

Fairer future

Delivering our promises

NEW SOUTHWARK PLAN PROPOSED SUBMISSION VERSION

December 2017

Fairer future ✓
Delivering our promises

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Foreword



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.

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.

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.

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.

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

Purpose of the Plan

Southwark Council uses planning and regeneration to improve and protect all of the different areas within the borough. The purpose of the New Southwark Plan is to set out how the areas will develop and the policies which will guide new developments. Planning decisions must be made in accordance with the development plan, unless other material considerations indicate otherwise. When the New Southwark Plan is adopted this will include the New Southwark Plan, the London Plan, area action plans and neighbourhood plans.

The New Southwark Plan explains the strategy for the regeneration of Southwark and will contain Area Visions, setting out aspirations for places and borough-wide strategic policies. The New Southwark Plan will also include detailed borough-wide development management policies which are numbered 'DM1' etc. alongside detailed site-specific development management policies, known as Site Allocations. Site Allocations contain specific requirements for the land uses and the indicative development capacities of those sites.

Once the New Southwark Plan is formally adopted by the Council, planning decisions must be made in accordance with the policies set out in the development plan. This will include the New Southwark Plan, the London Plan, area action plans and neighbourhood plans. The Council will also take into account any area-based supplementary planning documents (SPD) or other material considerations such as Conservation Area Appraisals and Conservation Area Management Plans. The New Southwark Plan will replace the Core Strategy (2011) and saved Southwark Plan (2010) policies.

Consultation on the Proposed Submission Version

The Proposed Submission Version has been prepared for consultation until 12 February 2018. This is not an open consultation for discussion and comment. This is the council's final document for consideration. There will then be an examination in public by a planning inspector. The inspector will prepare a report for the council and may require changes to be made to the plan for legal reasons. The final New Southwark Plan will then be adopted by the council. This is a decision taken by all councillors at the Council Assembly.

Unlike previous consultations, we are required to ask two specific questions which will give you an opportunity to comment on how the New Southwark Plan has been prepared, that its aims are achievable and that the plan is based on a robust evidence base. These questions are more commonly known as the 'Test of Soundness.' These are the same questions the independent Planning Inspector will be asking as part of the examination. You can comment on the Submission Version of the plan on our consultation hub page here or by emailing planningpolicy@southwark.gov.uk.

Is the Local Plan Legal?

A plan is considered legal when it complies with section 20(5) (a) of the Planning and Compulsory Purchase Act 2004. You may wish to consider the following before making a representation on legal compliance:

- Whether the Local Plan has regard to national policy and guidance issued by the Secretary of State.
- Whether the Local Plan has been prepared in-line with our Local Development Scheme (LDS).
- Whether community consultation has been carried out in accordance with our adopted Statement of Community Involvement.
- Whether an Integrated Impact Assessment assessing social, environmental and economic factors has been prepared and made public.
- Whether the requirements of the Duty to Co-operate have been met. The Localism Act, section 110, and the National Planning Policy Framework, paragraphs 178 to 181, creates a duty on all local planning authorities and other bodies to cooperate with each other to address strategic issues in the preparation of the Local Plan.

Is the Local Plan Sound?

As part of the examination, the independent Planning Inspector is required to consider if the New Southwark Plan has been positively prepared, justified, and effective, and is consistent with national policy. You may wish to consider the following before making a representation on the Soundness of our plan:

- **Positively Prepared:** This means that we have objectively assessed the need for homes, jobs, services and infrastructure and these have been delivered sustainably. If you think that our assessments are not objective or do not take sufficient account of unmet needs in neighbouring authorities then your comments relate to whether our Local Plan has been positively prepared or not.
- **Justified:** This means that the Plan is based upon a robust and credible evidence base. If you think that the evidence doesn't support the choice made in our Local Plan or there are realistic alternatives then your comments relate to whether it is justified.
- **Effective:** This means that the Plan is achievable. If you think that what we are proposing in the Local Plan will not happen as the required infrastructure cannot be provided, the groups who will deliver elements of it haven't signed up to it or our Local Plan does not join up with the strategies of our neighbouring authorities, then your comments relate to whether our Local Plan is effective or not.
- **Consistent with national policy:** Do you consider that our Local Plan accords with the National Planning Policy Framework, the London Plan, other policies or includes clear and convincing reasons for doing something different? Alternatively, you may think that the Local Plan should depart from national policy due to an identified and justified local need.

Southwark Planning Documents

The council will prepare a separate development plan document setting out policy for Gypsy and Traveller sites. There is a Community Infrastructure Levy document which sets out the payments required for developments. Supplementary Planning Documents provide more detailed guidance with additional requirements. They can be area or subject based. Areas with Supplementary Planning Documents are Blackfriars Road, Dulwich and Elephant and Castle. Subjects include Affordable Housing, Sustainability, Community Infrastructure Levy and Section 106. They will be updated and amended following the finalised New Southwark Plan.

Neighbourhood Planning

Neighbourhood Plans are being prepared by local people in the following areas: Bankside, Bermondsey, South Bank and Waterloo, Rotherhithe and Surrey Docks, Elephant and Walworth, Herne Hill, Crystal Palace and Upper Norwood.

For the most up to date documents related to Southwark's planning policy, please check the website:

www.southwark.gov.uk/planningpolicy

New Southwark Plan Contents

The New Southwark Plan contains six types of policies:

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.

Strategic policies:

Strategic policies set out the overall strategy for delivering the council's key aims and commitments.

Development management policies:

Development management policies set out further detail which is required to deliver the strategic policies.

Area Visions:

Area Visions provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out infrastructure improvements, opportunities for 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 formulated in the context of the relevant Area Vision and should demonstrate how they contribute towards the strategic vision for that area.

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 and infrastructure. 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.

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.

Implementation Policies

IP1: Infrastructure

We will work with infrastructure, digital infrastructure and utility companies and neighbouring boroughs to ensure large development is sited in the Central Activities Zone and Town Centres. We will also encourage developments to explore shared servicing options and to ensure adequate infrastructure (both social and physical) is in place to support the occupants of developments through their lifetimes.

Development must provide water supply and wastewater infrastructure capacity to deliver supporting infrastructure at an early stage to ensure impacts are effectively mitigated.

Reasons

The New Southwark Plan and our Area Action Plans set out the council's role in trying to accommodate the growth from regeneration to ensure that there are enough homes, jobs, school places and health facilities for existing and new residents and workers. In addition to delivering new homes, jobs and facilities, it is essential that there is adequate water, waste, energy and transport infrastructure to facilitate and support the anticipated growth.

IP2: Community infrastructure levy (CIL) and Section 106 planning obligations

We will ensure that any impact that makes a proposed development unacceptable will be offset by using Section 106 legal agreements that either a) requires the developer to offset the impact or b) pay the council a financial contribution to enable the council to offset the impact. The council will secure money from the community infrastructure levy (CIL) to fund the essential infrastructure identified by the council in our Regulation 123 list.

Reasons

Section 106 legal agreements are used by the council to legally bind a developer into making a development proposal acceptable by either mitigating the impacts of the development or paying the council to mitigate the impacts of the development. Benefits written into the agreements are known as planning obligations. Planning obligations and financial contributions secured by Section 106 agreements must generally be undertaken and spent on projects near the development. Affordable housing is normally secured through Section 106 agreements.

Southwark Community Infrastructure Levy (CIL) and Mayoral CIL. Southwark CIL is a financial charge that applicants must pay to the council when they build different types of floorspace in different parts of the borough. For Southwark CIL, this is set out in Southwark's CIL Charging Schedule (75% of the money

collected through Southwark CIL is spent on specific projects across the borough, listed in our Regulation 123 list and 25% of CIL is spent near the development). Mayoral CIL is collected by the Mayor of London and spent on London-wide infrastructure projects such as Crossrail.

The council's supplementary Planning Document provides further guidance on CIL and Section 106 planning obligations.

IP3: Enforcement against unlawful development

We will take enforcement action against unauthorised development where this is expedient. The priorities for enforcement action are set out in the council's Enforcement Plan. The highest priority is to protect the borough's housing stock and tackle poor quality accommodation that harms the health and wellbeing of residents. Planning breaches also prioritises loss of amenity and harm to heritage.

Reasons

We have a responsibility to ensure that development is lawful. Where we have identified that unlawful development may have been undertaken, the council has a responsibility to investigate, recommend and take appropriate action, including enforcement action.

IP4: Compulsory purchase order (CPO)

We will use our powers to compulsorily purchase land when necessary to meet planning and regeneration objectives set out in the New Southwark Plan and Area Action Plans.

Reasons

Compulsory Purchase Orders (CPOs) are legal tools available for planning authorities to use to compulsorily purchase land which is owned by a non-co-operating party. Implementing CPOs is a long process that is used as a last resort when all other options, including negotiation, have been exhausted. A successful CPO means the council and its partners are able to meet planning and regeneration objectives which were otherwise hindered by the non-co-operating party.

IP5: Monitoring development

We will continue to monitor development to assess how our planning policies are working and responding to people's needs in Southwark.

Reasons

Monitoring data and results will be published in the Authority Monitoring Report (AMR). The AMR sets out the type and amount of development and conservation taking place in Southwark. It sets out an evaluation

of, whether planning policies are making a difference and lets us assess how the policies can be improved by future plan making as set out in Annex 6. We will update the AMR to measure all of the new policies including social regeneration for revitalised neighbourhoods and private sector rented housing. These will enable us to measure our progress and success, ensuring we track and evaluate changes that make Southwark successful, such as full employment, health improvements, a more skilled labour market and places that are safe and clean. The AMR is now a website information hub rather than a printed document so that it can be accessed widely and easily and updated regularly.

IP6: Statement of Community Involvement

We will consult on planning applications and draft planning policy and guidance documents, in accordance with its Statement of Community Involvement.

Reasons

We carry out statutory consultation according to regulations and legislation. Our Statement of Community Involvement sets out how we meet and go beyond the requirements set out in the regulations and legislation and is available to download [here](#).

IP7: Local Development Scheme

We will prepare and consult on our planning policy and guidance documents in accordance with our latest Local Development Scheme.

Reasons

The Local Development Scheme (LDS) is a timetable that sets out when the council will be preparing, consulting on and adopting our planning policy and guidance documents over the next three years. We are required to keep an up to date LDS by law. The most recent LDS was published in August 2017 and is available to view and download [here](#).

Strategic Policies

Introduction

Strategic policies 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.

- SP1 Quality affordable homes
- SP2 Social regeneration to revitalise neighbourhoods
- SP3 Best start in life
- SP4 Strong local economy
- SP5 Healthy, active lives
- SP6 Cleaner, greener, safer

SP1: Quality affordable homes

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 50% of all new homes as affordable 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 Building 11,000 new council homes by 2043 by developing our own land and developing on some of our existing estates, including in-fill development; and
- 2 Maintaining high housing standards; and
- 3 Building more family homes for households with children as well as childless households; and
- 4 Ensuring that vulnerable residents and families are helped to find the right housing to live as independently as possible; and
- 5 Enabling our residents to take pride in and feel responsible for their homes and local area.

Reasons

We are currently building around 1,500 new homes a year with around 500 of these being 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 have also identified a number of potential development sites suitable

which we will allocate for housing and other land uses. 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.

We need to build and facilitate delivery of a variety of new homes that meet the needs of households of different sizes, on different incomes and with a variety of specific needs. We will encourage innovative solutions to meeting specific housing needs where suited to the local context. For example, we will support residents who wish to build their own homes where the proposed development is using land efficiently. We will not support live-work units where they would compromise employment uses or where conventional housing could be built. We will not permit Starter Homes on sites with viable commercial uses or on sites which are allocated for housing or on which conventional housing would be acceptable under the policies of this Plan.

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 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 Encouraging residential development above shops to enliven town centres; and
- 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 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 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.

SP3: Best start in life

We will give all our young people the best 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 fruit for primary school children; 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.

Reasons

We believe in giving all our young people the best start in life. 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.

SP4: Strong local economy

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

- 1 Bringing more opportunities for people to find work, get into training and achieve their aspirations; and
- 2 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
- 3 Ensuring the distinctive town and local centres will be places where shops, leisure, office and
- 4 Working with our residents to assist them to be and stay financially independent; and
- 5 Ensuring we retain the industrial premises London needs; and
- 6 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; and
- 7 Ensuring the delivery of 500 new affordable small business units.

Reasons

When our economy is strong then all 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 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, payday loan shops and takeaways and the potential loss of pubs, leisure and cultural uses. There are plans to enhance and renew Old Kent Road, Peckham, Elephant and Castle, Camberwell, Tower Bridge Road and other town centres.

SP5: Healthy, active lives

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 cycling network; and
- 7 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 the use of bicycles to local trips.

Reasons

We will promote healthy streets and 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 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 and an extended bike hire and cycle network.

SP6: Cleaner, greener, safer

We will lead the way in making people feel safe, creating cleaner streets, increasing recycling and reducing landfill waste. This will be achieved through:

- 1 Protecting and enhancing our environment through making new and existing buildings as energy efficient as possible; and
- 2 Making our neighbourhoods safer with well-designed buildings and spaces that discourage crime and anti-social behaviour and foster a sense of community; and
- 3 Making Southwark a place where walking, cycling and public transport are the first choice way to travel being the most convenient, safe and attractive mode; and
- 4 Protecting and improving our network of open spaces, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities; and
- 5 Improving our natural environment through the use of urban greening to reduce flood risk and improve air quality; and
- 6 Working with local people to deliver the very best so that the borough is clean, green and safe.

Reasons

We will play a leadership role in making Southwark a place where people enjoy spending time and can thrive. 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 foot print, as well as reduce the congestion and poor air quality that private cars can make worse. 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 increasing absorbent surfaces using 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.

Development Management Policies

Quality affordable homes

P1: Affordable homes

- 1 Development that creates 11 or more homes must provide a minimum 35% affordable homes, as set out in Table 1, subject to viability except in the Aylesbury Area Action Plan area where requirements are set out in the Area Action Plan.
- 2 Development that creates 10 homes or less must provide the maximum viable amount towards the delivery of new council homes.
- 3 The subdivision of sites or phasing of development which has the effect of circumventing affordable housing policy requirements will not be permitted.
- 4 Use of the 'Vacant Building Credit' will not be accepted.
- 5 Affordable housing requirements will be calculated in habitable rooms. Where affordable habitable rooms and market habitable rooms are not of equivalent size across the development affordable housing requirements will be calculated in floorspace.
- 6 All development that does not meet affordable housing requirements for viability reasons will be subject to viability reviews. Viability reviews must be published for public scrutiny.
- 7 Where development cannot provide affordable housing on-site, any off-site affordable housing requirement will be measured in terms of the total housing provision from the main development site and any linked sites and should provide no financial benefit to the applicant.
- 8 Where affordable housing cannot be provided on-site or off-site a cash payment towards the delivery of new council homes will be required. The value of any in lieu payments will be based on the cost of meeting an on-site affordable housing requirement and should provide no financial benefit to the applicant.
- 9 Development should provide intermediate tenure homes suitable for households on a range of incomes. This may require a mix of shared ownership and other intermediate tenure homes.

Table 1 : Affordable homes requirement

Market Housing	Affordable housing	
Up to 65%	A minimum of 35%	
	Social rented housing	Intermediate housing
	A minimum of 25%	A minimum of 10%

Reasons

There is a shortage of affordable homes in Southwark and across London. Providing new affordable homes suitable for a range of affordable housing need is our main priority. This includes social rent and intermediate tenure homes. Our evidence shows that Southwark has a net additional housing requirement for 1,472 to 1,824 homes per year (2013-2031). Due to the high cost of market housing our annual net affordable housing need is for 799 homes per year² (this accounts for approximately 48% of Southwark's total annual housing need)³. Low cost home ownership homes must be affordable to Southwark residents. Over the period 2011/12 to 2015/16, on schemes which trigger affordable housing requirements, we have delivered 42% of all new homes as affordable homes. The affordable housing requirements set out above may be applied flexibly where a development proposal makes a significant contribution towards meeting affordable housing needs by providing more than 35% affordable homes.

We have set a requirement for all new major development providing 11 homes or more to deliver a minimum 35% affordable housing. We require planning applications to show that the developments are viable and deliverable and provide a full viability assessment. We ask for assessments for all applications, not just unviable ones. The minimum affordable housing requirement applies to both new development and any uplift in housing from redevelopments (current affordable housing provision will be retained). Requiring a financial contribution from schemes providing nine homes or fewer will finance the delivery of additional affordable council homes.

A range of affordable homes are needed to meet the needs of households which are unable to access suitable housing on the open market. Social homes provide homes to meet the needs of lower-income households (typically households with household incomes up to £20,000) and intermediate homes can provide suitable homes to meet the needs of middle-income households which are unlikely to access social rent homes and cannot afford suitable homes on the open market. Southwark publishes its own intermediate household income affordability thresholds⁴. The Mayor considers all households with incomes up to £90,000 are eligible for intermediate housing. In Southwark eligible households for intermediate housing with household incomes closer to Southwark's thresholds should be prioritised over households with incomes closer to the Mayor's intermediate housing eligibility cap. Only 8% of households in Southwark have a household income that exceeds £90,000, the figure above which households are ineligible for any type of affordable housing.

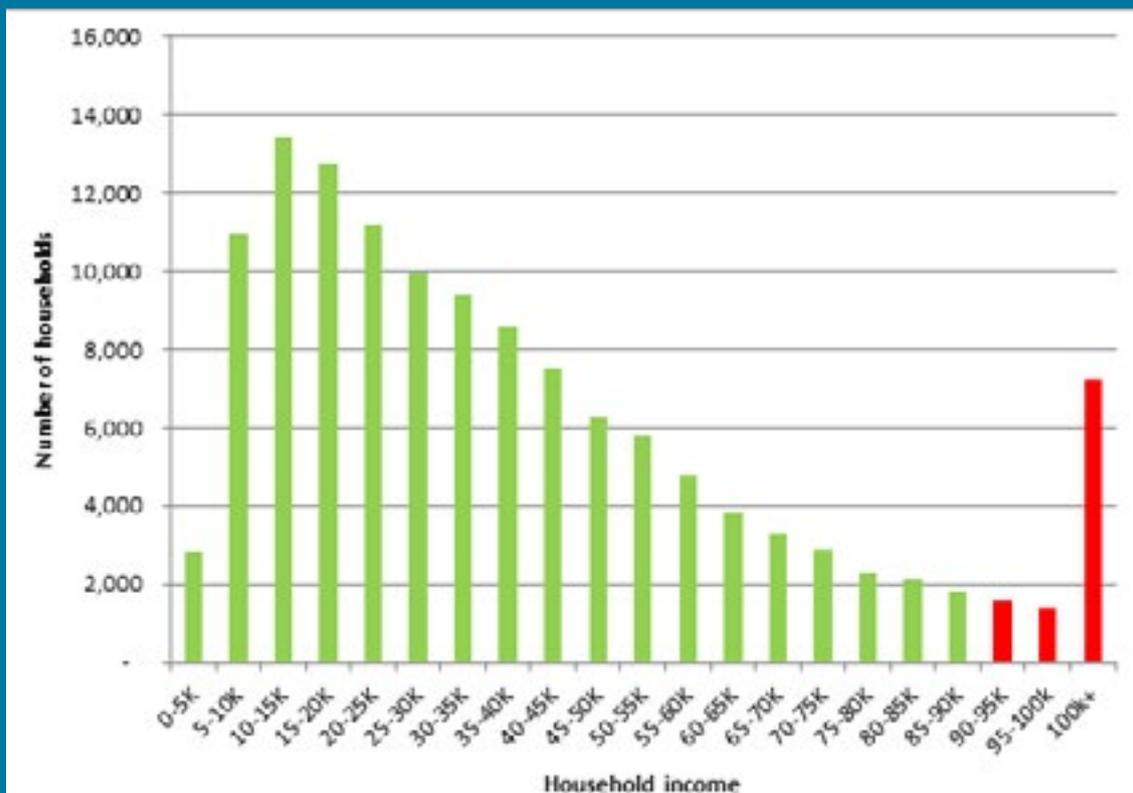
Approximately 57% of our total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute affordable housing need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and can strain family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. Social rented housing is vital to social regeneration as it allows residents with who cannot afford suitable market housing to remain close to their families, friends and employment. For this reason we require a minimum 25% of homes to be provided as social rent housing on all major developments.

