P62: Energy**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.22 **P63: Reducing Waste**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.23 **P64: Land for Waste Management**

This policy reduces the area of Southwark's safeguarded waste site to enable alternative development.

5.4.4.24 **P65: Environmental Protection**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.25 **P66: Improving Air Quality**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.26 **P67: Reducing Noise Pollution**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.27 **P68: Reducing Water Use**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

5.4.4.28 **P69: Reducing Flood Risk**

No significant amendments from adopted policy or New Southwark Plan Preferred Option policy.

6. AREA VISIONS

6.1 Area Visions provide the strategic vision for the future of Southwark's distinct places. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities. Area Visions also identify the prevailing character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant Area Vision and should demonstrate how they contribute towards realising the strategic vision for that area. The New Southwark Plan sets out the following Area Visions

- **Bankside and The Borough**
- **Bermondsey**
- **Blackfriars Road**
- **Camberwell**
- **Crystal Palace and Gipsy Hill**
- **Dulwich**
- **East Dulwich**
- **Elephant and Castle**
- **Herne Hill and North Dulwich**
- **London Bridge**
- **Nunhead**
- **Old Kent Road** (Southwark is preparing a more detailed Area Vision through the Old Kent Road Area Action Plan)
- **Peckham**
- **Rotherhithe**
- **Walworth**

6.2 Each Area has a high level Vision that sets out the type of changes that will occur and be supported over the New Southwark Plan Period. Detail is provided for the existing character and heritage to be retained, enhanced and renewed. Strategic transport and accessibility aspirations for the area that will be supported such as transport enhancements, including new train stations, new green links and new walking and cycling routes.

6.3 Aspirations to enhance the local economy, such as through improved high streets and new employment spaces are noted in the Area Visions as are plans to provide new infrastructure such as open space, health centres and schools. The Area Visions also set out the scale and nature of growth that can be accommodated over the Plan period in each area, particularly on key strategic development sites.

7. SITE ALLOCATIONS

7.1 Site Allocations are planning policies which apply to potential development sites of strategic importance. Site Allocations are needed to ensure that when strategic sites come forward for redevelopment they integrate into their surroundings and contribute towards meeting the local area's spatial needs. Site allocations are also needed to demonstrate the New Southwark Plan has been developed in conformity with the London Plan, which requires boroughs to identify strategic development sites which can meet housing targets and future infrastructure and land use needs.

7.2 Site Allocations set out land use requirements that must be provided as part of any redevelopment alongside other acceptable land uses. Site Allocations may specify

development provides new public open space, public access routes or social infrastructure, such as health or education facilities. Site Allocations are not required for sites which are likely to be redeveloped acceptably under the development management policies of the New Southwark Plan.

7.3 Deleted proposed site allocations

The following site allocations that were proposed at the Preferred Option stage have been removed from the Plan for the Proposed Submission stage:

- **Telephone Exchange and 50-60 Blackfriars Road (Blackfriars Road)**
7.3.1 The site owners confirmed there is no prospect of redevelopment within the NSP timeframe as the site houses telecoms equipment that cannot be relocated.
- **St Georges Health Centre and Tadworth House (Blackfriars Road)**
7.3.2 The site includes a residential element (Tadworth house) and the site's inclusion caused alarm and distress to residents. There are no plans to redevelop the site so this site allocation has been removed.
- **Cinema and multi-storey car park, Moncrief Street (Peckham)**
7.3.3 Following the previous consultation and due to the ongoing success of Bold Tendencies, Peckhamplex, and the soon to open Peckam Levels project the council has decided to extend the leases for these users. This site allocation has therefore been removed as this site will continue as a hub for employment and cultural uses for at least the duration of the New Southwark Plan.
- **Wesson Mead (Camberwell)**
7.3.4 The site owners, Southwark Council, have no plans to redevelop the site.
- **Croft Street Depot (Rotherhithe)**
7.3.5 The site owners confirmed there is no prospect of redevelopment within the NSP timeframe as the site houses telecoms equipment that cannot be relocated.
- **Dulwich Telephone Exchange, 512 Lordship Lane (Dulwich)**
7.3.6 The site owners confirmed there is no prospect of redevelopment within the NSP timeframe as the site houses telecoms equipment that cannot be relocated.

7.4 New site allocations:

The following sites are proposed for allocation at the Proposed Submission stage that were not proposed for allocation at the Preferred Option stage:

- **NSP14: Old Jamaica Road Business Estate (Bermondsey)**
- **NSP43: Goose Green Trading Estate (East Dulwich)**

Both have been proposed because the commercial uses do not benefit from planning protection in the event an application is received to redevelop the sites for entirely residential uses. The proposed site allocations allow for residential uses as part of mixed use development.

