

EIP238 New Southwark Plan Additional Modifications

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This only relates to Strategic Policies 1-6, Policies P1-P69 and Implementation Policies IP1-IP8

Policy No	Policy Name	Policies Map Layer reference	Validation Requirement	Relevant Supplementary Planning Documents (SPDs) and Area Action Plans (AAP)	Page No
SP1	Homes for All	N/A	As per policies that fall under SP1	Mayor's Affordable Housing and Viability SPG 2017 Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Residential Design Standards SPD 2015 Draft OKR AAP4 Quality Affordable Homes	28
SP2	Southwark Together	N/A	Development Consultation Charter Pre-Engagement Plan and Engagement Plan Statement of Community Involvement As per policies that full under SP2	Mayor's Social Infrastructure SPG 2015 Mayor's Planning for Equality and Diversity in London SPG 2007 Mayor's Character and Context SPG 2014 Mayor's Play and Informal Recreation SPG 2012 Mayor's London Foundations SPG 2012	32
SP3	Great start in life	N/A	As per policies that fall under SP3	Mayor's Play and Informal Recreation SPG 2012 Mayor's Accessible London: Achieving an Inclusive Environment SPG 2014 Mayor's Social Infrastructure SPD 2015 Draft OKR AAP13 Best Start in Life	34

				Draft OKR AAP14 Child and Youth Provision	
SP4	Green and inclusive economy	Article 4 Direction – CAZ Central Activities Zone, Opportunity Areas, Town Centres, Protected Shopping Frontages, Strategic Protected Industrial Land, Locally Significant Industrial Land, Business Improvement Districts	As per policies that fall under SP4	Section 106 and CIL SPD 2015 Draft OKR AAP5 Businesses and Workspace The Bow Tie OKR AAP6 Town Centres, Leisure and Entertainment	35
SP5	Thriving neighbourhoods and tackling health inequalities	N/A	As per policies that fall under SP5	Mayor’s Accessible London: Achieving an Inclusive Environment SPG 2014 Mayor’s Social Infrastructure SPD 2015 Draft OKR AAP7 Movement	37
SP6	Climate Emergency	N/A	As per policies that fall under SP6	Draft GLA Guidance on Whole LifeCycle Carbon Assessments Draft GLA Guidance on Be Seen Energy Monitoring Draft GLA Guidance on Circular Economy Statements Draft OKR AAP3 Climate Emergency	38

				Draft OKR AAP11 Cleaner, greener, safer	
P1	Social rented and intermediate housing	Aylesbury Action Area Core	Schedule of Accommodation Viability appraisal Equalities Impact Assessment	Mayor's Affordable Housing and Viability SPG 2017 Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015 Section 106 and CIL SPD 2015 Draft OKR AAP4 Quality Affordable Homes	77
P2	New family homes	CAZ, Action Area Cores, urban zone, suburban zone	Plans and application form of breakdown Daylight/Sunlight assessment	Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015 Section 106 and CIL SPD 2015 Draft OKR AAP4 Quality Affordable Homes	84
P3	Protection of existing homes	None	Application - existing and proposed units	Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015	86

				Section 106 and CIL SPD 2015 Draft OKR AAP4 Quality Affordable Homes	
P4	Private rented homes	None	Application - proposed tenure Viability appraisal	Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015 Section 106 and CIL SPD 2015 Draft OKR AAP4 Quality Affordable Homes	86
P5	Student homes	None	Schedule of Accommodation Student Management Plan Viability appraisal	Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015 Section 106 and CIL SPD 2015	88
P5a	Purpose built shared living	None	Viability appraisal	Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Section 106 and CIL SPD 2015	XX
P6	Housing for older people	None	Schedule of Accommodation Equalities Impact Assessment	Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD	89