Fact Box: Affordable housing products

There are a wide range of affordable housing products which meet the needs of households with different affordable housing needs. All affordable housing products fall into two broad categories; social housing and intermediate housing.

Social housing is typically most needed by households on lower incomes who least can afford to pay market prices for suitable housing (typically households with incomes up to £20,000 per year). Intermediate housing includes a range of products that can meet the needs of middle income households who cannot afford suitable housing at market prices but who can afford to pay more for their housing than households in social rented housing. The Mayor considers the most suitable type of affordable housing for households with annual incomes up to £60,000 needs are best met by low cost rented housing whereas households with incomes between £60,000 and £90,000 needs can be met through shared ownership homes (provided the market value of a shared ownership home does not exceed £90,000). Southwark prioritises shared ownership housing for households with incomes close to the locally set shared ownership income eligibility thresholds (£46,136 for a 1-bed, £54,513 for a 2-bed, £63,218 for a 3-bed and £71,766 for a 4-bed).

The following graph shows the distribution of household incomes in Southwark:



Source: CACI Paycheck for Southwark January 2015 to December 2015

This shows 92% of households in Southwark have incomes which require some form of affordable housing (33% of households' incomes are between £0 and £20,000, 52% of households' are between £20,000 and £60,000 and 14% of households' incomes are between £60,000 and £90,000).

Social housing:

Social housing is rented housing that is owned and managed by councils and registered social landlords. Rent levels are subject to caps below market rent.

Social housing products include:

- **Social rent** – homes where rents must not exceed the rent levels determined by the formula set out in the HCA Rent Standard Guidance.
- **Affordable rent** – homes which are let at a rent which must not exceed 80% of the local market rent. The landlord of these homes must be registered with the Social Housing Regulator.
- **London Affordable Rent** – In 2016 The Mayor of London introduced a capped affordable rent product called London Affordable Rent. London Affordable Rent matches the social rent caps set out in the Homes and Communities Agency Rent Standard Guidance rent formula.

Bedrooms	Social rent (formula rent) (exclusive of service charges) (per week)*	London Affordable Rent (exclusive of service charges) (per week)	Average private sector market rents (October 2016) (per week)
1 bedroom	£107.32 (29%)	£144.26 (39%)	£369.23
2 bedrooms	£126.08 (27%)	£152.73 (33%)	£461.53
3 bedrooms	£146.11 (28%)	£161.22 (30%)	£530.77
4 bedrooms	£157.46 (24%)	£169.70 (62%)	£667.39

*Average formula rent charged by RPs operating in Southwark (March 2016).

Intermediate housing

Intermediate housing includes 'low cost home ownership' products and 'discount market rent' products.

Low cost home ownership products include:

- **Shared ownership** – homes that are part-owned and part-rented. Buyers must purchase an initial share of at least 25% and have the opportunity to 'staircase' to full ownership. This means they can buy more shares over time until they own the property outright. Rent on the part-rented share is subject to caps below the market level. The council sets its own income eligibility thresholds for shared ownership for an initial three month period. In the event no suitable purchaser is found within three months eligibility is widened to households with an income no greater than £90,000 (as updated annually by the Mayor of London). The Mayor states the open market value of a shared ownership home should not exceed £600,000.

- **Shared equity** – homes that are part-owned but where no rent is charged on the unowned share.
- **London Living Rent** – homes with sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. London Living Rent is a rent-to-buy product where tenants have the right to purchase their home after a fixed period. Eligibility is restricted to households with an income no greater than £60,000 and who save towards a housing deposit. The following table shows average London Living Rent in Southwark.

Bedrooms	London Living Rent (inclusive of service charges (per week)	Average private sector market rents (October 2016 (per week)
1 bedroom	£210.18 (57%)	£369.23
2 bedrooms	£233.54 (51%)	£461.53
3 bedrooms	£256.89 (48%)	£530.77
4 bedrooms	£280.25(42%)	£667.39

- **Community land trusts** – homes for sale where values are capped by a fixed multiple of household income and allocated to eligible residents. Community Land Trust homes remain affordable in perpetuity.
- **Discount market sale** – homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households and should remain affordable in perpetuity.
- **Starter Homes** - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households but do not remain affordable in perpetuity.

Discount market rent products include:

- **Discount market rent** – homes with sub-market rents least 20% below open market value where the discount is retained in perpetuity. Discount market rent homes are restricted to eligible households (households with incomes up to £90,000 per year) and the tenant has no right to ownership. For dwellings to be considered affordable, annual housing costs rent and service charge should be no greater than 40% of net household income (net household income assumed to be 70% of total, or gross, income). As such, a range of sub-market rents are required to meet affordable housing needs of households eligible for discount market rent.

P2: New family homes

Major residential developments, including conversions, must provide the following housing mix:

- 1.1 A minimum of 60% with two or more bedrooms; and
- 1.2 A maximum of 5% studios, which can only be for private housing; and
- 1.3 The maximum number of bed spaces for the number of bedrooms where they are social rented; and
- 1.4 A minimum of homes with three or more bedrooms as set out in Table 2 and Figure 1; and
- 1.5 Family homes in apartment blocks should be on lower floors to improve access to outdoor amenity space and allow oversight of children outside.

Table 2 : Family homes requirement by area

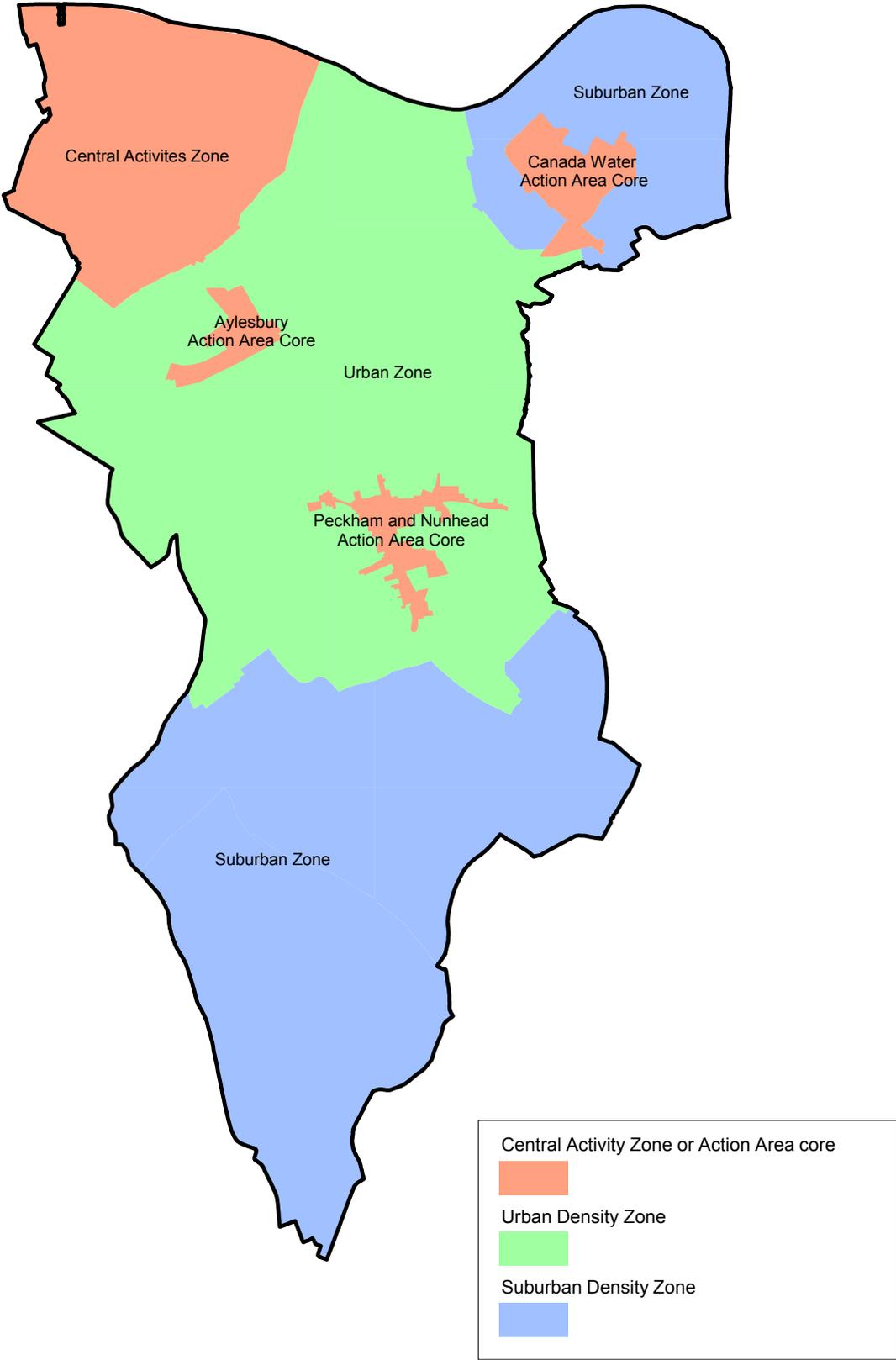
Percentage of 3 bed+ homes	Locations
20%	Central zone and Action Area cores
25%	Urban zone
30%	Suburban zone

Reasons

Building more family housing will help to address overcrowding, provide opportunities for families to live in all of our neighbourhoods, benefitting their health and wellbeing, and increase opportunities for foster care. Our Strategic Housing Market Assessment (SHMA) shows that we need 96% of new social rented homes and 36% of new intermediate tenure homes to provide three or more bedrooms. We require a minimum proportion of new homes to provide two beds or more because studios and one bed homes are unsuitable for families. Studio apartments do not adequately meet the housing needs of most households.

Two bed homes can meet the needs of smaller families; however, to meet the needs of larger families we require the provision of some family homes with three or more bedrooms. The proportion of family homes required in urban and suburban settings is greater because these parts of the borough provide greater opportunities to build family homes as they are better able to accommodate adequate amenity space.

Figure 1: Family Housing Areas



P3: Protection of existing homes

- 1 The sub-division of single homes of 130sqm or less (original net internal floorspace, excluding attics and basements and other parts of the building not intended for habitation) into two or more homes will not be permitted.
- 2 The net loss of existing housing, including to short-stay accommodation, will not be permitted except:
 - i. where existing location and standard of accommodation is unsatisfactory and cannot be improved; or
 - ii. where the residential accommodation is on a site which is allocated in the development plan for an alternative use in preference to housing; or
 - iii. where the residential accommodation is on a site which is allocated in the development plan for an alternative use in preference to housing; or

Reasons

The high level of need for family homes, as evidenced by our Strategic Housing Market Assessment, means it is important that we protect our existing family housing stock from conversion into smaller homes which would be unsuitable for housing families. Protection of individual family homes avoids the potential cumulative effects of loss of family homes to more intensive use of land.

P4: Private rented homes

New self-contained, private rented homes in developments providing more than 100 homes must:

- 1.1 Provide security and professional management for the homes; and
- 1.2 Provide a mix of housing sizes, reflecting local need for rented property are provided; and
- 1.3 Provide the same design standards required for build-for-sale homes; and
- 1.4 Provide tenancies for private renters for a minimum of three years with a six month break clause in the tenant's favour and structured and limited in-tenancy rent increases agreed in advance; and
- 1.5 Meet Southwark's Private Rent Standard; and
- 1.6 Be secured for the rental market for a minimum 30 year term. Where any private rented homes are sold from the private rented sector within 30 years this will trigger a clawback mechanism resulting in a penalty charge towards affordable housing; and
- 1.7 Provide affordable homes in accordance with P1 or Table 3, subject to viability. Where the provision of private rented homes generates a higher development value than if the homes were built for sale, the minimum affordable housing requirement will increase to the point where there is no financial benefit to providing private rented homes over built for sale homes.
- 1.8 Be subject to a viability review to increase the number of and/or the affordability of affordable homes

where an improvement in scheme viability is demonstrated between the grant of planning permission and the time of the review.

- 2 Discount market rent homes at social rent equivalent must be allocated to households on Southwark's social housing waiting list. All other discounted market rent homes must be allocated to households on Southwark's Intermediate Housing List.

Table 3: Affordable housing requirement option on qualifying private rented homes scheme

Market homes	Affordable homes		
Up to 65%	A minimum of 35%		
	Social rent equivalent	Affordable rent capped at London Living Rent equivalent	Affordable rent for household incomes between £60,000 and £90,000 per year
	A minimum of 12% (34%)	A minimum of 18% (52%)	A minimum of 5% (14%)

Reasons

We recognise that the private rented sector meets the housing needs of residents who cannot afford to, or do not want to buy private homes in Southwark. Between 2001 and 2011, the private rented sector in Southwark increased from 15,932 to 29,995 households. In 2011 the private rented sector represented 24.9% of a total 120,422 households, up from 15.1% of a total 105,806 households in 2001. Private renting households often live in some of the worst quality, poorly managed accommodation. Furthermore, the majority of private renting households have very limited security of tenure which is particularly damaging for households with children and some renters face arbitrary evictions and unjustified rent increases. The private rented sector has the potential to increase Southwark's housing supply because developers have fewer concerns about the rate at which the market can absorb new homes.

The private rented sector also benefits the local and regional economy as it enables greater household mobility. We want to encourage a private rented sector which provides high quality, professionally managed accommodation and a greater level of security for tenants to that which is offered by much of the current private rented sector. We will support institutional investment in the sector where benefits are secured for residents through agreement. Southwark's Private Rent Standard is a code of good practice for private landlords. The policy applies to larger-scale development (schemes providing 100 homes or more) because larger schemes are best placed to provide a high quality rental offer to tenants renting privately and tenants in discount market rent homes.

P5: Housing for older people

Development of new specialist housing for older people must:

- 1.2 Provide conventional affordable housing in accordance with DM1 or specialist affordable accommodation for older people, subject to need. Need for affordable specialist accommodation for older people and the suitability of any proposed provision will be determined by the council. There should be no financial benefit to the developer in providing affordable specialist older people accommodation in place of conventional affordable housing; and
- 1.2 Provide excellent accessibility and amenity for residents and adequate communal areas and space for on-site services and facilities; and
- 1.3 Be located in areas suitable for older people which to have good access to local goods and services and be located in, or close to, town centres; and
- 2 A loss of specialist housing for older people will only be permitted where alternative accommodation is provided elsewhere, subject to need. The acceptability of replacement provision will be based on the number of bed-spaces, suitability of location and affordability of accommodation.

Reasons

We will meet the needs of older residents who develop physical or sensory impairments, such as dementia, through helping them to stay in their own homes through adaptations to their existing homes. This is the most popular housing option for Southwark's older people. However, there will always be a need for specialist types of older people's housing, including extra-care housing and nursing home provision, to meet the needs of older people who are unable to remain in their own homes. Other forms of specialist older people housing options include sheltered housing, consisting of self-contained individual apartments, almshouses and co-housing schemes.

We will work with registered providers and other relevant partners to support the provision of different types of specialist housing for older people, including affordable specialist housing for older people, where there is a clearly identified local need. This will ensure that there is a wider choice of housing options for Southwark's older residents.

P6: Homes for households with specialist needs

Residential development must provide:

- 1.1 At least 10% of homes, as measured in habitable rooms, that meet Building Regulation M4(3) standard (Wheelchair User Dwellings) and where those homes are affordable wheelchair user homes these meet Building Regulation M4(3b) standard (Wheelchair accessible dwellings); and
- 1.2 A mix of dwelling sizes that meet the above standards, including family homes. Two bedroom three person affordable wheelchair user homes will not be acceptable; and
- 1.3 Wheelchair accessible homes that meet the minimum space standards set out in Table 4; and
- 1.4 Affordable wheelchair homes that meet the design and access standards set out in Table 5; and
- 1.5 Affordable wheelchair homes which, where unoccupied, must be let as local authority temporary accommodation until a suitable permanent household is identified; and
- 1.6 New private and intermediate wheelchair user homes which are marketed as wheelchair user homes in a suitable publication and website aimed at older and less able-bodied people and fitted out to meet the specifications of the occupier prior to occupation; and
- 1.7 Alternative specialist housing to meet specific needs in place of an affordable wheelchair user home where the council has identified a specialist housing need; and
- 2 Where wheelchair user homes cannot be provided on-site, a financial contribution will be required towards the provision of new affordable wheelchair homes or the adaptation of existing affordable homes to wheelchair user standard. The financial contribution will be the equivalent to the cost of fitting out a new home or existing homes to a wheelchair user standard.

Table 4: Required accessible wheelchair user housing minimum space standards

Number of bedrooms	Minimum space (apartments) (sqm)	Minimum space (houses) (sqm)
1b2p	65	N/A
2b3p	75	80
2b4p	85	100
3b4p	100	110
3b5p	110	120
3b6p	115	125

Table 5: Wheelchair homes design and access standards

Installation of entry phones which allow access to the communal area and private front door where the private door is behind a communal door.
Hand wash basins that are mountable on adjustable height brackets.
Two lifts where wheelchair user homes are situated above the ground floor.
Corridor widths of at least 1,200mm.
Window handles within the 450mm to 1,200mm range.
Wall fitted shower seats with drop down legs, drop down arms and a back rest.
Installation of a side hinged oven.
Accessible storage including drop down shelving and pull out baskets, ensuring storage space, in combination with any shelving layout, provides optimum access to space and to stored items.
Clear open doorways at least 900mm.
Living rooms, bathrooms and shower rooms, kitchens and dining rooms which exceed the minimum space standards in Building Regulations.
600mm x 600mm wheelchair accessible work top for food preparation.
Ramps at a gradient of 1:20

Reasons

We have identified an unmet need for affordable wheelchair user housing as well as a need for alternative types of specialist housing which meet the needs of people with disabilities that are not met by wheelchair accessible housing. Sometimes a new affordable wheelchair user home becomes available at a time where no household with a need for that specific home can be allocated. This is why we require unallocated affordable wheelchair homes to be let as local authority temporary accommodation in order to ensure all specialist homes remain available for their intended use when a suitable household can be found for a new wheelchair home.