7.5 Amended sites:

Several of the sites have been amended to reflect comments received through the consultation. The consultation report will set out in detail all amendments and the reasons for making these. The site allocations in the Proposed Submission Version are:

7.5.1 Bankside and The Borough

- NSP01: Site Bordering Great Suffolk Street and Ewer Street
- NSP02: 62-67 Park Street
- NSP03: 185 Park Street
- NSP04: London Fire and Emergency Planning Authority
- NSP05: 1 Southwark Bridge Road and Red Lion Court
- NSP06: Landmark Court
- NSP07: Land between Great Suffolk Street and Glasshill Street
- NSP08: Swan Street Cluster

7.5.2 Bermondsey

- NSP09: Biscuit Factory and Campus
- NSP10: Tower Workshops
- NSP11: Chambers Wharf
- NSP12: 21 and 25-29 Harper Road
- NSP13: Old Jamaica Road Business Estate

7.5.3 Blackfriars Road

- NSP14: Conoco House, Quadrant House, Edward Edwards House and Suthring House
- NSP15: Friars House, 157-168 Blackfriars Road
- NSP16: Land enclosed by Colombo Street, Meymott Street and Blackfriars Road
- NSP17: Ludgate House & Sampson House, 64 Hopton Street
- NSP18: Southwark Station and 1 Joan Street
- NSP19: McLaren House, St George's Circus
- NSP20: Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street
- NSP21: 1-5 Paris Garden and 16-19 Hatfields

7.5.4 Camberwell

- NSP22: Camberwell Station
- NSP23: Burgess Business Park
- NSP24: Butterfly Walk, Morrisons Car Park and Police Station
- NSP25: Valmar Trading Estate
- NSP26: Camberwell Bus Garage and Post Sorting Office
- NSP27: Abellio Bus Garage, Camberwell
- NSP28: Land Between Camberwell Station Road and Warner Road
- NSP29: Iceland, 118-132 Camberwell Road
- NSP30: 49 Lomond Grove
- NSP31: Camberwell Business Centre, Lomond Grove
- NSP32: 123 Grove Park
- NSP33: Camberwell Green Magistrates Court

- NSP34: Denmark Hill Campus East

7.5.5 Crystal Palace and Gipsy Hill

- NSP35: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace 90

7.5.6 Dulwich

- NSP36: The Grove Tavern, 520 Lordship Lane

7.5.7 East Dulwich

- NSP37: Kwik Fit and Gibbs & Dandy, Grove Vale
- NSP38: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill
- NSP39: Railway Rise, East Dulwich
- NSP40: Dulwich Community Hospital, East Dulwich Grove
- NSP41: Goose Green Trading Estate

7.5.8 Elephant and Castle

- NSP42: Newington Triangle
- NSP43: Bakerloo Line Sidings and 7 St George's Circus
- NSP44: 63-85 Newington Causeway
- NSP45: Salvation Army Headquarters, Newington Causeway
- NSP46: Skipton House, Keyworth Hostel and Perry Library
- NSP47: Elephant & Castle Shopping Centre and London College of Communication
- NSP48: London Southbank University Quarter
- NSP49: 1-5 Westminster Bridge Road

7.5.9 Herne Hill and North Dulwich

- NSP50: Bath Trading Estate

7.5.10 London Bridge

- NSP51: London Bridge Health Cluster
- NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street
- NSP53: Land between St Thomas Street, Fenning Street, Melior Place, Snowsfields and Bermondsey Street
- NSP54: Colechurch House, London Bridge Walk

7.5.11 Nunhead

No Site allocations are proposed in Nunhead through the New Southwark Plan

7.5.12 Old Kent Road

Detailed site allocations for the Old Kent Road Action through the Old Kent Road Area Action Plan.