				2015 Section 106 and CIL SPD 2015	
P7	Wheelchair accessible and adaptable housing	None	Schedule of Accommodation Design and access statement Equalities Impact Assessment	Mayor's Housing SPG 2016 Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015 Section 106 and CIL SPD 2015 Draft OKR AAP4 Quality Affordable Homes	90
P8	Houses in multiple occupation	Article 4 Directions for Henshaw Street and Bywater Place	Floor plans Schedule of accommodation Design and access statement and tenure breakdown	Affordable Housing SPD 2008 Draft Affordable Housing SPD 2011 Development Viability SPD 2016 Residential Design Standards SPD 2015 Section 106 and CIL SPD 2015	93
P9	Supported housing and hostels	None	Application – proposed tenure, schedule of accommodation Staffing and Management Plan	Mayor's Housing SPG 2016 Residential Design Standards SPD 2015	94
P10	Self and custom build	None	Application, plans and design and access statement Daylight/Sunlight Assessment	Mayor's Housing SPG 2016 Residential Design Standards SPD 2015	94
P11	Homes for Travellers and Gypsies	Gypsy and Travellers sites: Bridale Close, Burnhill Close, Ilderton Road and	Equalities Impact Assessment	Mayor's Housing SPG 2016	95

		Springtide Close			
P12	Design of places	N/A	Design and Access Statement Heritage Statement	Draft OKR AAP10 Design Draft Heritage SPD	96
P13	Design quality	N/A	Plans/sections/elevation Design and Access Statement Heritage Statement Daylight/Sunlight Assessment	Residential Design Standards SPD 2015 Draft Heritage SPD Draft OKR AAP10 Design	97
P14	Residential design	N/A	Design and Access Statement Heritage Statement Daylight/Sunlight Assessment Basement Impact Assessment	Mayor's Housing SPG 2016 Mayor's Play and Informal Recreation SPG 2012 Design and Access Statements SPD 2007 Residential Design Standards SPD 2015 Draft Heritage SPD Draft OKR AAP10 Design	98
P15	Designing out crime	N/A	Design and Access Statement Heritage Statement Proof of engagement with DoC officer at MET police	Design and Access Statements SPD 2007 Residential Design Standards SPD 2015 Draft OKR AAP10 Design Draft Heritage SPD	101

P16	Tall buildings	Tall buildings	Townscape visual impact assessment including AVR photos Plans/sections/elevation Design and Access Statement Daylight/Sunlight Assessment Construction Environment Management Plan Heritage Statement Structural Survey 3D model file for VU.CITY Microclimate assessment	Draft OKR AAP8 Tall Buildings Strategy Draft OKR AAP10 Design Draft OKR AAP9 Character and Heritage Draft Heritage SPD	102
P17	Efficient use of land	None	Plans/sections/elevation Design and Access Statement Heritage Statement	Development Viability SPD 2016	107
P18	Listed buildings and structures	Listed buildings	Heritage Statement Townscape visual impact assessment	Draft OKR AAP 9 Character and Heritage Draft Heritage SPD	107
P19	Conservation areas	Conservation Areas	Heritage Statement Plans/sections/elevations	Draft OKR AAP 9 Character and Heritage	109

			Townscape visual impact assessment	Draft Heritage SPD Design and Access Statements SPD 2007 Residential Design Standards SPD 2015 Mayor's Character and Context 2014	
P20	Conservation of the historic environment and natural heritage	Article 4 Direction – Sunray Estate Article 4 Direction – The Old Southern Railway Stables and Forge Conservation areas, listed buildings, scheduled monuments, registered parks and gardens	Heritage Statement Townscape visual impact assessment	Draft OKR AAP 9 Character and Heritage Draft Heritage SPD Design and Access Statements SPD 2007 Mayor's Character and Context SPG 2014	109
P21	Borough views	Borough view geometry and point data layers	Heritage Statement Townscape visual impact assessment	Draft OKR AAP8 Tall Buildings Strategy New Southwark Plan Annex 1 – Borough Views Draft Heritage SPD Mayor's London View Management Framework SPD 2012	110
P22	Archaeology	Archaeological Priority Areas	Archaeological assessment Heritage Statement	Draft OKR AAP 9 Character and Heritage Draft Heritage SPD Mayor's London Foundations SPG	112