To ensure the provision of the highest quality and safest wheelchair user homes we have set out minimum space standards and we encourage all affordable wheelchair user homes to meet the saved standards of the guidance.

P7: Houses in multiple occupation

New houses in multiple occupation (HMOs) must:

- 1.1 Not contribute to an overconcentration within the local area; and
- 1.2 Meet the council's Standards for HMOs; and
- 1.3 Provide adequate indoor communal space, outdoor communal amenity space, rubbish storage and one cycle parking space per occupant; and
- 1.4 Provide affordable housing contributions in accordance with P1.

Reasons

Houses in multiple occupation meet the housing needs of some households and can reduce pressure on conventional housing stock. HMOs typically provide housing for people who cannot afford to access, or do not wish to access, self-contained accommodation. Whilst HMOs are generally not considered suitable for families, the number of families occupying such accommodation has risen in response to the acute shortage of affordable self-contained homes.

We require HMOs to meet the council's HMO Standards because we know that HMOs can often be of poor quality. The minimum standards relate to fire protection, room sizes and amenity provision which are important for HMOs to ensure they offer accommodation that provides at least the minimum facilities that people need. They also refer to repair and management regulations.

Too many HMOs can lead to a quick turnover of residents and amenity problems due to the often temporary nature of accommodation offered. Change of use from a conventional house to an HMO is permitted development where the dwelling house is for use by three to six residents. However, larger HMOs require planning permission. Where there is already a high concentration of HMOs of any type in one particular area, we may consider the use of Article 4 Directions to remove permitted development rights for the smaller types of HMOs enabling us to manage numbers.

P8: Supported housing and hostels

- 1 Change of use from hostels to other uses will not be permitted where the existing use meets an identified local housing need.

New hostels providing accommodation and support for vulnerable people must:

- 2.1 Not contribute to an overconcentration within the local area; and
- 2.2 Provide adequate indoor communal space, outdoor communal amenity space, refuse and recycling storage and one cycle parking space per occupant; and
- 2.3 Provide a staffing and management plan showing how the property will be managed and the amenity of occupants and neighbours will be protected.

Reasons

Supported housing and hostels provide housing for vulnerable people with additional needs who may otherwise be homeless or resort to rough sleeping. Residents usually receive extra support from specialist staff, ranging from weekly visits to more regular intensive support. The accommodation and support is provided by organisations with expertise in supporting people to improve their life skills and opportunities. It is important to protect the supply of supported housing and hostels where there is an identified local housing need to ensure vulnerable residents can access suitable accommodation to support their needs.

Too many hostels and other types of supported housing can lead to a quick turnover of residents and amenity problems due to the temporary nature of accommodation offered.

P9: Optimising delivery of new homes

1. Development must be within the residential density ranges outlined in Table 6 and Figure 2. In exceptional circumstances development may exceed these density ranges where it achieves an exemplary standard of residential design:
 - 2.1 With excellent quality living conditions; and
 - 2.2 With exemplary architectural design; and
 - 2.3 With floor areas larger than the minimum internal space standards, including the provision of additional built-in storage space; and
 - 2.4 With high ceilings which maximise natural ventilation; and
 - 2.5 Which maximise natural light and ventilation to kitchens and bathrooms; and
 - 2.6 Which minimise corridor lengths by having an increased number of cores; and
 - 2.7 Which have no more than eight dwellings accessed from a single core per floor; and
 - 2.8 Which maximise use of sustainable technologies and materials; and
 - 2.9 Which exceed our private and communal amenity space requirements; and
 - 2.10 Which provide communal facilities including gardens and community rooms; and
 - 2.11 With fully or partially inset balconies.
- 2.11 Habitable rooms larger than 27.5sqm will be calculated as more than one habitable room in proportion to the number of sqm above 27.5sqms. For mixed-use development where the majority to illustrate how the development would provide an efficient use of land and contribute to housing delivery.

Table 6: Residential density ranges

Location	Habitable Rooms (per hectare)
Central Activities Zone, Canada Water Opportunity Area Core And Old Kent Road Opportunity Area Core	650 - 1100
Urban Zone	200 - 700
Suburban Zones	200 - 350

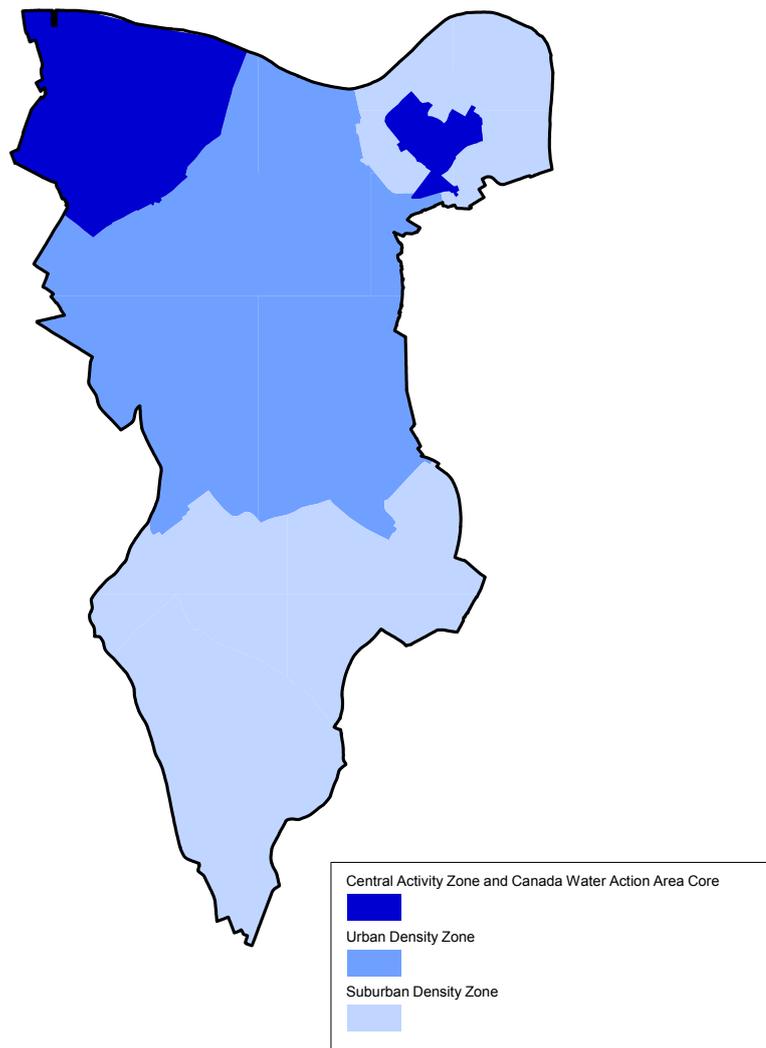
Reasons

We will seek to meet our target to build 2,376 homes per year by requiring development to optimise the use of land, building within the density ranges set out in Table 6. Whilst some areas of the borough are less well served by public transport than others, all areas have good accessibility to town centres and local amenities. It is important that we bring forward as much housing as possible whilst also protecting the character of neighbourhoods. We want to provide housing that responds to the local and historic context, and to retain and create places where people want to live.

Allowing higher densities in areas which benefit from high levels of accessibility and provide opportunities to build supporting infrastructure will ensure we make efficient use of our land by providing as much housing as possible whilst reducing our impact on the natural environment. Too much development can have a negative impact on the environment unless it is built to a very high standard of design.

An example of how we calculate habitable rooms larger than 27.5sqm as more than one habitable room in proportion to how many sqm above 27.5sqm is as follows: A habitable room measuring 41.25sqm would be calculated as 1.5 habitable rooms ($41.25 \text{ sqm} - 27.5 \text{ sqm} + 13.75 \text{ sqm} / 13.75 \text{ sqm}$ is 50% of 27.5 sqm).

Figure 2: Map of Residential Density Ranges



Fact Box: Habitable rooms and density

A habitable room is any room with a window suitable for sleeping, living or dining, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and kitchens with an overall floor area of less than 11 sqm. The average area required to create one habitable room, including shared circulation space, and non-habitable rooms is 27.5 sqm. Residential density is calculated as follows:

For residential-only development, density is the number of habitable rooms divided by the developable site area.

Mixed-use residential density is calculated as follows:

For mixed-use development, residential density is based on the proportion of the developable site area given over to residential use. The residential density is calculated by apportioning the developable site area between the residential use and non-residential uses as a percentage of the development. The residential density will be calculated by dividing the number of habitable rooms by the developable site area apportioned to residential use (apportioned residential site area).

In calculating the developable site area major distributor roads, significant landscape buffer strips, and large areas of public open space will not be included.

P10: Self and custom build

Development of serviced plots of land suitable for self and custom build homes should be permitted where:

- 1.1 There is evidence of sufficient self-build demand from people or groups on Southwark's Self and Custom Build Register; and
- 1.1 Homes on the plots are to be occupied by people or groups on Southwark's Self and Custom Build Register.

Reasons

To understand demand we will maintain a register of people or groups who wish to commission or build their own homes. These people or groups must provide evidence of a local connection and adequate financial resources to purchase a self-build plot. This will ensure that the requirement generated by the register reflects local demand and is deliverable.

As the supply of urban land is under significant pressure for a wide range of land uses in Southwark, the demand for self and custom build housing must be met in a way that makes efficient use of land. Self and custom build homes must therefore achieve an appropriate density.

Social regeneration to revitalise neighbourhoods

P11: Design of places

Development must:

- 1.1 Ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context; and
- 1.2 Better reveal local distinctiveness and architectural character; and
- 1.3 Ensure the urban grain and site layout take account of and improve existing patterns of development and movement, permeability and street widths; and
- 1.4 Ensure buildings, public spaces and routes are positioned according to their function, importance and use; and
- 1.5 Ensure a high quality public realm that encourages walking and cycling and is safe, legible, and attractive, and eases the movement of pedestrians, cyclists, pushchairs, wheelchairs and mobility scooters and vehicular traffic. Street clutter should be avoided; and
- 1.6 Provide landscaping which is appropriate to the context, including the provision and retention of street trees, the use of green infrastructure and the principles of water sensitive urban design; and
- 1.7 Provide accessible and inclusive design for all ages and people with disabilities; and
- 1.8 Provide opportunities for formal and informal play; and
- 1.9 Provide adequate outdoor seating for residents and visitors.

Reasons

It is important to take the principles of urban design into consideration when designing new development. This is to ensure that new development improves the environment so that people want to spend time in the place. The principles extend to the internal design and the spaces between buildings, as well as appearance of the buildings. Developments must be designed to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.

Southwark's built environment reflects different periods of design and development and portrays a variety of local character. Some local character is unique with a distinct identity, while other areas have local character that is poorer or less defined. Further detail on local character can be found in our visions, characterisation studies and conservation area appraisals. Research in the Old Kent Road area has shown that the character or 'feel' of neighbourhoods influences community cohesion and social interaction.

The public realm is the network of spaces, streets and paths between buildings. Good public realm design is essential to help people move around the borough as it improves the streetscape, and creates a sense of place with vibrant, pleasant environments that people will take pride in and enjoy.

Provision of urban greening and green infrastructure can deliver multiple health, wellbeing and environmental benefits within buildings and the public realm, such as helping to reduce the urban heat island effect, where urban areas become significantly hotter than rural areas in summer, and the impact of surface water flooding, both of which will be exacerbated by climate change. It can also provide opportunities for recreation and food growing. Visible greenery or water and awareness of nature improve mental health. The enhancement of areas through urban greening can also help deliver economic growth and create healthier places by reducing air pollution and encouraging physical activity.

P12: Design quality

Development must provide:

- 1.1 High standards of design with appropriate fabric, function and composition; and
- 1.2 Innovative design solutions that are specific to the site's historic context, topography and constraints; and
- 1.3 Adequate daylight, sunlight, outlook and a comfortable microclimate for new and existing neighbouring occupiers; and
- 1.4 Respond positively to the context using durable, quality materials; and
- 1.5 Buildings and spaces which are constructed and designed sustainably; and
- 1.6 Buildings and spaces that utilise active design principles that are fitting to the location, context, scale and type of development; and
- 1.7 Active frontages and entrances that promote activity and successfully engage with the public realm in appropriate locations; and
- 1.8 Adequate servicing within the footprint of the building and site for each land use; and
- 1.9 Accessible and inclusive design for all; and
- 1.10 A positive pedestrian experience; and
- 1.11 Basements that do not have adverse archaeological, amenity or environmental impacts.

Reasons

Good design is a key aspect of making places better for people. Southwark has some world-class developments that have raised its profile, and has a wealth of development opportunities which will continue to add to its reputation for modern and contextual design. Southwark has a range of different neighbourhoods and areas contributing to local distinctiveness, and this diversity will be reflected in new development. It is important that appropriate quality materials are used in development: as the right materials greatly contribute to the overall impression of a building, as well as how it relates to its area.

In addition to healthcare services, such as GPs and clinics, other environmental and social conditions are known to influence people's health. Encouraging physical activity can help protect residents from diseases and mental health issues. The internal layout of buildings can be designed to encourage activity, for example,

by making stairwells more attractive, visible and convenient to use. Locating benches, public toilets and water fountains along walking routes provides encouragement to use them. Active design can also help reduce energy consumption in buildings.

Sustainable design must reduce energy consumption and carbon dioxide emissions, minimise the consumption of natural resources, reduce flood risk and pollution, ensure the avoidance of internal overheating, minimise the urban heat island effect, and creation of adverse local climatic conditions (e.g. wind shear).

P13: Residential design

Residential development must:

- 1.1 Meet or exceed the minimum national space standard, providing adequate internal space for the intended number of occupants (Table 7). A ceiling height of at least 2.5 metres is strongly encouraged for at least 75% of the dwelling; and
 - 1.2 Provide a useable amount of private amenity space. Where private amenity space cannot be provided for each home, any shortfall will add to the requirement for communal amenity space; and
 - 1.3 Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. The required amount of communal child play space will be calculated using the play space standards set out in Table 8. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS). In exceptional circumstances, where communal amenity space and child play space cannot be provided on-site, we will seek a financial contribution towards improving existing play space provision in the vicinity of the site; and
 - 1.4 Be tenure blind; and
 - 1.5 Share entrances between affordable and market homes in apartment blocks; and
 - 1.6 Have regard for current guidance to provide acceptable levels of natural daylight, to habitable rooms and a window providing an aspect in all habitable rooms except in loft space where a roof light may acceptable; and
 - 1.7 Be dual aspect and allow for natural cross ventilation. Provision of a bay window, a single window return or a secondary window into a recessed balcony does not provide dual aspect; and
 - 1.8 Demonstrate good levels of privacy and ventilation to all rooms for single aspect apartments; and
 - 1.9 Demonstrate how overheating will be avoided for single aspect apartments; and
 - 1.10 Utilise non-mechanical ventilation systems, such as increased ceiling heights for single aspect apartments.
- 2 Single aspect dwellings are not acceptable if they have two or more bedrooms, are north facing or if the façade is exposed to high noise levels.

Table 7: Minimum Internal Space Standards

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey	2 storey	3 storey dwellings (sqm)	Built-in Storage (sqm)
1b	1p	39 (37)			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	10x3	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Table 8: Play Standards – Child Bed Space Yield (Up to age 16)

A minimum of 10sqm of play space per child bed space is required within the development. 1 child yield = 1 child bed space.

Tenure	Number of Bedrooms	Child Yield	Child Play Space Requirement (sqm)
Market and Intermediate	2 bedroom apartments	0.10	1
	3 bedroom apartments	0.58	5.8
	2 bedroom houses	0.12	1.2
	3 bedroom houses	0.44	4.4
	4 bedroom houses	1.04	10.4
	5 bedroom houses	1.19	11.9
Social rent	1 bedroom dwellings	0.20	2
	2 bedroom dwellings	0.95	9.5
	3 bedroom dwellings	1.83	10.83
	4 bedroom dwellings	2.92	29.2
	5 bedroom dwellings	3.99	39.9

Reasons

Good quality housing helps to improve the health, safety, amenity and quality of life of current and future residents. Southwark has an aging population and we want all residents to be able to stay in their homes throughout different phases of their life into old age. We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for communities that neighbours and visitors should not be able to perceive the tenure of a home by its appearance.

It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and get together.

Single aspect homes provide a lower quality of accommodation for a number of reasons. They are harder to naturally ventilate and south facing single aspect homes are prone to over-heating. They also provide a limited outlook and occupants do not have the choice to move to another room that benefits from more or less sunlight depending on their wants and needs. North-facing single aspect homes benefit from little or any useful light.

P14: Tall buildings

- 1 Tall buildings are significantly higher than surrounding buildings or their context. The highest tall buildings will be located in areas that benefit from the highest levels of public transport access where there is the greatest opportunity for regeneration. Typically this will be in our major town centres, Opportunity Areas and the Central Activities Zone.

New tall buildings must:

- 2.1 Be located at a point of townscape significance and have a height that is proportionate to the significance of the proposed location and the size of the site; and
- 2.2 Respond positively to local character and townscape; and
- 2.3 Be of exemplary architectural design and residential quality; and
- 2.4 Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
- 2.5 Not cause a harmful impact on strategic views, as set out in the London View Management framework, or to our Borough Views; and
- 2.6 Avoid unacceptable harm to the significance of designated heritage assets or their settings; and
- 2.7 Avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing and solar glare. Detailed modelling and analysis will be required to assess these impacts; and
- 2.8 Maximise energy efficiency and prioritise the use of sustainable materials; and
- 2.9 Have a positive relationship with the public realm, provide opportunities for new street trees, and design lower floors to successfully relate to and create a positive pedestrian experience; and
- 2.10 Provide a new, functional public space that is commensurate to the height and size of the proposed building when above a height of 30m, or 25m in the Thames Policy Area, and widened footways and routes to accommodate increased footfall; and
- 2.11 Provide a new publically accessible space at or near to the top of the building and communal facilities for users and residents when above a height of 60m.

Reasons

Tall buildings, if thoughtfully designed to an exemplary standard, can be an important component in contributing to Southwark's physical regeneration, raising population density, avoiding urban sprawl and increasing the activities and life opportunities on offer for nearby residents. However, tall buildings can look out of place in their surroundings, harm the setting of historic buildings and cause unpleasant environmental effects, especially on the location's micro-climate.