- NSP55: Bricklayers Arms
- NSP56: Crimscott Street and Pages Walk

- NSP 57: Mandela Way
- NSP 58: 107 Dunton Road (Tesco store and car park) and Southernwood Retail Park
- NSP 59: Salisbury estate car park
- NSP 60: 96-120 Old Kent Road (Lidl store)
- NSP 61: Former petrol filling station, 233-247 Old Kent Road
- NSP 62: Kinglake Street Garages
- NSP 63: 4/12 Albany Road
- NSP 64: Former Southern Railway Stables
- NSP 65: Land bounded by Glengall Road, Latona Road and Old Kent Road
- NSP 66: Marlborough Grove and St James's Road
- NSP 67: Sandgate Street and Verney Road
- NSP 68: Devon Street and Sylvan Grove
- NSP 69: Hatcham Road and Penarth Street
- NSP 70: Ilderton Road
- NSP 71: 760 and 812 Old Kent Road (Toyrus store)
- NSP 72: 840 Old Kent Road (Aldi store)
- NSP 73: 684-698 Old Kent Road (Kwikfit garage)
- NSP 74: 636 Old Kent Road

7.5.13 Peckham

- NSP75: Aylesham Centre and Peckham Bus Station
- NSP76: Blackpool Road Business Park
- NSP77: Land between the railway arches (East of Rye Lane including railway arches)
- NSP78: Copeland Industrial Park and 1-27 Bournemouth Road

7.5.14 Rotherhithe

- NSP79: Rotherhithe Gasometer
- NSP80: St Olav's Business Park, Lower Road
- NSP81: Decathlon Site and Mulberry Business Park
- NSP82: Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close

7.5.15 Walworth

- NSP83: Morrison's, Walworth Road
- NSP84: 330-344 Walworth Road
- NSP85: Chatelaine House, Walworth Road

8. POLICIES MAP

8.1 Most New Southwark Plan policies apply across the vorough. However, some policies only apply in areas with a spatial designation. For example, applications within town centres may be assessed differently to applications in a residential area. The New Southwark Plan policies map updates spatial designations including new and amended boundaries for the following designations:

- **Land for waste management**

8.1.1 The protected waste site has been reduced in area because Southwark can meet its waste apportionment target using its existing provision as part of the South East London Waste Partnership.

- **Strategic protected industrial locations**

8.1.2 The New Southwark Plan reduces the amount of land designated as strategic industrial land (local and regional) in order to enable mixed use neighbourhoods.

- **Town centres**

8.1.3 The New Southwark Plan removes some areas characterised by residential uses from existing town centres.

- **Primary shopping frontages (PSF)**

- **Secondary shopping frontages (SSF)**

- **Other open space (OOS)**

8.1.4 The New Southwark Plan designates new Other Open Spaces.

- **Borough open land (BOL)**

- **Metropolitan open land (MOL)**

- **Sites of interest for nature conservations (SINCs)**

8.2 Appendices to the New Southwark Plan set out all changes to the Policies Map in detail.

9.COMMUNITY IMPACT STATEMENT

The purpose of the New Southwark Plan is to facilitate regeneration and deliver the vision of the Fairer Future promises, ensuring that community impacts are taken into account. An Integrated Impact Assessment that includes an equalities analysis to make sure that the New Southwark Plan is having a positive impact on different groups and is delivering the most sustainable option is attached as Appendix D.

10. FINANCIAL IMPLICATIONS

There are no immediate resource implications arising from this report as any additional work required to complete the work will be carried out by the relevant policy team staff and budgets without a call on additional funding.

11. SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

11.1 Director of Law and Democracy

11.1.1 The National Planning Policy Framework (“NPPF”) came into force in March 2012 and since then due weight when making planning decisions should be given to relevant development plan policies according to their degree of consistency with the NPPF.

11.1.2 The report identifies that the Core Strategy was adopted in 2011 whilst the relevant Southwark Plan policies were saved in 2010. There is therefore growing pressure to reconsider policies and the Council is required by section 17, Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England Regulations 2012 to keep the development plan documents under review.

11.1.3 As identified in the foreword to the report at paragraph 1.2, the next stage in the process is for a public consultation on the Proposed Submission Local Plan pursuant to Regulation 19 of the 2012 Regulations mentioned above. At that stage, following the incorporation of technical or other minor amendments, it is proposed that the Submission Local Plan together with supporting documents and evidence is submitted to

the Secretary of State for an Examination in public. This is explained in paragraph 4.3 of the report., At that Examination, whether or not the Plan is compliant with the requirements of the 2004 Act (as amended) will be considered. The Plan together with any updates arising through the Examination in public can then be considered for adoption which must fall to be determined by the Council Assembly.