				2012	
P23	World heritage sites	N/A	Heritage Statement Townscape visual impact assessment	Draft OKR AAP 9 Character and Heritage Draft Heritage SPD Mayor's London World Heritage Sites SPG 2012	118
P24	River Thames	Thames Policy Area	Design and Access Statement Heritage Statement Navigational Risk Assessment Construction Management Plan if using Thames for transport		119
P25	Local list	Future map layer	Heritage Statement Townscape visual impact assessment	Draft OKR AAP 9 Character and Heritage Draft Heritage SPD Draft Local List	120
P26	Education places	N/A	Educational need doc or chapter in Planning Statement	Mayor's Social Infrastructure SPG 2015 Draft OKR AAP13 Best Start in Life Draft OKR AAP14 Child and Youth Provision Section 106 and CIL SPD 2015	121

P27	Access to employment and training	None	Jobs and training specification 1. schemes over 5,000sqm (training and jobs for local people in construction) 2. schemes over 2,500sqm non-residential floorspace (training and jobs for local people in the final development) 3. schemes over 1,000sqm (allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction)	Draft OKR AAP13 Best Start in Life Draft OKR AAP14 Child and Youth Provision Section 106 and CIL SPD 2015	121
P28	Strategic protected industrial land	Strategic Protected Industrial Land Locally Significant Industrial Sites	Industrial floorspace specification Evidence based Audit (including existing businesses)	Draft OKR AAP5 Businesses and Workspace The Bow Tie Mayor's Practice Note on Industrial Intensification 2018	123
P29	Office and business development	Article 4 Direction – CAZ, Site allocations, CAZ, Town Centres, Opportunity Areas	Schedule of Accommodation Marketing strategy Marketing statement (if required)	Draft OKR AAP5 Businesses and Workspace The Bow Tie Section 106 and CIL SPD 2015	124

P30	Affordable workspace	None	Affordable workspace specification (on site) Affordable workspace calculator (off site) Evidence based Audit (including existing businesses) Equalities Impact Assessment	Draft OKR AAP5 Businesses and Workspace The Bow Tie Development Viability SPD 2016	125
P31	Small shops	None	Evidence based Audit (including existing businesses) Business Relocation Strategy Affordable Retail Statement Application Form (existing and proposed retail floorspace)	Draft OKR AAP6 Town Centres, Leisure and Entertainment	130
P32	Business relocation	None	Evidence based Audit (including existing businesses) Business Relocation Strategy Equalities Impact Assessment	Draft OKR AAP5 Businesses and Workspace The Bow Tie	131
P33	Railway arches	Railway arches	Schedule of Accommodation	Draft OKR AAP6 Town Centres, Leisure and Entertainment	132

			Design and Access Statement		
P34	Town and local centres	Major Town Centres District Town Centres Local Town Centres, Primary Shopping Frontages, Secondary Shopping Frontages	Application form - breakdown of floorspace and Design and Access Statement Development Charter Pre-Engagement Summary and Engagement Plan Lighting assessment Statement of Community Involvement Transport assessment Ventilation/extraction statement	Mayor's Social Infrastructure SPG 2015 Draft OKR AAP6 Town Centres, Leisure and Entertainment	133
P35	Development outside town centres		Retail Impact Assessment Development Charter Pre-Engagement Plan and Engagement Summary Statement of Community Involvement Transport assessment	Draft OKR AAP6 Town Centres, Leisure and Entertainment	136
P36	Protected shopping frontages	Primary Shopping frontages Secondary Shopping frontages	N/A	Draft OKR AAP6 Town Centres, Leisure and Entertainment	137
P37	Shops outside protected shopping frontages, town and local centres	None	N/A		138