We define the significance of a location by its proximity to the meeting of strategic routes, major public transport stations and public transport provision. Strategic locations that have a regional or borough importance and the scale of the existing or planned townscape that is defined in our Area Action Plans and

Supplementary Plans Documents. Taking into account planned townscape is an important consideration in areas that have poor existing townscape quality that is planned to undergo major change. The significance of a location is likely to lessen the further away a site is from these factors.

We have taken a consistent approach when planning for tall buildings and use a number of criteria to determine applications. We will continue to use this approach alongside the Historic England/CABE guidance on tall buildings that gives additional information on the suitable locations and design of tall buildings.

P15: Efficient use of land

Development will be permitted that maximises the efficient use of land where:

- 1.1 The development does not unreasonably compromise development potential or legitimate activities on neighbouring sites; and
- 1.2 Adequate servicing facilities, circulation spaces and access to, from and through the site is provided.
- 2 Development should be permitted for appropriate temporary 'meanwhile uses' where they deliver community benefits and do not compromise the future redevelopment of the site.

Reasons

Urban land is a vital, finite resource that must be efficiently used to reduce pressure on rural land and open spaces. Increasing density is a key requirement for the sustainable use of land. By increasing the number of people who visit, work and live in an area, more services and infrastructure can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high could have a harmful impact on the environment and quality of life. Meanwhile are temporary uses on vacant land or in vacant buildings which can ensure that temporarily vacant buildings or land are efficiently used in a way that delivers community benefits and keeps an area vibrant.

P16: Listed buildings and structures

- 1 Development relating to listed buildings and structures will only be permitted where it avoids unjustifiable harm to the special significance of listed buildings and structures and their settings by conserving and enhancing:
 - i. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and
 - ii. The contribution of the building to its setting or its place within a group; and
 - iii. Views that contribute positively to the significance of the building or structure or their setting; and
 - iv. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
- 2 Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

Reasons

Heritage assets are irreplaceable and we recognise the importance of Southwark's built heritage as an essential community asset. We will seek the conservation and enhancement of this asset as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. Southwark has around 2,500 listed buildings which define local character, providing a sense of place and enriching the townscape.

P17: Conservation areas

Development relating to conservation areas will only be granted where:

- 1.1 The development conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals and Conservation Area Management Plans; and
- 1.2 The development conserves and enhances the significance of a conservation area's setting, including views to and from the conservation area; and
- 2 The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not be generally permitted. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.

Reasons

We recognise the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. These areas help define local character, providing a sense of place and enriching the townscape. The control of external appearances is important within conservation areas and where

the quality of the environment is particularly high. Our published conservation area appraisals include detailed evaluations of the character and special features of each conservation area and provide additional supplementary guidance for developments affecting conservation areas. We are keen to encourage a high quality of design in conservation areas. This may include the use of modern materials or innovative techniques on new developments as they can sustain or enhance the character or appearance of the conservation area.

P18: Conservation of the historic environment and natural heritage

Development must:

- 1.1 Conserve and enhance the significance of the following heritage assets and their settings:
 - i. Scheduled monuments; and
 - ii. Sites of archaeological interest; and
 - iii. Protected London squares; and
 - iv. Registered parks and gardens; and
 - v. Trees within the curtilage of a listed building; and
 - vi. Trees that contribute to the historic character or appearance of conservation areas; and
 - vii. Trees that are subject to a Tree Preservation Order (TPO); and
 - viii. Ancient hedgerows; and
 - ix. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and
 - x. Unlisted buildings of townscape merit; and
 - xi. Undesignated heritage assets including Second World War Stretcher Fences; and
 - xii. Foreshore and river structures; and
- 1.2 Enable the viable use of the heritage asset that is consistent with its on-going and long-term conservation; and
- 1.3 Provide robust justification for any harm to the significance of the heritage asset that result from the development.

Reasons

Southwark is home to a wide array of historic assets of local, regional and national importance. They help define our historic character, provide a sense of place and enrich the townscape.

P19: Borough views

Development must:

- 1.1 Positively enhance the borough views of significant landmarks and townscape; and
- 1.2 Ensure the viewing locations for each view is accessible and well managed; and
- 1.3 Enhance the composition of the panorama across the borough and central London as a whole; and

View 1: The London panorama of St Pauls Cathedral from One Tree Hill

- 2.1 Maintain the view of St Paul's Cathedral from the viewing place on One Tree Hill and not exceed the threshold height of the view's Landmark Viewing Corridor; and
- 2.2 Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Pauls Cathedral must be avoided; and

View 2: The linear view of St Pauls Cathedral from Nunhead Cemetery

- 3.1 Maintain the view of St Paul's Cathedral from the viewing place within Nunhead Cemetery and not exceed the threshold height of the view's Landmark Viewing Corridor; and
- 3.2 Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Pauls Cathedral must be avoided; and

View 3: The linear view of St Pauls Cathedral along Camberwell Road

- 4.1 Maintain the view of St Paul's Cathedral from the viewing place on Camberwell Road and not exceed the threshold height of the view's Landmark Viewing Corridor. (Landmark viewing corridor); and
- 4.2 Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Pauls Cathedral must be avoided. (Wider Assessment Area); and

View 4: The river prospect of River Thames and its frontage, Tower Bridge and St Pauls Cathedral from Kings Stairs Gardens

- 5 Ensure that the River Thames and its frontage, and the key landmarks of Tower Bridge and St Paul's Cathedral are maintained within the view;

View 5: The townscape view south from the centre of the Millennium Bridge

- 6 Ensure that the silhouette and skyline of Tate Modern from the viewing location is maintained

Reasons

Borough views are significant views and panoramas that make a positive contribution to experiencing Southwark's environment within London, informing how we are located in an historic and important world city. Development that affects these Borough Views should provide Accurate Visual Representations (AVRs) to demonstrate the impact of the proposal on the Borough Views.

Fact Box: Types of views

London Panorama

This is a wide panorama of central London across a substantial part of the borough. The view consists of a Landmark Viewing Corridor that focuses on a focal point (e.g. St Paul's Cathedral). The Corridor restricts unacceptable development by defining a maximum permitted development threshold beneath the viewing plane of the Corridor. A Wider Assessment Area either side of the Corridor protects the sensitive edges of the Corridor.

Linear View

This is a narrow linear view of an urban object across a substantial part of the borough and central London. The view consists of a Landmark Viewing Corridor that focuses on a focal point (e.g. St Paul's Cathedral). The Corridor restricts unacceptable development by defining a maximum permitted development threshold beneath the viewing plane of the Corridor. A Wider Assessment Area either side of the Corridor protects the sensitive edges of the Corridor.

River prospect

This is an important borough panorama of the River Thames and its foreshores from within Southwark. The view is 'sensitive' to new height and includes a number of important landmarks.

Townscape

This is a more localised urban townscape view that is 'sensitive' to new height within the view.

P20: Archaeology

- 1 Development must conserve the archaeological resource commensurate to its significance. Planning applications affecting sites within Archaeological Priority Areas (APAs) shall be accompanied by an archaeological assessment and a report on the results of a field evaluation of the site, including an assessment of the impact of the proposed development on the archaeological resource. The assessment should identify and describe the significance of the archaeological interest of the site, including any contribution made by the archaeological setting of the site. Any harm or loss of archaeological resource resulting from development will require justification; and
- 2 Development must preserve archaeological remains of national importance in situ and preserve archaeological remains of local importance in situ unless the public benefits of the development outweigh the loss of archaeological remains. Where archaeological remains cannot be preserved in situ the remains must be excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works. There may also be a requirement for a programme of public engagement, in order that the results of significant archaeological discoveries are disseminated. The scale of this public engagement will be based upon on the significance and interest of the findings, but may involve site visits for the public or other means of on- and off-site viewing; and
- 3 Development must consider the archaeological interest and significance of sites that lie outside of an APA. Sites outside APAs will be assessed against the historic environment record for Southwark. Requirements will be secured by condition where necessary.

Reasons

Southwark has immensely rich, varied and important archaeological sites. Archaeological research has revealed prehistoric sites, with early settlement and land management on the higher and drier islands and well-preserved waterlogged structures and deposits surviving in the channels and lower-lying inter-tidal areas. Romans settled on the banks of the Thames after AD 43 and set up the Roman provincial capital Londinium which spanned both sides of the river and included northern parts of Southwark. During this period major roads were built from Southwark to other Roman towns in the south of England.

Archaeological evidence for the Saxon period is more difficult to detect, but the northern borough developed rapidly in the medieval period and post-medieval period. The historic road system, villages, parishes and parks further south and east also contain important archaeological information about the developing rural community of Southwark. The historic village cores of Peckham, Camberwell, Rotherhithe, Walworth and Dulwich, have the potential for the survival of archaeological remains from many periods.

Walworth and Dulwich, have the potential for the survival of archaeological remains from many periods. There are currently eleven Archaeological Priority Areas (APAs) in Southwark. An APA is a defined area where

there is significant known archaeological interest or particular potential for new archaeological discoveries. The designation of these areas is based on evidence held in the Greater London Historic Environment Record (GLHER), maintained by Historic England. Southwark's APAs are:

- Borough, Bermondsey and Rivers
- Bermondsey Lake
- Kennington Road and Elephant and Castle
- Old Kent Road
- London to Lewes Road
- Walworth Village
- Camberwell Village
- Peckham Village
- Dulwich Village
- Rotherhithe Peninsula
- Lordship Lane Burial Mound

P21: World heritage sites

- 1 Development will only be permitted when the significance of the Outstanding Universal Value of World Heritage Sites and their settings are sustained and enhanced. This should include views in, out and across sites.

Reasons

The United Nations Educational, Scientific and Cultural Organisation recognises World Heritage Sites as internationally important with each having an inscription that details their Outstanding Universal Value. New development must consider the impact on the setting of the three World Heritage Sites that are located in central London. The three sites are:

1. Westminster Abbey, the Palace of Westminster and St Margaret's Church;
2. Tower of London;
3. Maritime Greenwich.

Statements of Outstanding Universal Value and the management plans of the World Heritage Sites contain information on how the World Heritage Site is protected and managed.

P22: River Thames

Development within the Thames Policy Area must:

- 1.1 Establish or continue the River Thames Path along the water frontage; and
- 1.2 Maintain the integrity and alignment of the riverbank and create new access points to the River Thames; and
- 1.3 Maintain and enhance the existing facilities that support and increase the use and enjoyment of the river and the activities associated with the Thames in the Thames Policy Area, including:
 - i. Access points to and alongside the river, including stairs, piers and the Thames Path
 - ii. Docks, including protection against partial or complete infilling
 - iii. Mooring facilities
 - iv. Facilities for passenger, freight and tourist traffic
 - v. Sport and leisure facilities
 - vi. Heritage assets on the foreshore and within the river; and
- 1.4 Integrate successfully with the water-space in use, appearance and physical impact; and
- 1.5 Provide landmarks that are of historical, cultural and social significance along the river, including orientation points and pleasing views without causing undue harm to the cohesiveness of the water's edge; and
- 1.6 Successfully relate scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the river, or within borough or London Views Management Framework views. This should take into account how the river meanders and the impact this can have on how buildings may be seen together. New tall buildings should be set at least one block back from the river bank; and
- 1.7 Maintain, remediate and improve flood defence walls for developments adjacent to the River Thames. Development adjacent to defences and culverts should demonstrate that their development will not undermine the structural integrity or detrimentally impact upon its intended operation; and
- 1.8 Avoid unacceptable harm or impacts on navigation, biodiversity, heritage assets or the existing character of the Thames Policy Area if proposing new mooring facilities; and
- 1.9 Not extend developed land, build over the river, or result in a continuous line of moored craft.

Reasons

The strategic importance and unique character of the River Thames needs to be maintained and enhanced to enable the use and enjoyment of the Thames for all. The River Thames and its hinterland comprise the Thames Policy Area. The Thames Policy Area makes an important historical and environmental contribution to Southwark and London enabling significant recreation, tourism, nature conservation and open space

provision. This is a busy tourist area which is environmentally sensitive and subject to intense development pressure. Access and maintenance to the river is important to achieve this, along with repair of and raising of the river defence wall and expansion of the pathway to incorporate drainage and flood mitigation.

Best start in life

P23: Education places

- 1 Development of educational facilities will be permitted where proposals provide pre-school, school, higher and further education places to meet identified needs and where there are sports, arts, leisure, cultural or community facilities that are shared with local residents.
- 2 Development should not lead to the loss of existing educational facilities unless there is re-provision in an area of identified need or they are surplus to requirements as demonstrated by pupil or student projections.
- 3 Where additional school places for new residents are needed, development must provide these by providing new school places.
- 4 Development of school places must provide sufficient floor space for teaching, halls, dining, physical education, staff and administration activities, storage, toilets and personal care, kitchen facilities, circulation, plant and any non-school or support functions such as special needs facilities. Schools must receive adequate daylight and sunlight, provide high quality external areas that avoid sightlines from neighbouring homes, have good internal and external air quality and support safe travel by pupils.

Reasons

We will ensure that each development that takes place in Southwark maximises the potential for education places. It is important that we take the opportunity for education facilities to provide facilities for sports, leisure, culture and for events so that we can maximise opportunities for active, healthy lifestyles.

P24: Student homes

Development of purpose-built student housing must:

- 1 Provide adequately sized bedrooms and functional indoor communal living space commensurate with the intended number of occupiers sharing the communal space; and
- 2 Provide 10% of student rooms as easily adaptable for occupation by wheelchair users; and
- 3 When providing direct lets at market rent, provide 35% of the Gross Internal Area of the floorspace as conventional affordable housing, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students; or
- 4 When providing affordable student rooms for nominated further and higher education institutions, provide as much conventional affordable housing as viable, as per policy P4.

Reasons

There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family

homes. Whilst London as a whole has a recognised need for more student bed spaces, we have one of the largest provisions of student homes in London.

Our Strategic Housing Market Assessment highlights an acute need for more family and affordable housing. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or a contribution towards affordable housing from student housing development we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes.

Development proposals for 'collective living' will be considered in the same way as direct let student accommodation and similarly trigger a requirement for self-contained affordable housing for 35% affordable housing. However, where this requirement can be exceeded additional affordable housing will be conventional affordable housing rather than affordable student rooms.

Strong, local economy

P25: Strategic protected industrial land

- 1 On strategic protected industrial land (SPIL) only industrial uses (B1b, B1c, B2, B8, sui generis industrial use classes) and uses ancillary to the industrial uses, will be permitted.
2. On Strategic Protected Industrial Land development must:
 - 2.1 Retain, grow and intensify industrial uses including increasing the number of jobs.
 - 2.2 Make use of railway arches for employment uses (B use classes).
 - 2.3 Seek to increase the number of jobs.
- 3 The area of SPIL which is host to the Integrated Waste Management Facility (IWMF) will be retained as SPIL unless the criteria of policy P64 are fulfilled.

Reasons

Southwark is an important location for industrial servicing to central London and accommodating a wide range of industrial businesses. 27.6 hectares of land is identified as SPIL in Southwark. These sites present opportunities to grow and intensify industrial uses as well as accommodating specific types of industry that are unable to be accommodated within mixed use developments. SPIL provides land suitable for general and light industrial uses, logistics, waste management and environmental industries, utilities, wholesale markets, transport functions and sui generis uses that are inappropriate in residential areas. Many SPIL locations also provide opportunities to activate and enliven railway arches providing new types of employment space to help generate jobs. For the SPIL which is host to the IWMF, if the criteria of policy P64 is met the council will plan and coordinate the site for mixed use development as part of the Old Kent Road Area Action Plan.

P26: Office and business development

1. In the Central Activities Zone, town centres, and opportunity areas and where specified in site allocations development must:
 - 1.1 Retain or increase the amount of employment floorspace (GIA) on-site (B class use or sui generis employment generating uses); and
 - 1.2 Promote the successful integration of homes and employment space in physical layout and servicing in areas that will accommodate mixed use development. This will include a range of employment spaces including freight, logistics, light industry, co-working, maker spaces and offices; and
 - 1.3 Provide a marketing strategy for the use and occupation of the employment space to be delivered to demonstrate how it will meet current market demand; or
- 2 In exceptional circumstances, the loss of employment floorspace may be accepted in the Central Activities Zone, town centres, opportunity areas and where specified in site allocations where the retention or uplift in employment floorspace on the site is not feasible. This must be demonstrated

through a marketing exercise for two years immediately prior to any planning application, for both its existing condition and as an opportunity for an improved employment use through redevelopment which shows there is no demand.

Reasons

Southwark is home to a rich and diverse range of businesses providing jobs that help boost the local economy and contribute to the success of London as a world city. Southwark has seen strong and rapid growth in employment over the last decade which continues to grow and thrive. Development will help to supply new and adaptable workspaces across the borough to accommodate this demand, including new office space, light industry and creative businesses. We expect development to grow the number of jobs, resources, knowledge and innovation in a range of sectors. To meet growing demand, Southwark needs to deliver significant growth of around 460,000 sqm of new office space which will be concentrated in the Central Activities Zone and town centre locations. This will provide 47,000 new office jobs over the next 20 years. In our central London site allocations we are requiring an uplift in employment space to help meet this growing demand. In our opportunity areas, mixed use neighbourhoods will incorporate new types of flexible business workspace accommodating manufacturing, technology, science, creative and cultural industries and the digital economy helping to boost the number of jobs in the borough.

We want to promote the creation of new jobs whilst ensuring that there is a supply of sites and premises for businesses to grow. The retention and growth of existing small and medium enterprises will support jobs to remain in Southwark and allow established businesses to prosper alongside new uses. Annex 3 provides detailed guidance on marketing strategies.

P27: Railway arches

- 1 Development within railway arches must provide commercial activities including business uses (B Use Classes), town centre uses (A1, A2, A3 and A4 Use Classes) and community facilities (D Use Classes and sui generis).
- 2 Development within railway arches must not impede the delivery of Low Line walking routes.

Reasons

There are over 800 railway arches in Southwark stretching from London Bridge to Bermondsey, Peckham and Herne Hill. We support and encourage creative and vibrant uses within our historic railway arches, as they are economical spaces to rent and well suited to 'incubating' smaller businesses and helping them to grow. They also add character and are interesting places for shops, cultural, creative and community uses and restaurants.

P28: Small and independent businesses

Development must:

- 1 Retain small and independent businesses. Where existing small and independent 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; and
- 2 Incorporate well designed and flexible units suitable for small and independent businesses. These must include a range of unit sizes and types. Opportunities for long term management of small business units by workspace providers should be fully explored. Furthermore there should be consideration of the feasibility of clustering non-residential uses in single use buildings (horizontal mixed use) and a full fit out.

Reasons

Small and independent businesses make up the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. 97% of businesses in Southwark are firms which employ less than 50 people. These businesses are vital to the Southwark economy and are vulnerable to displacement by other uses and therefore need protection. It is important that units are flexible and designed to meet the needs of local businesses. The management of small business units by specialist workspace providers will help ensure the success and long term retention of the space.