- 11.1.4 The New Southwark Plan is emerging as the result of extensive consultation and this is reported at Appendix C. The question on the community impacts which are arising in view of the revised policies contained within the Plan are considered at Appendix D to the report and the Cabinet is referred to this analysis so Members can satisfy themselves that those persons having a protected characteristic are being properly considered. By identifying these impacts, , it is intended that the Council will be able to maintain the appropriate balance between making strategic policies for its communities against possible interference with individual rights. The issue of human rights will be specifically considered at the time the New Southwark Plan Comes forward for adoption.
- 11.1.5 Once it is adopted, the New Southwark Plan will form part of the statutory development plan in accordance with which applications for planning permission must be determined by the Council unless material considerations indicate otherwise.

11.2 **Strategic Director of Finance and Governance (FC17/070)**

- 11.2.1 This report requests cabinet to agree the New Southwark Plan: Proposed Versions (Appendix A) for consultation. The report is also requesting cabinet to note the consultation plan (Appendix B) and consultation report (appendix c), along with the Integrated Impact Assessment (Appendix D) and Habitats Regulations Assessment (Appendix E). Full details are contained within the main body of the report.
- 11.2.2 The strategic director of finance and governance notes that there are no immediate financial implications arising from this report.
- 11.2.3 It is noted that staffing and any other costs connected with this recommendations will be contained within existing departmental revenue budgets.

11.3 **Director of Public Health**

- 11.3.1 The National Planning Policy Framework states that local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local plans and in planning decision making.
- 11.3.2 The Director of Health and Wellbeing welcomes how the New Southwark Plan (NSP) addresses a range of issues relevant to health and healthcare infrastructure through the plan-making and decision-making processes. The implementation policies, strategic policies and policies in the NSP have set out how:
- Development proposals can support strong, vibrant and healthy communities and help create healthy living environments and support the reduction of health inequalities;
 - Opportunities for healthy lifestyles can be created (eg planning for an environment that supports people of all ages in making healthy choices, helps to promote active

travel and physical activity, and promotes access to healthier food and food growing opportunities, high quality open spaces, and opportunities for play, sport and recreation);

- The healthcare infrastructure implications of any relevant proposed local development must be considered;
- Potential pollution and other environmental hazards, which might lead to an adverse impact on human health, must be accounted for in the consideration of new development proposals;
- Access to the whole community by all sections of the community, whether able-bodied or disabled, must be taken into account.

11.3.3 The Director of Health and Wellbeing especially welcomes that the NSP highlights health inequalities and childhood obesity as local concerns. The Director of Health and Wellbeing will support the planning authority to strongly reinforce the importance of planning applicants and planning decisions to have particular regard to:

- Make physical activity easy to do;
- Create places and spaces to meet to support community engagement and social capital;
- The impact of developments that are in proximity to locations where children and young people congregate such as schools, community centres and playgrounds;
- The evidence indicating high levels of obesity, deprivation and general poor health in specific locations;
- The over-concentration and clustering of certain use classes within a specified area that impact on health and wellbeing.

12.BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2016	http://www.london.gov.uk/priorities/planning/londonplan	planningpolicy@southwark.gov.uk
Southwark Statement of Community Involvement 2008	http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci	planningpolicy@southwark.gov.uk
Saved Southwark Plan 2010	http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	planningpolicy@southwark.gov.uk

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The Core Strategy 2011	http://www.southwark.gov.uk/info/200210/core_strategy	planningpolicy@southwark.gov.uk
National Planning Policy Framework	http://www.gov.uk/government/publications/national-planning-policy-framework--2	planningpolicy@southwark.gov.uk
New Southwark Plan Issues and Options Version	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk
New Southwark Plan: Strategic Policies and Development Management Policies Preferred Option Version	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk
New Southwark Plan: Area Visions and Site Allocations Preferred Option Version	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk
New Southwark Plan: New and Amended Policies	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk

12.1 APPENDICES

No.	Title	Held at
Appendix A	New Southwark Plan Proposed Submission Version 2017	Hard copy provided with the report
Appendix B	New Southwark Plan Proposed Submission Version: Consultation Plan	http://www.southwark.gov.uk/newsouthwarkplan
Appendix C	New Southwark Plan Proposed Submission Version: Consultation Report	http://www.southwark.gov.uk/newsouthwarkplan
Appendix D	New Southwark Plan Proposed Submission Version: Integrated Impact Assessment	http://www.southwark.gov.uk/newsouthwarkplan
Appendix E	New Southwark Plan Proposed Submission Version: Habitat Regulations Assessment	http://www.southwark.gov.uk/newsouthwarkplan

AUDIT TRAIL

Lead Officer	Eleanor Kelly, Chief Executive
Report Author	Juliet Seymour, Planning Policy Manager
Version	Draft

Dated	31 October 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Departmental Manager Finance	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Support Services		