P38	Shop fronts	None	Design and Access Statement where applicable i.e. Conservation Area	Draft OKR AAP6 Town Centres, Leisure and Entertainment	138
P39	Betting shops, pawnbrokers and pay day loan shops	Major Town Centres District Town Centres Local Town Centres, Primary Shopping Frontages, Secondary Shopping Frontages	Planning Statement		139
P40	Hotels and other visitor accommodation	None	Application form - Tenure breakdown Design and Access Statement Planning Statement	Design and Access Statements SPD 2007	140
P41	Pubs	Article 4 Direction – Pubs	Design and Access Statement Planning Statement Marketing statement (if required)	Draft OKR AAP6 Town Centres, Leisure and Entertainment	140
P42	Outdoor advertisements and signage	None	Application form Design and Access Statement	Design and Access Statements SPD 2007 Advertisements and Telecommunications SPDs 2004	141
P43	Broadband and digital infrastructure	None	N/A	Advertisements and Telecommunications SPDs 2004	141

P44	Healthy developments	N/A	Construction Environment Management Plan Transport assessment Marketing statement (if required)	Mayor's Social Infrastructure SPG 2015 Mayor's Accessible London: Achieving an Inclusive Environment SPG 2014 Draft OKR AAP7 Movement	143
P45	Leisure, arts and culture	Strategic Cultural Areas	Equalities Impact Assessment Statement of Community Involvement Development Charter Sport and leisure facilities assessment Marketing statement (if required)	Mayor's Social Infrastructure SPG 2015	143
P46	Community uses	N/A	Lighting assessment Equalities Impact Assessment Statement of Community Involvement Development Charter Sport and leisure facilities assessment Marketing statement (if required)	Mayor's Social Infrastructure SPG 2015 Mayor's Play and Informal Recreation SPG 2012	145
P47	Hot food takeaways	Primary shopping frontages, Secondary Shopping frontages, primary and secondary	Planning Statement Ventilation/extraction statement		147

		schools exclusion zones			
P48	Public transport	TfL map, national rail stations, tube stations	Transport assessment	Draft OKR AAP7 Movement Mayor's Accessible London: Achieving an Inclusive Environment SPG 2014	149
P49	Highways impacts	Classified roads, TLRN	Construction Environment Management plan Transport assessment	Draft OKR AAP7 Movement	149
P50	Walking	N/A	Lighting assessment Transport assessment	Draft OKR AAP7 Movement Mayor's Accessible London: Achieving an Inclusive Environment SPG 2014 https://www.southwark.gov.uk/transport-and-roads/active-travel/walking/walking-in-southwark	150
P51	Low Line routes	Low line routes and railway arches	Transport assessment	OKR AAP7 Movement	150
P52	Cycling	Map layer on Southwark maps for existing cycle routes Southwark Spine	Transport assessment	Draft OKR AAP7 Movement Mayor's Accessible London: Achieving an Inclusive Environment SPG 2014 https://www.southwark.gov.uk/transport-and-roads/active-travel/cycling/cycling-in-southwark	153
P53	Car Parking	TfL PTAL (separate to Policies Map)	Transport Assessment Cycling parking specification	Draft OKR AAP7 Movement	156

P54	Parking standards for disabled people and the physically impaired	N/A	Transport assessment	Draft OKR AAP7 Movement	158
P55	Protection of amenity	N/A	Planning Statement Ventilation/extraction statement Daylight/sunlight assessment		159
P56	Open space	Borough Open Land, Other Open Space, Metropolitan Open Land	Planning Statement	Draft OKR AAP11 Parks and Healthy Streets – The Greener Belt	159
P57	Open water space	Open Water Space	Applications within open water space must submit details of how the development will not cause harm to safety or negatively impact navigation		163
P58	Green infrastructure	Green Chain Links	Environmental Statement Landscaping details	Draft OKR AAP11 Parks and Healthy Streets – The Greener Belt Draft OKR AAP12 Cleaner, greener, safer Mayor's All London Green Grid SPG 2012	164
P59	Biodiversity	Local Nature	Biodiversity Strategy,	Draft OKR AAP11 Parks and Healthy	165