In mixed use developments, horizontal mixed use design helps to achieve the clustering of employment uses providing essential servicing and separation from residential uses. This type of space benefits start-up and growing small businesses particularly for 'hybrid' uses which combines aspects of light industrial production and manufacturing in addition to a subsidiary office function. Increasingly mixed use development will be the means by which homes can be provided, whilst promoting the growth of jobs and business. Developers will need to ensure the physical layout of mixed use developments can support a range of commercial uses appropriate to the type of commercial use planned for or appropriate to that area. This will include a range from freight/logistics and maker spaces to small business and office space. This will ensure a diverse and robust employment base.

A workspace provider is a specialist public, private or not-for-profit organisation which provides and manages offices or flexible workspaces for entrepreneurs, small businesses, artists and sole traders. The space provided will often promote co-working, including shared facilities and offer low cost and flexible lease terms or pay-as-you-go hot desking. Workspace providers are a vital tool to deliver affordable workspace to support existing businesses and start-ups. Workspace providers may also offer business support and flexible terms to suit a wide range of business needs.

The council has established a Workspace Provider List for Southwark which responds to the increased

demand for small, flexible and well-managed workspace following a detailed application and screening process. This list will be regularly updated and help developers plan for workspace provision early in the application process.

Southwark is home to a diverse range of businesses. We require development proposals to take the needs of existing occupiers into account to support the ongoing success of small businesses and local employment opportunities.

Fact Box	
Small Business	A business operating with 50 employees or less
Independent business	A business operating on no more than 3 sites
Small shop	A shop measuring less than 80sqm in floorspace

P29: Small shops

- 1 In town centres, small shops should be retained except where it can be demonstrated there is no demand for continued use.
- 2 Where occupiers of small shops 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. Replacement shops should be like for like in terms of floorspace or bespoke to suit the requirements of the business.
- 3 Developments proposing 2,500 sqm GIA or more of retail space shall provide at least 10% of this space as small shops.

Reasons

To maximise diversity and consumer choice within town centres a range of shop units sizes should be provided in large retail developments, suitable to accommodate a range of occupiers such as large multiple stores as well as independent and small shops. This will also help to mitigate impacts on retail businesses which are displaced as a result of development and help to ensure that town centres continue to reflect the character and diversity of the local population. The range of shop units will contribute to health and wellbeing by encouraging affordable destinations for social interaction within walking distance. Retaining small shops in town centres will help to prevent the amalgamation of shops into larger units and ensure a diversity of trade and independent businesses to serve the local population.

P30: Town and local centres

Development of town centre uses including markets, community, civic and cultural uses will be permitted in town centres and local centres (Table 9) where:

- 1 The scale and nature is appropriate to the role and catchment of the centre; and
- 2 A Use Classes are retained or replaced by an alternative use that provides a service to the general public, and would not harm the vitality and viability of the centre; and
- 3 The development would not harm the amenity of surrounding occupiers or result in a concentration of uses that harms the character of the area; and
- 4 The development provides an active use at ground floor in locations with high footfall; and
- 5 Large schemes for town centre uses that are 1,000 sqm or more provide public toilets, public drinking fountains and public seating.

Table 9: Southwark's Town and Local Centres

Designation	Town centre
Major Town Centres	Elephant & Castle (including Walworth Road) Peckham Canada Water Old Kent Road
District Town Centres	Bankside and The Borough London Bridge Camberwell Lordship Lane Herne Hill
Local Centres	The Blue Dulwich Village Nunhead Tower Bridge Road

Reasons

Southwark's town centres are the central meeting places for residents to socialise, spend their leisure time, go shopping and go to school or places of work. It is important to ensure that we maintain our town centres as lively and interesting places. Each town centre has a unique identity that helps create a sense of place for residents and visitors alike, providing unique qualities and world-class facilities such as shops, cultural and entertainment venues that help the town centres to prosper and flourish.

Town and local centres should be the main focus for new developments providing new shops, education facilities, offices, leisure facilities and entertainment venues. Our aim is to expand shopping space in our town centres particularly at Elephant and Castle including Walworth Road, Canada Water, Old Kent Road and Peckham which have the most potential for growth. Other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make Southwark's town centres more vibrant and independent, which will reduce the amount of trips people need to make to reach their local services and jobs.

Providing public toilets, drinking fountains and seating will help ensure town centres are accessible for people of all ages. This will benefit health and wellbeing by encouraging more walking within town centres and allowing more people to benefit from the activities on offer. Increasing social interaction in town centres by encouraging people to linger can help protect against loneliness, unhappiness and mental illness for people of all ages and walks of life.

Southwark's town centres are places to feel a sense of belonging, provide facilities for local residents and contain shops and workspaces that boost the local economy. A range of sizes of our town centres including local centres help to provide local shops and services in close proximity to all our residential neighbourhoods. We want to reduce the number of cars in town centres to create more pedestrian friendly environments that are supported by ease of access to public transport and cycling.

Fact Box: The Town Centre Hierarchy

Major centres: Major centres generally contain over 50,000 sqm of retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

District centres: District centres provide convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000 sqm of retail, leisure and service floorspace.

Local centres: Local centres typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket (typically up to around 500 sqm), sub-post office, pharmacy, laundrette and other useful local services. Together with District centres they can provide local retail and other services.

P31: Development outside town centres

- 1 Development providing town centre uses outside town and local centres must comply with the sequential test. Large development proposals, over 1,000 sqm (gross) will require an impact assessment and demonstrate that they would not harm the vitality and viability of centres or planned investment in centres.

Reasons

Town and local centres should be the main focus for new developments for town centre uses. A large development of 1,000 sqm could equal or exceed the need for shopping floorspace in some areas and therefore could have a significant detrimental impact on the vitality and viability of nearby centres.

P32: Protected shopping frontages

Change of use in protected shopping frontages must:

- 1 Ensure the proportion of units in A1 Use Class in primary and secondary frontages does not fall below the percentages set out in Table 10 below; and
- 2 Where the existing use is A1, demonstrate with evidence that the premises has been marketed for A1 Use Class for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for improved shopping; and
- 3 Provide uses within the A Use Class or provision of an alternative use that provides a service to the general public, and would not harm the vitality and viability of the centre.

Table 10: Protected Shopping Frontages Proportions

Shopping frontages		Proportion of A1 retail
Primary shopping frontages	Peckham	85%
	Elephant and Castle/Walworth Road	75%
	Camberwell	60%
	Lordship Lane	55%
	The Blue	70%
	CAZ shopping frontages in Borough and Bankside and London Bridge opportunities areas	40%
Secondary shopping frontages		50%

Reasons

Shopping is the main reason for visiting the borough's centres and it is important that we maintain high proportions of shops and prevent them from being changed to other uses which would erode the quality and variety of our main shopping parades. In secondary and CAZ shopping frontages, whilst shops are important, there is a greater diversity of activities and services. Maintaining a healthy balance of uses in these locations is vital to protecting the vitality and viability of our centres.

P33: Shops outside protected shopping frontages, town and local centres

Development must not result in the loss of shops outside Protected Shopping Frontages, Town and Local Centres. In exceptional circumstances a change may be permitted where:

1. There is no market demand for the shop use. This needs to be demonstrated by a marketing exercise for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for an improved shop; and
2. Evidence is provided that there are alternative A Use Class shops within a 400 metre walking distance.

Reasons

Outside town centres, local centres and protected shopping frontages, local shops and other local services should be safeguarded and supported to meet the day-to-day needs of residents. They can provide a convenient service to help to make people feel part of a community and do their shopping with minimal travel.

P34: Shop fronts

Development affecting shop fronts and shop front signage must:

- 1 Ensure the proportion, scale, style, detailing, colour and materials make a positive contribution to the building and its context; and
- 2 Retain and refurbish existing traditional and historic shop fronts and features when located within heritage assets, conservation areas or the setting of heritage assets; and
- 3 Be adequately and appropriately lit for its context; and
- 4 Utilise internal security grilles and security solutions; and
- 5 Retain or provide a shop window if part of a change of use within town centres.

Reasons

Southwark's town centres and local shopping parades have evolved from historic village centres over hundreds of years. The retention of historic shop fronts and the provision of well designed new shop fronts encourage a welcoming environment. Shop fronts and signage make important contributions to the appearance of our town centres and shopping parades. However, some new shop fronts or alterations to existing shop fronts can harm visual amenity and local character with poor quality design, materials, signage and security shutters.

P35: Betting shops, pawnbrokers and payday loan shops

Development of betting shops, pay loan shops and pawnbrokers in protected shopping frontages must:

- 1 Not exceed more than 5% of the total number of units within the protected shopping frontages; and
- 2 Be at least 10 premises away from other premises of the same use.

Reasons

Concern has been raised by the community about the number and the resulting impact of the clustering of these shops on the diversity of shopping frontages and the choice available. Too many in one area can lead to a negative impact on the vitality and viability of a town centre, discourage investors from locating there and affect the quality of life of those living nearby. This can result in the perception that a centre's retail offer is weak and that it is in decline.

P36: Hotels and other visitor accommodation

- 1 Development for hotels and other forms of visitor accommodation must not harm the local character or amenity by the design, scale, function, parking and servicing arrangements.
- 2 Supporting ancillary facilities in hotel developments will be permitted where they incorporate a range of daytime uses and offer employment opportunities.

Reasons

We will support proposals for new hotels, particularly those which contribute to employment growth and offer employment opportunities for local people. Proposals that also incorporate a range of day time activities which provide additional employment floorspace will be considered favourably as they provide additional employment and encourage more use of buildings by residents, workers and visitors. Such uses may include hotel receptions, café and restaurants, conference facilities and meeting rooms, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel.

P37: Pubs

- 1 Pubs must be protected from development resulting in a change of use or loss of the pub. In exceptional circumstances, development proposals resulting in the loss of a pub will only be permitted where there is no market demand for the pub use. This needs to be demonstrated by a marketing exercise for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for improved pub use at market rates.
- 2 Alterations leading to a loss of cellarge, other functional or ancillary space or changes to a pub that make it unviable will not be permitted.
- 3 Where a change of use is acceptable, development must retain the design, character and heritage value of the building where it makes a positive contribution to streetscape and local character.
- 4 The registration or nomination of a pub as an Asset of Community Value will be treated as a significant material consideration.

Reasons

Pubs make a strong contribution to the historic character of an area, particularly through the features of the building itself and by historical and cultural connection. The number of pubs across London has been declining and they are at risk of conversion or demolition. Southwark has lost a third of its pubs in the last decade. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer. They provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Pubs that have been designated as Assets of Community Value are recognised by local residents and the council as having an important place and role within our communities.

P38: Business relocation

1. Where existing small or independent businesses or small shops are displaced by development a business relocation strategy, written in consultation with affected businesses, must be provided. The business relocation strategy must set out viable relocation options.
2. All business relocation strategies must include:
 - i. Existing levels of non-residential floorspace (GIA) separated by use class, including vacant units and yards; and
 - ii. Schedule of existing businesses operating on the site including business sector, estimated number of employees and lease terms; and
 - iii. Proposed levels of non-residential floorspace (GIA); and
 - iv. Details of engagement with existing businesses on-site regarding re-provision of premises or relocation options; and
 - v. Details of engagement with the council and workspace providers to secure occupiers for new employment space.
3. Where existing businesses are accommodated in new development schemes the strategy should include:
 - i. Specific business requirements including servicing, fit out and lease terms; and
 - ii. Temporary relocation arrangements or scheme phasing to allow the continuation of the business during construction. Temporary relocation should be contained on-site or as close to the original site as possible.
4. Where existing businesses are proposed to be relocated the strategy should include:
 - i. Reasons why existing businesses cannot be located on-site;
 - ii. Details of relocation options explored with individual businesses and the assistance that will be provided. Evidence should be given that the relocation option is suitable for the viable continuation of the business;
 - iii. Identification of alternative premises in in Southwark. Where no suitable sites exist, sites should be identified in adjacent boroughs;
 - iv. Statements from existing businesses should they wish to cease trading rather than relocate;
 - v. Collaboration with other landowners to establish whether suitable workspace for existing businesses could be accommodated in different phases of the development programmes.

Reasons

Small and independent businesses and small shops are a vital part of the prosperous local economy in Southwark and are made up of a wide range of innovative and inspiring enterprises, helping to boost local

employment and the distinctive character of local neighbourhoods. Regeneration will help to increase the provision of small business space, particularly in new mixed use neighbourhoods. However it is important to ensure that any existing businesses are carefully considered in redevelopment schemes, either to be re-provided where phasing allows, or to be relocated in Southwark to ensure the borough retains its local talent and commercial creativity.

Small and independent businesses are more vulnerable than larger companies and multiples and are unlikely to have the corporate resources available to seek specialist advice on relocation and mitigate the risks to the business. This places a disproportionate burden on small enterprises and may affect the overall viability of their business. Therefore it is appropriate that additional support is given to small businesses that may be affected by redevelopment.

P39: Access to employment and training

Development incorporating:

- 1.1 5,000sqm or more of new or improved floorspace must provide training and jobs for local people in the construction stage; and
- 1.2 2,500sqm or more of new or improved non-residential floorspace must provide training and jobs for local people in the final development; and
- 1.3 1,000sqm or more of floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.
- 2 Developments that results in a loss of employment floorspace must provide a financial contribution towards training and jobs for local people.

Reasons

This approach overcomes barriers to employment as it promotes a targeted approach to improve employment participation within Southwark and an entrepreneurial approach to business, especially amongst young people. The development of Elephant Park on the former Heygate Estate has already seen over 320 Southwark Residents employed, of which 147 were previously unemployed. We will look to repeat and improve on this success in our regeneration schemes in the coming years.

P40: Outdoors advertisements and signage

Advertisement Consent for outdoor advertisements and signage must:

- 1 Avoid unacceptable harm to public amenity. Advertisements and signage should be designed so that their size, scale, type and illumination are unobtrusive, taking into account site context and local character; and
- 2 Avoid harm to the significance of streetscape and heritage assets or their settings; and
- 3 Not compromise safety and security or obscure highway sightlines and allow free movement along the public highway by all users, including people with disabilities, especially the visually impaired; and
- 4 Not adversely impact on trees on or in close proximity to the proposed site, especially those protected by Tree Protection Orders (TPOs) or within conservation areas; and
- 5 Encourage healthy behaviours.

Reasons

Signage is essential to the economy and often provides necessary and important information. Signage can have a disproportionate impact on the environment and must be carefully controlled to avoid detriment to the streetscape. The increasing use of hoardings can cause adverse effects but, in some circumstances, can be positively used around construction sites to add interest and colour on a temporary basis. As many signs are located within or beside the highway, care must also be taken to ensure that safety and free movement on the highway is protected. Signage can influence people's behaviour, such as dietary choices, through its content and design and can therefore support social regeneration by sending messages that contribute to improved health and wellbeing.

P41: Broadband and digital infrastructure

Major development must:

- 1.1 Enable the delivery of fibre to the premises (FTTP) broadband or equivalent technology for future occupants and users of the proposed development, with superfast speeds being the minimum offered.
- 1.2 Aim to provide FTTP, or equivalent, connections to existing, poorly serviced properties in the vicinity of the development where there is an identified need

Large-scale major development must:

- 2 Demonstrate that consideration has been given to engaging with UK mobile network operators (MNOs) and digital infrastructure providers regarding the installation of wireless broadband and telecommunications aerials.

Digital infrastructure development must:

- 3 Be designed and sited to avoid harmful impacts on public amenity or unacceptable street clutter in the public realm; and
- 4 Avoid harm to the significance of heritage assets or their settings and support local distinctiveness; and
- 5 Demonstrate an absence of alternative sites, including, but not only, the possibility of sharing of existing masts and sites; and
- 6 Provide self-certification to the effect that a mobile phone base station when operational will meet the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines; and
- 7 Provide a statement for each site indicating its location, the height of the antenna, the frequency and modulation characteristics and details of power output and where a mobile phone base station is added to an external mast or site, confirmation that the cumulative exposure will not exceed the ICNIRP guidelines.

Reasons

Digital connectivity is an important utility. Effective communications networks are vital in the efficient operation of business and home life, and have benefits for safety and security. Ofcom currently defines superfast broadband as being a minimum download speed of 30 megabits per second (Mbit/s), which is a measure of data transfer speed. The government is prioritising creating and funding demand for full fibre broadband networks which will greatly enhance business opportunities. High speed broadband can help businesses, including SMEs, to increase efficiencies and work in partnership with others, thereby realising their full economic potential and driving jobs and economic growth. They can also help residents to access information, products and services more easily.

Southwark has many areas with low or poor digital connectivity: according to Ofcom's 'Connected Nations 2016' report, 18% of Southwark is unable to receive a minimum download speed of 30Mbit/s, compared with 11% nationally, while the average download speed for Southwark is 32.8Mbit/s, compared with a national average of 37Mbit/s. This planning policy is intended to improve these statistics and promote Southwark as a digitally inclusive borough. This is important for social regeneration as it benefits residents and businesses. Applicants should work with the council, MNOs and broadband delivery partners to find an appropriate solution for delivering FTTP broadband or equivalent connections to occupiers of new development and the surrounding existing properties where necessary and feasible. However, poorly sited digital infrastructure installations can be unsightly in particular when situated close to historic buildings or places.

Healthy, active lives

P42: Healthy developments

- 1 Development must deliver or support the delivery of healthy activities. Where town centres need additional health, leisure and health related community facilities for existing and new residents, development must provide these by contributing to the expansion of existing facilities or providing new ones.
- 2 Development must encourage healthy eating choices by limiting the convenience of unhealthy food and increasing the convenience of healthy food.

Development will be permitted where:

- 3.1 New health, health related community and leisure facilities are provided; or
- 3.2 Existing health, health related community and leisure facilities are retained or re-provided; or
- 3.3 In exceptional circumstances health facilities can be replaced by another use where they are surplus to requirements. This needs to be demonstrated by a marketing exercise for two years immediately prior to any planning application, for both its existing condition and as an opportunity for improved health, community or leisure space.

Reasons

We will ensure that each development that takes place in Southwark maximises the potential for healthy lifestyle choices. Provision of facilities for leisure, health, and people to meet up and to support vulnerable people are essential to further improve places so that it is as easy as possible to have a healthy lifestyle and reduce social isolation, poor mental health, obesity and inactivity.

P43: Leisure, arts and culture

Development will be permitted where:

- 1.1 New leisure, arts and cultural uses are provided; or
- 1.2 Existing leisure, arts and cultural uses are retained or re-provided unless they are surplus to requirements. In exceptional circumstances, this needs to be demonstrated by a marketing exercise for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for improved leisure, arts or cultural space. The registration or nomination of leisure, art and cultural uses as Assets of Community Value will be treated as a significant material consideration; and
- 1.3 It delivers or supports the delivery of public art projects.

- 2 Development within the Strategic Cultural Area and Elephant and Castle Opportunity Area Core, should investigate the feasibility of providing new arts and cultural venues of strategic significance.

Reasons

Southwark is a creative place to live, work and learn because there is such a thriving leisure, arts and cultural sector. This is why people come to Southwark, what makes it a successful and desirable place to live and is essential for health. Seven new and refurbished theatres have either recently opened or are planned to be opened soon, while the borough is host to over 10 unique cultural festivals and events across the year which are firmly rooted in and sprung from the borough's resident and business populations. The people of Southwark value what their neighbourhoods have to offer and events like these enable others to participate in our rich historic and contemporary cultural offer. Two new local libraries have been delivered at Canada Water and Camberwell as part of wider regeneration projects, while the Tate Modern recently saw a new extension open to the public in 2016. Building on these strengths, a vibrant arts, leisure and cultural scene will bring employment, engage local people and visitors, and create opportunities for training and learning.

Southwark has a history of great public art and projects that contribute to our world renowned cultural offer, our burgeoning creative economy and cultural wellbeing. We recognise the important role that public art projects have in making Southwark a more interesting and enjoyable place to live, work and visit. Its social and cultural qualities can contribute to improved health outcomes, wellbeing and community development initiatives. Public art projects support economic development by making places more attractive and interesting, which attracts inward investment and cultural tourism for the benefit of both the cultural sector and the broader business sector.

P44: Community uses

- 1 New community facilities (Use Class D1, D2 and Sui Generis) will be permitted where provision is made for the facility to be used by all members of the community.
- 2 Development should retain community facilities. In exceptional circumstances there may no longer be a local need for a facility. This must be demonstrated through evidence of suitable marketing for continuous period of at least two years, immediately prior to any planning application, for both its existing condition and as an opportunity for an improved community facility.

Reasons

Community facilities encompass a wide range of uses essential to meet diverse local needs. We will ensure that everyone has access to a variety of good quality community facilities that promote healthier lifestyles and enable people to meet their needs for health, leisure, training, youth, voluntary and general community provision. Community facilities should be designed and operated to facilitate access by people from all backgrounds to ensure that their needs are met.

Fact Box – Community Uses and the Use Classes Order

Planning law puts different types of uses into different categories of uses called Use Classes. These are set out in the Use Classes Order 1987. There are A, B, C and D use classes, as well as those which don't fall under any of those, which are categorised as "sui generis." D Class uses cover community facilities. These uses fall either within Use Class D1 or D2.

D1 uses are described as "non-residential institutions" which includes health facilities, nurseries, day centres, schools, art galleries, museums, libraries, faith premises and their associated ancillary facilities, such as associated education and recreation rooms or studios.

D2 uses are described as "assembly and leisure" which includes places where large numbers of members of the public are able to come together for the purposes of leisure. These again can contain associated ancillary community facilities and can include cinemas, concert halls, bingo and dance halls, swimming baths, skating rinks, gyms and sports arenas.

Sui generis uses capture the uses that don't fall in any of the A, B, C or D uses classes. This can include theatres or other specialist types of community uses.

P45: Hot food takeaways

New hot food takeaways (A5 Use Class) will only be permitted within protected shopping frontages if:

- 1 The number of A5 premises are not more than 5% of the total number of units in the protected shopping frontages; and
- 2 The concentration of A5 premises would not be above 1 per 21 premises (10 on either side of the proposal); and
- 3 The proposed location is further than 400 metres from any secondary school boundary; and
- 4 Grease traps are installed to prevent the build-up of food deposits in sewers and drains.

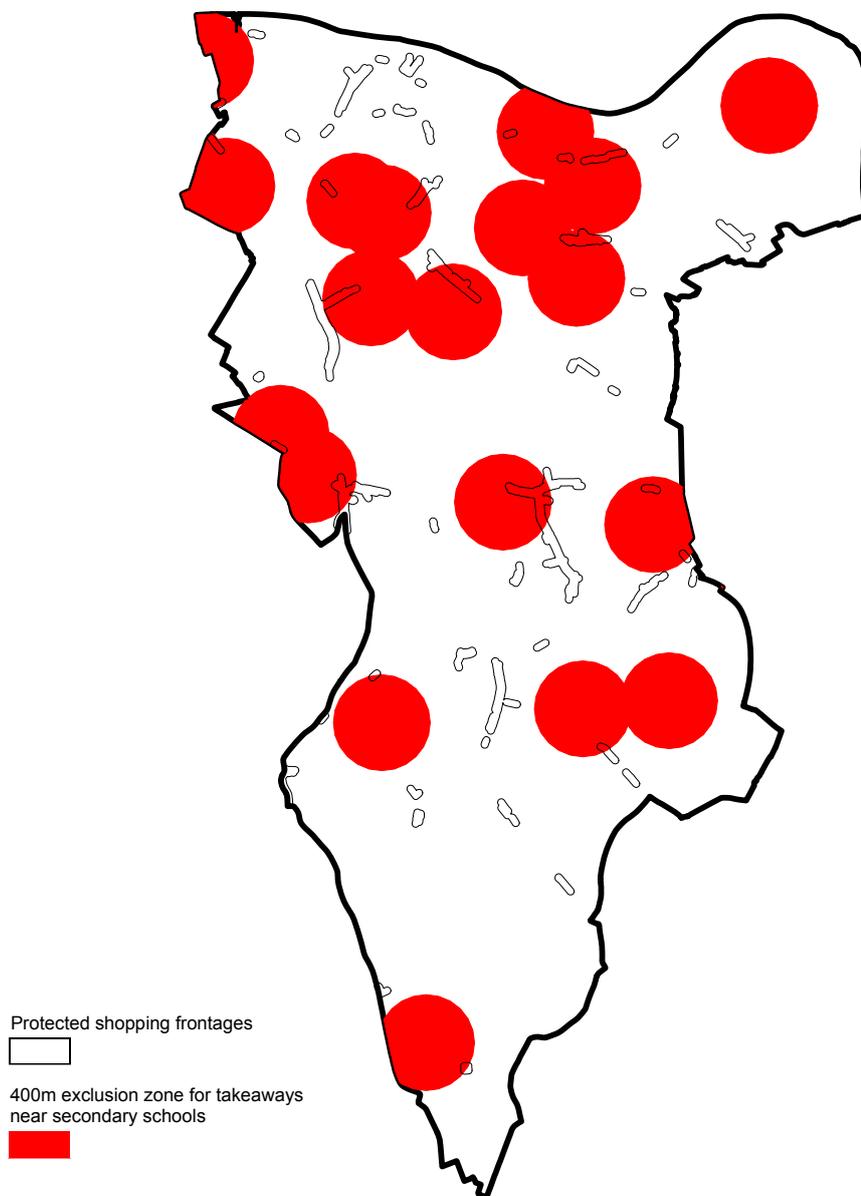
Reasons

Hot food takeaways (Use Class A5) can offer a popular service to local communities and provide employment/business opportunities. However, in the interests of the health of residents, particularly children, as well as ensuring a mix of different uses in shopping frontages, the numbers of A5 uses need to be carefully controlled. Research in the Old Kent Road area indicates that despite their intentions, the availability of fresh ingredients and generally good cooking knowledge, many people find it easier to buy food from a takeaway.

Pupils in primary education should not be allowed out of school premises during the school day, and most primary school pupils will be accompanied home by an adult. Secondary school pupils have more freedom during school hours and hot food takeaways located within walking distance of secondary schools are

considered a contributing factor to the rising levels of obesity in children. High numbers of school children have been recorded visiting takeaways after school in Southwark and both school children and adults have complained in focus groups that there are too many takeaways near schools. It is for this reason that an exclusionary zone is set at a radius of 400 metres from secondary schools only (10 minute walk). The proximity of the exclusion area around secondary schools to primary schools, and the restriction of growth of Use Class A5 in shopping frontages, will also assist in limiting the number of hot food takeaways located near primary schools.

Figure 3: Takeaway Exclusion Areas



P46: Public transport

Development must:

- 1 Demonstrate that the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development, taking into account the impact of local existing and permitted development; and
- 2 Improve accessibility to public transport by creating and improving walking and cycling connections to public transport stops or stations; and
- 3 Improve, maintain and enhance public transport services.

Reasons

Southwark has excellent public transport provision, but we need to ensure that new development supports our public transport networks so that people can move around quickly and safely. The scale of development should be proportionate to the level of public transport accessibility and the capacity of the transport network to absorb new journeys that may result from the development. Improved quality and integration of public transport services will result in more pleasant journeys for passengers and encourage more people to use public transport.

P47: Highways impacts

Development must:

- 1 Minimise the demand for private car journeys; and
- 2 Demonstrate that the road network has sufficient capacity to support any increase in the number of the journeys by the users of the development, taking into account the cumulative impact of adjoining or nearby development; and
- 3 Ensure safe and efficient operation of the local road network, the bus network and the Transport for London Road Network; and
- 4 Ensure safe and efficient delivery and servicing that minimises the number of motor vehicle journeys; and
- 5 Incorporate delivery and servicing within large development sites and not on the public highway; and
- 6 Demonstrate how the construction phase of the development that needs to use the public highway can be safely accomplished, and how vehicular movements will be minimised and strictly controlled to reduce danger to vulnerable road users.

Reasons

We must ensure that the road network within Southwark is safe and efficient and that there are no negative impacts from new development. Locating the functions of the building including servicing, cycle parking and plant within the development will enable day to day activity to take place without having significant

impacts on the surroundings.

P48: Walking

Development must:

- 1 Enhance the borough's walking networks by providing footways, routes and public realm that enable access through development site and adjoining areas; and
- 3 Ensure routes and access are safe and designed to be inclusive and meet the needs of all pedestrians, with particular emphasis on disabled people and the mobility impaired. Street furniture must be located to allow the movement of pushchairs, wheelchairs and mobility scooters; and
- 4 Ensure that disruption of walking routes during construction is minimised and any diversions are convenient and clearly signposted; and
- 5 Enhance strategic networks such as the Green Chain walking route, and support new and existing green links across the borough and sub-regionally.

Reasons

This policy will ensure the delivery of Southwark's walking strategy so that Southwark will be fully accessible and streets and spaces will be welcoming, attractive and convenient for those on foot, leading to more people walking. Research in the Old Kent Road Action Area has shown that, despite the popularity of walking, a lot more people could be walking more to improve their health. Bringing more destinations closer to residents, limiting the impacts of construction as well as improving pavements, crossings and public spaces can encourage people to walk more. Measures to encourage walking can also help tackle social isolation and routes should accommodate parents and older or disabled people.

P49: Low Line routes

- 1 Development must support the implementation of 'Low Line' routes across our borough.
Development hindering or obstructing the implementation of 'Low Line' routes will not be permitted.

Reasons

Southwark's 'Low Line' walking routes link existing centres of activity and enterprise by creating new attractive routes alongside rail arches and viaducts and their associated spaces and streets. The Low Line routes will facilitate economic growth and improve access and permeability along the rail viaducts.

The Low Line routes are in the following locations and set out in Figure 4:

- Waterloo to Maltby Street to Rotherhithe New Road
- Camberwell to River Thames
- Rye Lane to Old Kent Road, including the Peckham Coal Line

Low Line routes could utilise either or both sides of the railway arches, as well as new routes through arches.

Figure 4: Indicative Low Line Routes



P50: Cycling

Development must:

- 1 Ensure the delivery of the Southwark Spine cycle route and our wider cycling route network. All sites on or adjacent to the network must support and integrate into the network; and
- 2 Provide cycle parking for building users and visitors in accordance with Annex 1. Where the required cycle parking is not feasible, a reduced provision may be considered, provided the cycle parking is of the highest quality; and
- 3 Provide cycle parking that is secure, weatherproof, conveniently located, well lit and accessible. Cycle parking shall include an adequate element of parking suitable for accessible bicycles and tricycles; and
- 4 For commercial uses, provide associated showers and changing facilities that are proportionate to the number of cycle parking spaces provided; and
- 5 Contribute toward the provision of cycle hire schemes and docking stations where applicable. Financial contributions will be required from major developments that area commensurate to the size and scale of the proposal. This may also include providing space within the development for the expansion of the cycle hire scheme; and
- 6 Provide a free two year cycle hire fob per dwelling where a docking station is located within 400m of the proposed development.

Reasons

This policy will ensure cycling is an attractive option for more people. This should significantly increase the number of people who cycle and the number of trips made by bicycle, and ensure our streets will be safe for cyclists.

P51: Transport infrastructure improvements

Development must support the implementation of the following strategic transport projects and initiatives:

- 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.

Reasons

Planned increases in public transport capacity and quality, as well as walking and cycling routes, will increase accessibility and therefore unlock the potential for further development. This will facilitate the provision of more homes and jobs in Southwark.

P52: Car Parking

Residential

- 1 Where development must provide car-parking, the number of spaces provided must adhere to the residential car parking standards (Annex 1); and
- 2 All car parking spaces must be provided within the development site and not on the public highway; and
- 3 Provision must be made for a minimum three years free membership per eligible adult to a car club if a car club bay is located within 850m of the development; and / or; a contribution towards the provision of new car club bays proportionate to the size and scale of the development.

Town Centre Development must:

- 4 Ensure that retail or leisure car parking within town centres is shared with public parking and is not reserved for customers of a particular development; and
- 5 Ensure off-street town centre car parking which:
 - a) Is appropriately located and sized to support the vitality of the town centre and ensures the use of the site is optimised; and
 - b) Supports the rapid turnover of spaces; and
 - c) Includes maximum stay restrictions; and
 - d) Provides alternative access to the use of a car by providing the required amount of car club bays parking spaces within the site.

Controlled Parking Zones

- 6 Development within existing or planned CPZs will not be eligible for on street resident and business car-parking permits.

Electric Vehicle Charging

- 7 Where on-site Parking is permitted, the applicant must provide electric vehicle charging points (EVCP).

Reasons

Private cars take up much more resources and space per person than many other modes of transport, particularly walking, cycling and public transport. Southwark will grow sustainably without adverse environmental impacts through car free development in highly accessible areas and reduced reliance on the private car.

P53: Paking standards for disabled people and mobility impaired people

Development must:

- 1 Provide accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible unit. The number of spaces provided may be determined by considering:
 - i. The anticipated demand for the parking space and tenure of the development; and
 - ii. The quality and accessibility of the local public transport network and the access to local amenities; and
- 2 Ensure that car parking spaces that are provided for disabled people and the mobility impaired:
 - i. Are located within the development and in close proximity to the nearest entrance or lift core; and
 - ii. Allow sufficient space to access the vehicle from both sides and at the rear of the vehicle; and
 - iii. Have entrance ramps that are the correct gradient to accommodate higher vehicles when parking is underground; and
 - iv. Enable easy manoeuvrability into and out of the space provided; and
 - v. Remain designated for people with disabilities or mobility impairments in perpetuity. Any spaces that remain unused must not be returned to the general car parking pool.

Reasons

This policy will ensure that the mobility needs of disabled and mobility impaired people are provided consistently, conveniently and to a high standard. Requirements for additional accessible car parking spaces will correspond with the location of the development, demand and use of the development and the accessibility of the local public transport network and local amenities.

Cleaner, Greener, Safer

P54: Protection of amenity

- 1 Development should be permitted when it does not cause an unacceptable loss of amenity to present or future occupiers or users.

Reasons

The amenity of those living, working in or visiting Southwark needs to be protected, to ensure a pleasant environment. Factors that impact on amenity can be visual, audible and odorous.

P55: Designing out crime

Development must be designed with:

- 1 Windows that overlook places such as parks and streets, courtyards, parking areas and civic spaces to provide natural surveillance; and
- 2 Streets, pedestrian routes, footpaths and cycle paths that are easy to navigate with permeable, direct routes that provide good visibility and avoid sharp or blind corners, tunnels, and hidden alcoves; and
- 3 Clear and uniform signage helps people move around, making the public realm and public transport safer and more attractive for people to use; and
- 4 Effective street lighting that illuminates the public realm, enabling natural surveillance and avoiding the creation of dark, shadowed areas; and
- 5 Clearly defined boundaries between public and private spaces that reduce the likelihood of anti-social behaviour by establishing ownership and responsibility; and
- 6 Security measures for buildings and places are proportionate to their use and function, considering the need to avoid creating places that are hostile or unwelcoming; and
- 7 Secured by Design principles.

Reasons

Some neighbourhoods in Southwark have provided opportunities for higher levels of crime and a lack of ownership due to poor design. Southwark has significantly improved perception of crime in the built environment through some of the earlier phases of our estate regeneration programmes by applying “designing out crime” principles. Small changes such as creating well lit, overlooked spaces can significantly reduce opportunities to commit crime as well as fear of crime. Creating and maintaining a safe environment is extremely important as people who live in, work in, or visit the borough, have a right to expect that they can move about without unreasonable concern for their safety and can feel safe in their homes. It is also important to address the community’s ‘fear of crime’, whether this is a real or perceived threat, because

this also influences people's behaviour patterns and how they interact in public spaces. Encouraging physical activity to improve health and wellbeing and improving perceptions of safety will go hand-in-hand. Improving community safety involves designing the urban environment to enable people to feel proud of and use their local space.

P56: Open space

Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL). In exceptional circumstances development may be permitted when:

- 1.1 It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
 - 1.2 It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
 - 1.3 It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.
- 2 Development will not be permitted on Other Open Space (OOS). In exceptional circumstances development may be permitted if replacement OOS of equivalent or greater size or substantially better quality can be secured on-site or nearby before development commences.

Reasons

Open spaces in Southwark cover over 21% of its land area, including woodland, parks, community farms, cemeteries, Thames-side paths and sports pitches. Open spaces are an essential resource for residents and visitors, used for sports and other exercise, relaxation, socialising, nature conservation, food growing and cultural events. We will maintain and improve open spaces as set out in the Open Space Strategy to ensure that residents and visitors experience the health and wellbeing benefits associated with these activities. Open spaces are afforded protection according to their importance in accordance with MOL, BOL and OOS designations. Regeneration provides the opportunity to provide improved open space by developing ancillary facilities or, on OOS, replacing existing open spaces with greater or better quality space.

Fact box: Open Space Designations

Metropolitan Open Land (MOL) Strategic open land within the urban area that contributes to the structure of London. It carries the same general presumption against development as Green Belt.

Land designated as Metropolitan Open Land should satisfy one or more of the following criteria:

- i. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area;
- ii. Land that includes open air facilities, especially for leisure, recreation, sport, arts, cultural activities and tourism which serve the whole or significant parts of London;
- iii. Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest at a metropolitan or national level;
- iv. Land that forms part of a green chain and meets one of the above criteria.