		Reserves, Sites of Importance for Nature Conservation	Environmental Statement, Biodiversity survey and report	Streets – The Greener Belt Draft OKR AAP12 Cleaner, greener, safer Section 106 and CIL SPD 2015	
P60	Trees	TPO's in Southwark (separate to Policies Map)	Tree survey/Arboricultural Impacts Assessment	Draft OKR AAP11 Parks and Healthy Streets – The Greener Belt Draft OKR AAP12 Cleaner, greener, safer Mayor's Preparing Borough, Tree and Woodland Strategies SPG 2013	166
P61	Reducing waste	N/A	Circular Economy Statement For referable schemes Construction Environment Management Plan Circular Economy Statement Servicing and refuse management plan	Draft GLA Circular Economy Statements Guidance	167
P62	Land for waste management	Safeguarded waste site – IMWF	N/A		168
P63	Contaminated land and hazardous substances	N/A	Land contamination assessment / Construction Environment Management Plan Foul sewage and utilities assessment	Draft OKR AAP12 Cleaner, greener, safer Mayor's The Control of dust and emissions during construction and demolition SPG 2014	169

P64	Improving air quality	Air Quality Management Area Air Quality Focus Areas (London Plan reference)	Applications in Air Quality Focus Areas or that are likely to be used by large numbers of people particularly vulnerable to poor air quality, such as children or older people should demonstrate that design measures have been used to minimise exposure. Air quality assessment Construction Environment Management Plan Equalities Impact Assessment Ventilation/extraction statement	Draft OKR AAP12 Cleaner, greener, safer	170
P65	Reducing noise pollution and enhancing soundscapes	N/A	Construction and Management Plans Noise impact assessment Ventilation/extraction statement	Draft OKR AAP12 Cleaner, greener, safer	172
P66	Reducing water use	N/A	Submit details of expected water usage per person per day and outline how this will be achieved Foul sewage and utilities assessment	Draft OKR AAP12 Cleaner, greener, safer	173

P67	Reducing flood risk	Flood zones Critical drainage areas Surface water flood risk	Flood Risk Assessment Basement Impact Assessment SUDS proforma Foul sewage and utilities assessment	Draft OKR AAP12 Cleaner, greener, safer	173
P68	Sustainability standards	N/A	BREEAM Assessment Ventilation/Extraction Statement	Draft OKR AAP3 Climate Emergency	175
P69	Energy	Strategic District Heating Area	Energy Statement and BREEAM pre-assessment Whole Lifecycle Carbon Assessments Be Seen Monitoring	Draft OKR AAP3 Climate Emergency Section 106 and CIL SPD 2015 Draft GLA Whole Lifecycle Carbon Assessments Guidance Draft GLA Be Seen Monitoring Guidance	176
IP1	Infrastructure	N/A	Energy Statements	Development Viability SPD 2016 Design and Access Statements SPD 2007 Section 106 and CIL SPD 2015	178
IP2	Transport infrastructure	Bakerloo Line Safeguarding	Transport assessment	Development Viability SPD 2016 Section 106 and CIL SPD 2015 Mayor's Crossrail Funding 2016	178

IP3	Community Infrastructure Levy (CIL) and Section 106 planning obligations	CIL Zones	Viability appraisal CIL forms	Development Viability SPD 2016 Section 106 and CIL SPD 2015 Mayor's Use of planning obligations in the funding of Crossrail and the Mayoral Community Infrastructure Levy 2013 Mayor's Accessible London: Achieving an Inclusive Environment SPG 2014	179
IP4	Enforcement against unlawful development	N/A	N/A	Enforcement Policy (2017)	180
IP5	Compulsory Purchase Order (CPO)	N/A	N/A		180
IP6	Monitoring development	N/A	Application documents	Annex 4 NSP Monitoring Framework	181
IP7	Statement of Community Involvement	N/A	Pre-Engagement Plan Engagement Plan Proportionate EQIA	Statement of Community Involvement	181
IP8	Local Development Scheme	N/A	N/A	Local Development Scheme (annual)	182