The following types of open space must be MOL:

- i. Metropolitan sites of nature conservation;
- ii. Sites that are on the register of parks and gardens of special historic interest in England;
- iii. Metropolitan parks;
- iv. District parks;
- v. Land that was designated MOL in the 1995 UDP.

Acceptable uses for MOL are:

- i. Public and private open spaces, playing fields and outdoor sport, including outdoor recreational facilities for which adequate provision cannot be made within the urban area;
- ii. Existing institutions standing in extensive grounds;
- iii. Woodlands and orchards;
- iv. Rivers, reservoirs, lakes, docks and other open water;
- v. Allotments and nursery gardens;
- vi. Cemeteries and associated crematoria;
- vii. Nature conservation.

Borough Open Land (BOL) Open space of local importance. BOL must meet all of the following criteria:

- i. An area of local importance to Southwark;
- ii. A clearly distinguishable public open space;
- iii. Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
- iv. It must not be MOL.

The following types of open space must be BOL:

- i. Borough sites of nature conservation;
- ii. Local parks and open spaces over 2 hectares that have public access;
- iii. Open spaces over 0.4 hectares that occur in areas of local open space deficiency;
- iv. Open spaces over 0.4 hectares that occur in areas of district open space deficiency;
- v. Open spaces protected under the London Squares Preservation Act;
- vi. Local historic sites of interest.

Other Open Space (OOS) Open Spaces that are not MOL or BOL, but meet one or more of the following criteria:

- i. Allotments;
- ii. Public open space including public parks and gardens;
- iii. Playing fields and sports grounds whether publicly or privately owned;
- iv. Private open space which is of benefit to the local community;
- v. Open space that has been created and secured through planning obligations;
- vi. Sites of ecological importance.

Other open space does not include open spaces that are ancillary to, and/or within the curtilage of a building.

P57: Open water space

Development within designated Open Water Space will only be permitted when it consists of:

- 1 Ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and they do not affect its openness or detract from its character; or
- 2 Berths and moorings for houseboats and other craft that improve the use of the River Thames in underused open water spaces where they do not affect its openness or detract from its character.

Reasons

Southwark has several unique open water spaces on the Rotherhithe peninsula owing to the dockland heritage of the area. We will need to maintain and improve these spaces as well, to provide benefits associated with health and wellbeing, recreation, quality of life and cohesive communities. There is a high demand for berths and moorings that is not being met in Southwark and across London. Where water space is underused at present, new berths and moorings could increase the enjoyment of the River Thames.

P58: Green infrastructure

Major development must:

- 1 Provide green infrastructure with arrangements in place for long-term stewardship and maintenance funding.

Large-scale major development must:

- 2 Provide new publically accessible open space and green links.

Green infrastructure should be designed to:

- 3 Provide multiple benefits for the health of people and wildlife; and
- 4 Integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity; and
- 5 Be adaptable to climate change and allow species migration while supporting native and priority species.

Reasons

Green infrastructure is a network of habitats which is often multifunctional and can provide a range of benefits to improve mental health, active lifestyles, recreation, food growing, enhanced biodiversity and ecological resilience, flood risk management, temperature regulation and improved air and water quality.

Green links will join up residents in existing and new neighbourhoods with open spaces and leisure facilities. They will pass along quieter streets and through open spaces, offering an attractive cleaner air option to walk, cycle or run past urban greenery. They will be designed for people with different mobility needs, creating an environment in which inactivity and isolation can be reduced.

An integrated green infrastructure network can allow wildlife to move around with continuous habitat and stepping stones. This can include open land and water, tree avenues and canopy, swales, biodiverse roofs, hedges, grass, brown roofs, green walls and planters.

P59: Biodiversity

Development must contribute to net gains in biodiversity through:

- 1 Enhancing the nature conservation value of Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs), designated and undesignated ancient woodland, populations of protected species and priority habitats/species identified in the United Kingdom, London or adopted Southwark Biodiversity Action Plan; and
- 2 Avoiding damage to SINCs, LNRs, populations of protected species and priority habitats/species. Where exceptionally, such developments are permitted adequate mitigation must be provided, or as a last resort, compensation for the harm to biodiversity; and
- 3 Including features such as green and brown roofs, green walls, soft landscaping, nest boxes and habitat restoration and expansion, improved green links and buffering of existing habitats.

Reasons

Biodiversity benefits people within and outside Southwark by maintaining ecosystems, providing natural resources, regulating the environment and enriching mental health and wellbeing as well as having intrinsic value. Regeneration, particularly in areas of natural deficiency, presents the opportunity to deliver net biodiversity gains benefitting local people by introducing features for wildlife as part of green infrastructure. Due to the intense pressure on land for development, it is important that areas of nature conservation value or ecological importance are identified and the flora and fauna are protected and enhanced.

P60: Trees

- 1 Development will be permitted if trees are planted as part of landscaping and public realm schemes, commensurate to the scale and type of development, and the character of the neighbourhood.
- 2 Development must retain and protect significant existing trees including:
 - i. Trees designated with Tree Protection Orders (TPOs); and
 - ii. Trees that have a high amenity value; and
 - iii. Trees within Conservation Areas or the setting or curtilage of listed buildings; and
 - iv. Veteran, ancient and notable trees.
- 3 Development must retain and enhance the borough's trees and canopy cover.
- 4 Where trees are removed to facilitate development, they should be replaced by new trees which result in no net loss of amenity, taking into account canopy cover as measured by stem girth; either
 - i. Within the development whereby valuation may be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology or other assessment; or

ii. If this is not possible, outside the development. In this case a financial contribution must be provided to improve borough tree planting located according to 'right tree right place' principles. The financial contribution will include ongoing maintenance costs where trees are planted in the public realm.

- 5 Tree planting should be adaptable to climate change while supporting native species. The selection and position of trees should improve air quality and they should have a long life and high biodiversity and amenity value.
- 6 Retained trees must be protected during the construction process in line with British Standard BS5837 'Trees in relation to Design, Demolition and Construction'.
- 7 In exceptional circumstances removal of trees protected by TPO or conservation area status will be permitted where sufficient evidence has been provided to justify their loss. Replacement planting will be expected where removal is agreed. The replacement of TPO trees must take into account the loss of canopy cover as measured by stem girth and biodiversity value.

Reasons

Southwark's 108,000 trees are an asset to the borough as they provide many amenity, environmental and financial benefits that include landscaping, providing habitats for biodiversity, providing shading and reducing the urban heat island effect. Trees also have an important role in enhancing air quality, reducing surface water flood risk, helping people find their way around and are important historical features.

P61: Environmental standards

Development must:

- 1.1 Achieve a BREEAM rating of 'Excellent' for major non-residential development and non-self-contained residential development over 500sqm; and
- 1.2 Achieve BREEAM rating of 'Excellent' in domestic refurbishment for conversion, extension and change of use of residential floorspace over 500sqm; and
- 1.3 Achieve BREEAM rating of 'Excellent' in non-domestic refurbishment for conversion, extension and change of use of non-residential floorspace over 500sqm; and
- 1.4 Reduce the risk of overheating, taking into account climate change predictions over the life time of the building, in accordance with prioritised measures set out in the following cooling hierarchy:
 - i. Minimise internal heat generation through energy efficient design; then
 - ii. Reduce the amount of heat entering a building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
 - iii. Manage the heat within the building through exposed internal thermal mass and high ceilings; then
 - iv. Passive ventilation; then
 - v. Mechanical ventilation; then
 - vi. Active cooling systems (ensuring they are the lowest carbon options).

Reasons

Climate change has the potential to have catastrophic impacts on the environment and life on Earth. Evidence suggests that human activities have contributed, and will continue to contribute to climate change. Such human activities include using limited natural resources and releasing waste and pollution. Southwark is anticipated to experience hotter summers and wetter winters due to climate change. These will have serious consequences for the borough's residential, working and visitor population if the extent of climate change is not reduced and these impacts of climate change are not effectively mitigated.

We can reduce the impacts of climate change by changing the way we design and construct our built environment. The built environment contributes to a large proportion of resource use and waste and pollution emissions. This policy requires high environmental standards to reduce the extent of man-made climate change, specifically how we design and construct our built environment.

Development that is designed with high environmental standards for the long term will benefit Southwark residents by addressing environmental impacts now and will reduce the disruption and expense of retrofitting the built environment in the future. The Building Research Establishment Environmental Assessment Methodology (BREEAM) ratings are the industry standard for sustainable design and construction.

Some developments may be prone to internal over-heating which results in a poor standard of accommodation. Overheated buildings also require more resources to cool, which does not help to reduce the extent of climate change. Factors that typically increase the risk of internal over-heating include those exposed to high solar gain (e.g. highly glazed south-facing facades) and/or those with a lack of ventilation.

P62: Energy

Energy Hierarchy

- 1 Development must minimise carbon emissions on-site in accordance with the following energy hierarchy:
 - i. Be lean (energy efficient design and construction); then
 - ii. Be clean (low carbon energy supply); then
 - iii. Be green (on-site renewable energy generation and storage).

Targets for major development

Major development must reduce carbon dioxide emissions on-site by:

- 2.1 100% on 2013 Building Regulations Part L standards for residential development; and
- 2.2 A minimum of 40% on 2013 Buildings Regulations Part L up to 2019, and zero carbon (100%) from 1 January 2019 onward, for non-residential developments.
- 3 Any shortfall against carbon emissions reduction requirements must be secured off-site through planning obligations or a financial contribution.

Decentralised energy

- 4 Major development must be designed to incorporate decentralised energy in accordance with the following hierarchy:
 - i. Connect to an existing decentralised energy network; then
 - ii. Be future-proofed to connect to a planned decentralised energy network; or
 - iii. Implement a site-wide low carbon communal heating system; and
 - iv. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented.

Reasons

Using energy for the heating, cooling and powering of buildings often uses limited resources and releases waste and polluting emissions. This contributes to man-made climate change. We need to reduce the extent of climate change by changing how we design and construct our built environment. This will help mitigate the impacts of climate change on Southwark's population and environment.

The energy hierarchy sets a framework for how development should approach carbon emission reductions. Savings should be maximised at the first “be lean” stage using energy efficient design and construction. This could include building fabric and materials, orientation and aspect, and the use of passive cooling and heating. Once savings at this stage have been maximised, development should seek further savings through the second “be clean” stage. This stage relates to low carbon energy supply, including decentralised energy networks. Once savings at this stage have been maximised the use of on-site renewable energy generation (“be green”) should be incorporated.

The policy requires buildings to be designed and constructed to reduce carbon emissions. Carbon dioxide is a “greenhouse” gas, emissions of which are a waste pollutant which contributes to climate change. In Southwark 84% of carbon dioxide emissions come from the heating, cooling and powering of buildings. Decentralised energy networks provide a vital opportunity for reducing carbon emissions. They also provide an opportunity to introduce the use of a cleaner energy supply. It has the potential to reduce fuel poverty in Southwark. The policy requires the expansion of existing decentralised energy networks and, where this is not practicable, the development of new networks to maximise the benefits of decentralised energy supply and energy storage.

P63: Reducing waste

Development must:

- 1.1 Demonstrate how the following waste management hierarchy will be applied during construction:
 - i. Avoid creating waste; then
 - ii. Reduce the amount of waste produced; then
 - iii. Prepare waste materials for re-use; then
 - iv. Recycle and compost waste materials; then
 - v. Recover energy from waste materials; then
 - vi. Dispose waste materials in landfill; and
- 1.2 Provide adequate recycling, composting and waste disposal, collection and storage facilities on-site;
or
- 1.3 Provide a suitable off-site waste management strategy that does not adversely impact amenity, access or the environment where on-site waste management provision is not possible.

Reasons

Waste can have negative impacts on health and wellbeing, amenity and the environment. Southwark achieves high levels of re-use and recycling but waste management infrastructure will be under continual pressure from intense levels of development. Providing waste facilities and ensuring appropriate waste management arrangements are in place for both completed development and development undergoing construction will ensure that these impacts are reduced as much as possible.

P64: Land and waste management

The Integrated Waste Management Facility will be protected for waste management purposes unless:

- 1.1 The site is surplus to requirements; or
- 1.2 Another facility is provided that meets the same throughput as the existing site.

New and extended waste management facilities should be permitted where:

- 2.1 They are in a suitable location which does not cause unacceptable harm to residential amenity, the environment or transport network; and
- 2.2 They are planned and designed according to the following principles of sustainable waste management:
 - i. The waste management hierarchy as prescribed in P63 (1); and
 - ii. The proximity principle of managing waste as close to the source as is practicable; and
 - iii. The 'circular economy' principles to provide social, economic and environmental benefits; and
 - iv. Facilities are sited in close proximity to potential heat consumers where any facilities will provide low carbon energy recovery which produces heat.

Reasons

Transporting and dumping waste into landfill causes harm to the environment. It is a very inefficient use of resources and land. Reducing the amount of waste that goes to landfill and improving on the efficient use of resources will help to reduce the impacts of man-made climate change. Ways we can do this is to have sufficient waste management facilities in the borough that prioritise re-use, recycling and energy recovery from any waste materials. The principles of the "circular economy" look to maximise the reuse of waste materials while providing environmental and economic benefits, such as creating jobs and apprenticeships.

In the London Plan 2016, the Mayor of London set out that Southwark needs to have waste management facilities that are capable of processing 247,000 tonnes of waste by 2036. The 'Proximity Principle' enables testing to ensure that sites are retained and developed to process waste as close to the source as possible. The principles of sustainable waste management ensure that waste is managed to minimise creating waste by avoiding waste, reusing, recycling and recovering energy from waste.

We have designated the Integrated Waste Management Facility (IWMF), near the Old Kent Road, as a safeguarded waste site. The IWMF's waste processing capacity helps towards meeting our waste apportionment targets set out in the London Plan. The IWMF is able to process a maximum of 205,176 tonnes per annum (tpa), of which 111,150tpa counts towards meeting our apportionment target. The methodology for how this figure has been derived is set out in the Joint South East London Waste Group Technical Paper evidence base document.

P65: Environmental protection

1 Development that has an adverse impact on the environment will not be permitted.

Development will be permitted when it:

- 2.1 Provides for safe storage, transportation or usage of hazardous substances on a site; and
- 2.2 Remediates any contaminated land within the development site and land outside of, but related to, the development site.

Reasons

The regeneration of vacant or under-used land and buildings in Southwark requires development to deal with contamination from past uses and carry out construction in close proximity to neighbours. We need to minimise adverse effects on the natural environment such as soil, water, habitat and biodiversity. There should be no risk to the health, safety or amenity of users of the site and neighbouring occupiers. The effects of new development on the environment can be temporary, permanent and/ or cumulative and if these impacts are not identified at the design stage it can be much more difficult to add measures once a scheme is built. The temporary impacts of the construction process can be detrimental to the surrounding community so it is important that any such impacts arising from development are identified and reduced.

P66: Improving air quality

Development must:

- 1.1 Achieve or exceed air quality neutral standards (see Annex 2); and
- 1.2 Address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality. This must be achieved through design solutions that include:
 - i. Orientation and layout of buildings, taking into account vulnerable building occupiers, and public realm and amenity space users; and
 - ii. Ventilation systems; and
 - iii. Urban greening appropriate for providing air quality benefits proportionate to the scale of the development;
 - iv. 'Ultra low' NO_x boilers where the development is not connected to a decentralised energy network; or
 - v. Appropriate abatement technologies to bring emissions within the equivalent of 'ultra low' NO_x boiler emissions levels where decentralised energy networks are implemented or utilised
- 2 Where air quality neutral standards are not met for buildings or transport, measures to offset any

shortfall will be required, according to the following hierarchy:

- i. On-site measures; then
- ii. Off-site measures; then
- iii. Financial contributions to provide measures

Reasons

Southwark has poor air quality across many parts of the borough. Poor air quality includes high concentrations of particulate matter (PM2.5 and PM10) and nitrogen oxides (NO_x). These pollutants have a direct and adverse impact on the health and life expectancy of Londoners and on the environment.

Developments that are Air Quality Neutral will help to minimise air pollution. Air Quality Neutral standards are a set of maximum emissions benchmarks for two categories of pollution. The first is buildings of different land uses, while the second is for transport emissions generated by the development. The benchmarks are set out in Annex 2.

Some plant species are much more effective at reducing pollutants than others. Some species can make poor air quality much worse. Therefore consideration of the species and arrangement of any urban greening is critical to improving air quality.

To be considered an 'ultra low' NO_x boiler, the boiler should achieve an emissions rating of less than 40mgNO_x/kWh. These do not normally cost more than non-ultra low NO_x boiler. However, they can provide significant air quality benefits. Abatement technologies that reduce emissions from low carbon decentralised energy networks can come in a variety of forms. These can be designed as part of the system or added on to the emissions release.

Off setting measures, where required, include:

- Green planting/walls and screens, with special consideration given to planting that absorbs or suppresses pollutants
- Upgrade or abatement work to combustion plant
- Retrofitting abatement technology for vehicles and flues
- Exposure reduction

P67: Reducing noise pollution and enhancing soundscapes

Development must:

- 1.1 Avoid significant adverse impacts on health and quality of life; and
- 1.2 Mitigate any adverse impacts caused by noise on health and quality of life; and
- 1.3 Mitigate and manage noise by separating noise sensitive developments from major noise sources by distance, screening or internal layout, in preference to sound insulation.
- 2 Large scale major development will be required to demonstrate how the noise pollution impacts created during the construction process will be reduced, mitigated and managed appropriately to minimise harm to present occupiers of the site and adjoining neighbours.
- 3 Major development adjacent to, or within:
 - i. Designated open space; and
 - ii. Designated open water space; and
 - iii. Hard landscaped civic spaces with public amenity value; and
 - iv. Street markets

Should be designed to protect and enhance positive aspects of the acoustic environment identified through a public soundscape assessment. New spaces proposed as part of development should also assess the potential to enhance a place's character and identity through the acoustic environment and positive public soundscape.

Reasons

Much of Southwark is a dense urban environment with high levels of activity that can generate noise. Noise can have a major detrimental impact on the quality of life for a user of a building or space. Effects can include stress, annoyance and sleep disturbance. It is important that noise management is considered as early as possible in the planning process and as an integral part of development proposals. Reducing noise pollution will minimise instances of such effects from unwanted noise. This can be achieved through an improved acoustic environment, incorporating appropriate soundscapes and ensuring development reflects good acoustic design principles, including traditional and innovative noise reduction measures.

Some places and spaces in Southwark are highly valued for their amenity use and/or character. Noise and sound have an important role to play in both contributing, and sometimes detracting, from this character. Development can be designed to strengthen public soundscapes that contribute to the character of the place or space and enhance its identity. It can also be important in improving amenity value for users of a space.

P68: Reducing water use

Development should reduce water use by:

- 1.1 Ensuring that residential development has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and
- 1.2 Incorporating measures to reduce the demand for mains water treated to drinking standard and enable the use of grey water and/or rainwater for non-drinking uses.

Reasons

London is facing a worsening water shortage. This is caused by climate change and increased demand from an increased population. Currently, all mains water is treated to a drinking standard. This is an expensive and energy intensive process. This is particularly considering that at least 50% of water consumed in homes and workplaces does not need to be of drinkable quality. London's consumption of water already outstrips available supplies in dry years. This means Southwark needs to play its role in reducing the level of water consumption per person. The need for this will be exacerbated by climate change impacts. These impacts are predicted to include more sporadic and intense rainfall and a higher likelihood of droughts. Limiting the type of fittings that water-dispensing and consuming elements of a development can incorporate will contribute to ensuring the most efficient use of London's limited water resources.

P69: Reducing flood risk

Development must not increase flood risk on- or off-site, by ensuring that:

- 1.1 It is designed to be safe and resilient to flooding and subject to a site specific flood risk assessment (FRA) when located within an area of flood risk; and
- 1.2 Major development reduces surface water run-off to green field run-off rates. This must be through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS) in accordance with the following drainage hierarchy:
 - i. Store rainwater for later use; then
 - ii. Use infiltration techniques; then
 - iii. Attenuate rainwater in ponds or open water features for gradual release; then
 - iv. Discharge rainwater direct to a watercourse; then
 - v. Discharge rainwater to a surface water sewer/drain; then
 - vi. Discharge rainwater to the combined sewer; and
- 1.3 Hard surfacing of any gardens is permeable; and

1.4 Development located on sites on or adjacent to the River Thames frontage should be set back from the River defence wall by 10m. This space should be designed and delivered for dual purposes by incorporating the required flood defence measures and providing an enhanced public amenity and environmental benefit.

Reasons

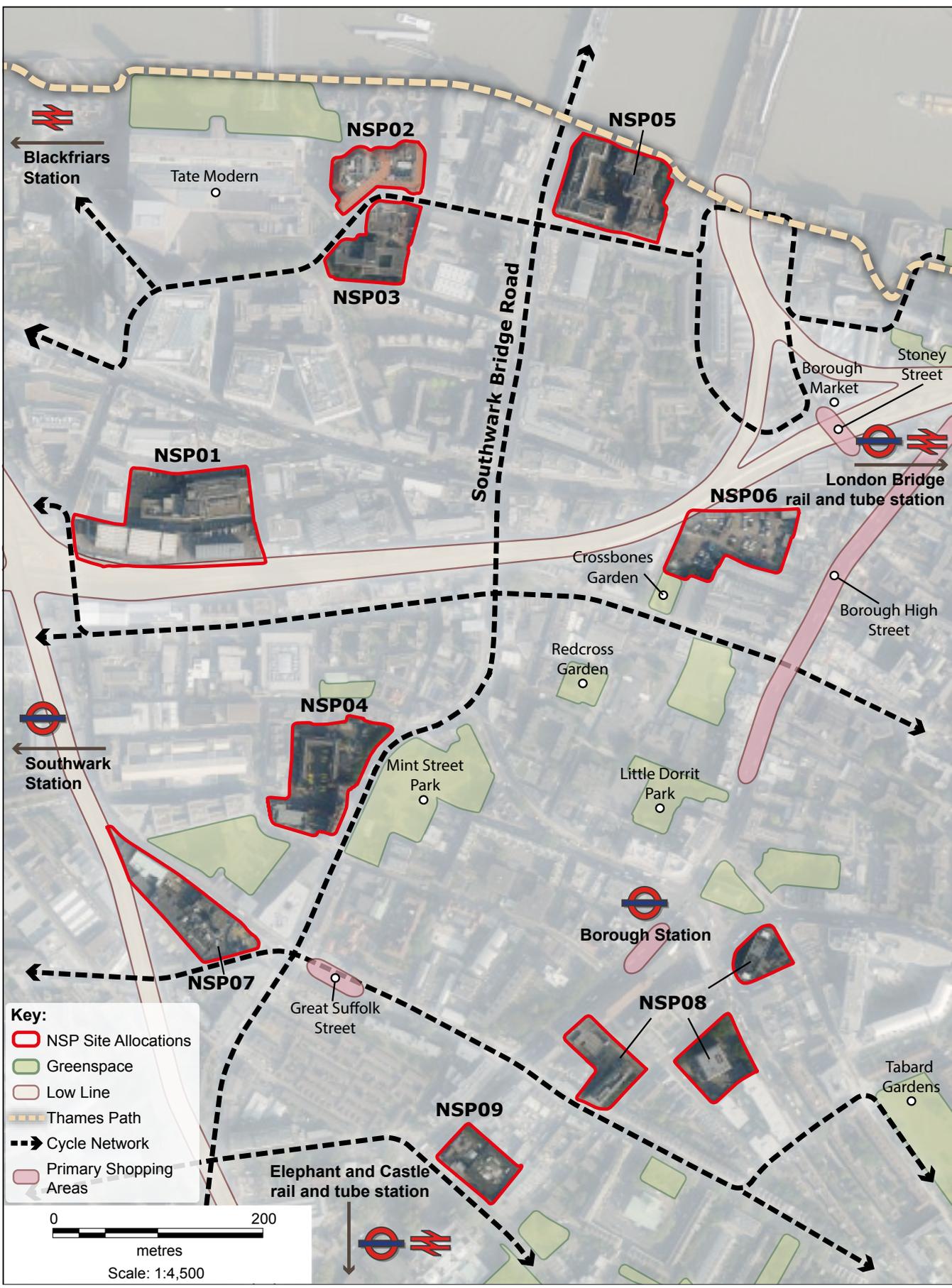
Much of Southwark is at risk of flooding. This risk comes from two main sources. First is the tidal and river flooding from the River Thames. We are currently protected from this risk by the Thames Barrier. However, we still need to plan effectively to minimise risk should the barrier ever fail as a flood defence. Areas at risk of flooding from the Thames include the neighbourhoods in the north of the borough.

The Environment Agency's Thames Estuary Plan 2100 sets out the measures that will be required to be implemented to maintain adequate flood risk protection from the River Thames by the year 2100, taking into account the impacts of climate change, increased rainfall and rising sea levels. The plan advises that by 2065, the existing flood defences of the river wall running from Bankside to Rotherhithe will need to be raised by 0.5m and a further 0.5m by 2100. This will block the eye level views from the current Thames path. However, by setting development back from the river frontage, however, there are significant opportunities to enhance the Thames Path when new development comes forward. By requiring flood defences and flood risk minimisation strategies on these sites to incorporate measures which improve the amenity and biodiversity value of the Thames Path we can will offset the negative amenity impacts of raising the river wall.

The second risk of flooding is from the surface water flooding in our Critical Drainage Areas. These are areas where, when there is heavy rainfall, local flooding occurs. Water can rapidly pool in these drainage areas. This is from too many hard surfaces which contribute to too much surface run-off. It is also cause by local topography where hills and valleys form catchment basins for water. Surface water flooding events within Southwark, most notably in 1984, 2004 and 2007, have shown the risk and impact of flooding on residential communities and public infrastructure. A site-specific flood risk assessment will ensure flood risk from surface water flooding is minimised. The rate of surface run-off (and so the related flood risk) can be significantly reduced through the careful design of developments and the inclusion of Sustainable Urban Drainage Systems (SUDS).

The hard surfacing of front gardens increases water run-off when it rains, increasing flood risk, and also reduces habitat for wildlife. Planning permission is not currently required to pave over a front garden of a house as long as the surface is permeable. However planning permission is required where the proposal involves putting a non-permeable driveway surface over an area of more than five sqm. For these reasons we require applicants to use permeable surfaces when surfacing their gardens.

Bankside and The Borough Area Vision Map



AV.01 Bankside and The Borough Area Vision

AV01.1 Bankside and The Borough are:

- At the heart of the commercial and cultural life of the capital where centuries old buildings intermingle with modern architecture. Attractions include Tate Modern, The Globe Theatre, Borough Market and Clink Street, Southwark Cathedral and views from the Thames Path.
- A globally significant central London business district, home to international headquarters and local enterprise. The local economy is notable for its diversity, including employers in the arts, culture, specialist retail, small businesses and entertainment, particularly along the River Thames.
- Characterised by their medieval and Victorian street layout linking commercial areas to residential neighbourhoods and interspersed with interesting spaces and excellent public realm that enthralls people to use the entire area.
- Mixed use neighbourhoods with a large proportion of affordable homes.
- Places where people enjoy local shops on Borough High Street and Great Suffolk Street.
- A transport hub with Blackfriars rail and tube stations, Borough tube station, Elephant and Castle and London Bridge stations nearby, many buses, river transport and cycling routes making all of the area accessible from both within and outside London.
- Of great archaeological interest containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.

AV01.2 Development in Bankside and The Borough should:

- Provide as many homes as possible while respecting the local character of each area, which in many places includes residential communities.
- Continue to consolidate Bankside and The Borough as part of central London; an international destination for business headquarters, small businesses, tourism and transportation that is entwined with historic communities with local services, open spaces and excellent transport links.
- Increase or improve the number and quality of local open spaces, squares and public realm.
- Improve existing and create new cycle and walking routes, including the Thames Path.
- Enable the delivery of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.

AV01.3 Growth opportunities in Bankside and The Borough:

Large development sites in Bankside and The Borough will provide new homes and employment spaces. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

Bankside and The Borough Site Allocations

The key development opportunity sites in Bankside and The Borough are:

- 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 and Red Lion Court
- NSP06: Landmark Court
- NSP07: Land between Great Suffolk Street and Glasshill Street
- NSP08: Swan Street Cluster
- NSP09: 21 and 25-29 Harper Road

NSP01: Site Bordering Great Suffolk Street and Ewer Street



Site Vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) enhancing the Low Line walking route adjacent to the railway viaduct;
- Provide new open space of at least 15% of the site area.

Redevelopment of the site may:

- Provide new homes (C3).

Site area

- 13,120 m²

Existing uses

- Office (B1) – 35,690 m²

Design and accessibility guidance

An increase in high-quality and predominantly office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses and retail should be accommodated at ground floor level to provide active frontages onto the Low Line walking route running alongside the railway viaduct, an undesignated heritage asset.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

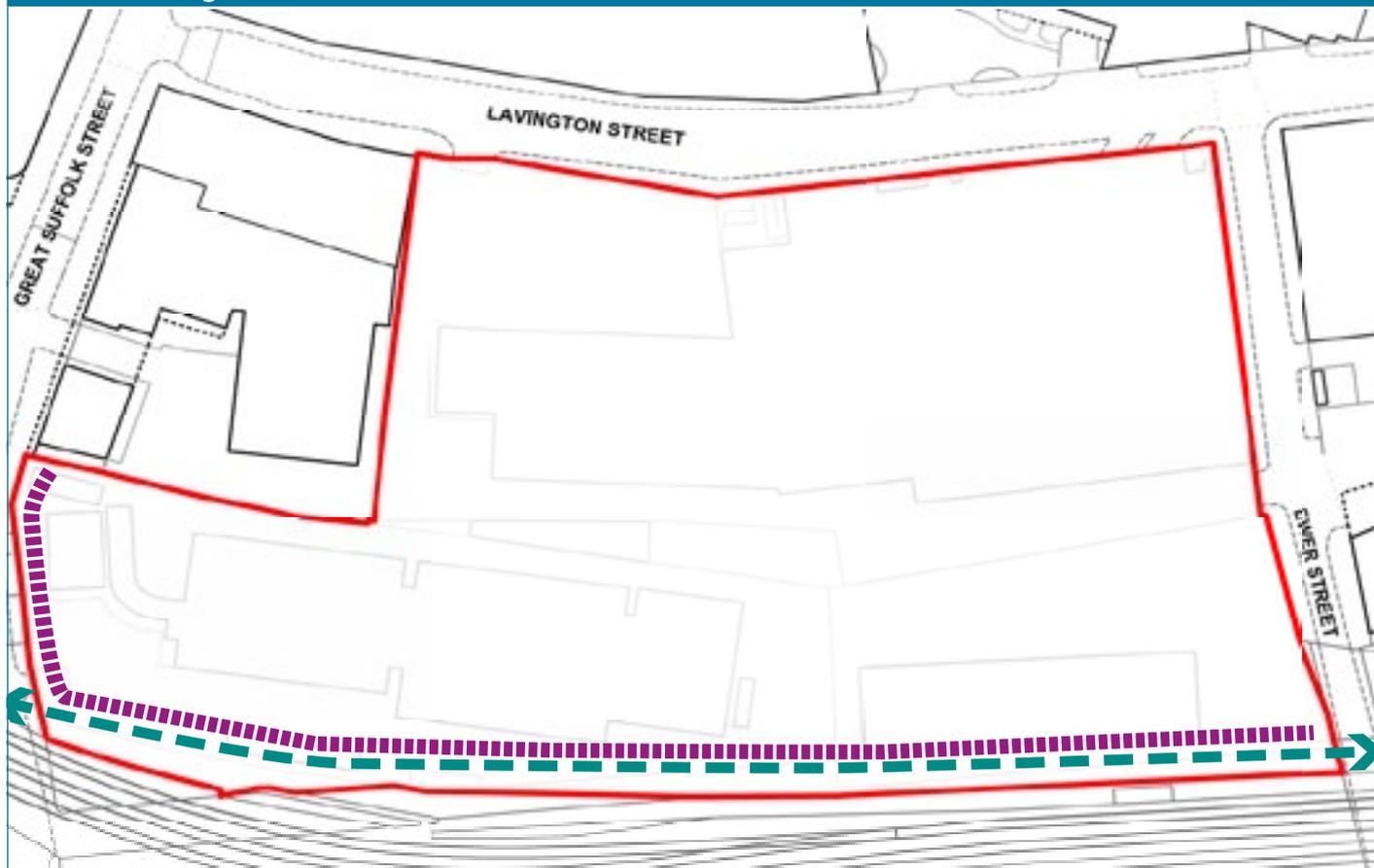
Bankside and the Borough are deficient in parks and other greenspace, which the new space will address;

- It will mitigate the pressure from development on existing open space
- The site is large enough to accommodate a meaningful open space at an achievable level; and
- It will mark an arrival point into Southwark.

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The site falls within the borough view south from the centre of the Millennium Bridge viewing corridor.

The site is not within a conservation area. The site lies partially within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area.

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Park Street, New Globe Walk and the walking route to the west of the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,951.5 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 16,000 m²

Design and accessibility guidance

The site will contribute towards the local economy by providing new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

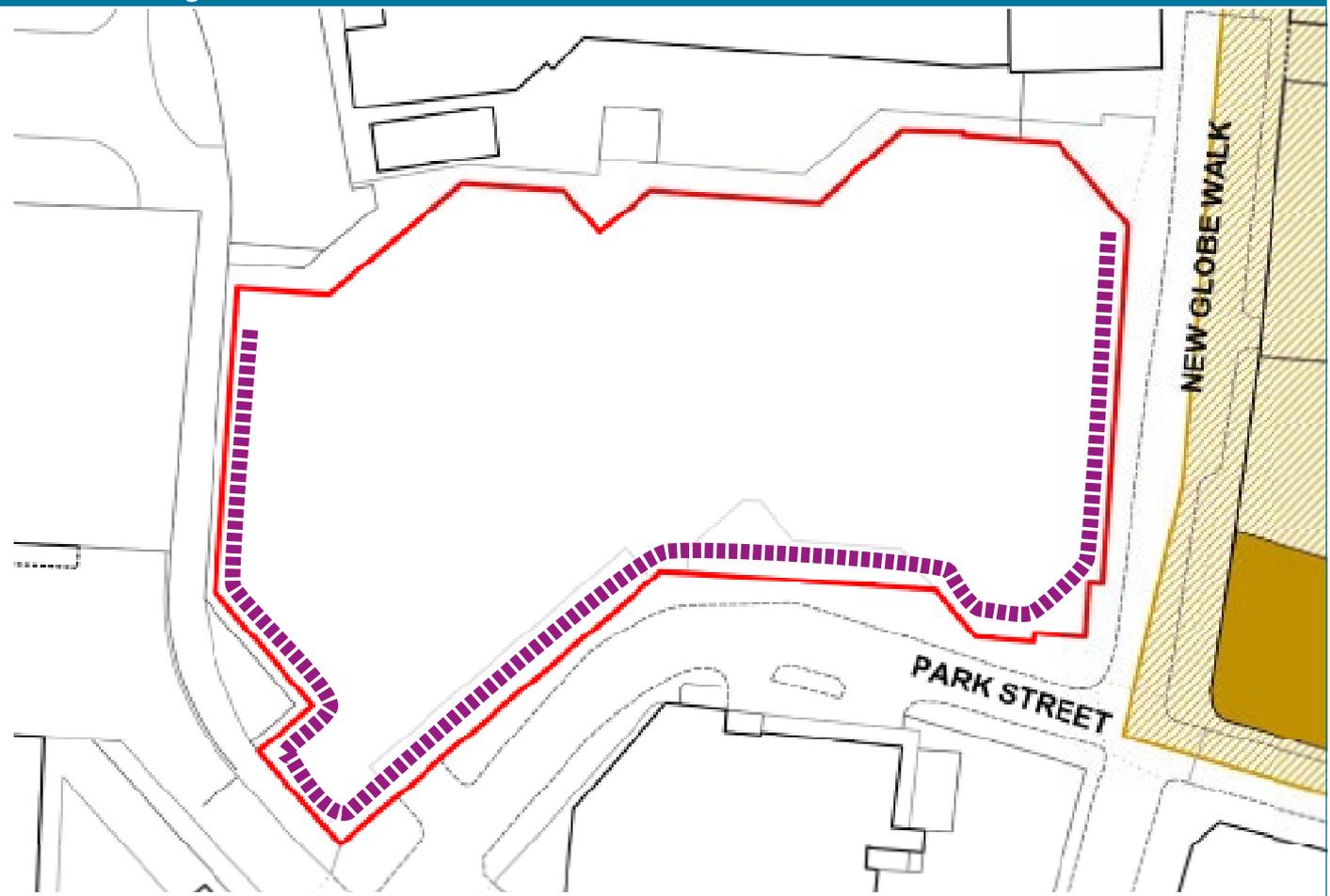
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.

The majority of the site falls within both the borough views south from the centre of the Millennium Bridge and of St Paul's along Camberwell Road viewing corridors. The site also partially falls within the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.

The site is within the setting of Bear Gardens conservation area and heritage assets including Tate Modern, City of London Corporation Housing and building of townscape merit 6-8 Emerson Street.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site is in close proximity to important scheduled monuments (particularly The Hope and Bear Baiting Arenas) and relates to the internationally important Rose and Globe theatre sites.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Park Street and Sumner Street.

Redevelopment of the site should:

- Provide new homes (C3).

The site is subject to the following extant permission: 14/AP/3842

Site area

- 4,584 m²

Existing uses

- Office (B1) – 6,042 m²

Design and accessibility guidance

The site will contribute towards the local economy by providing new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

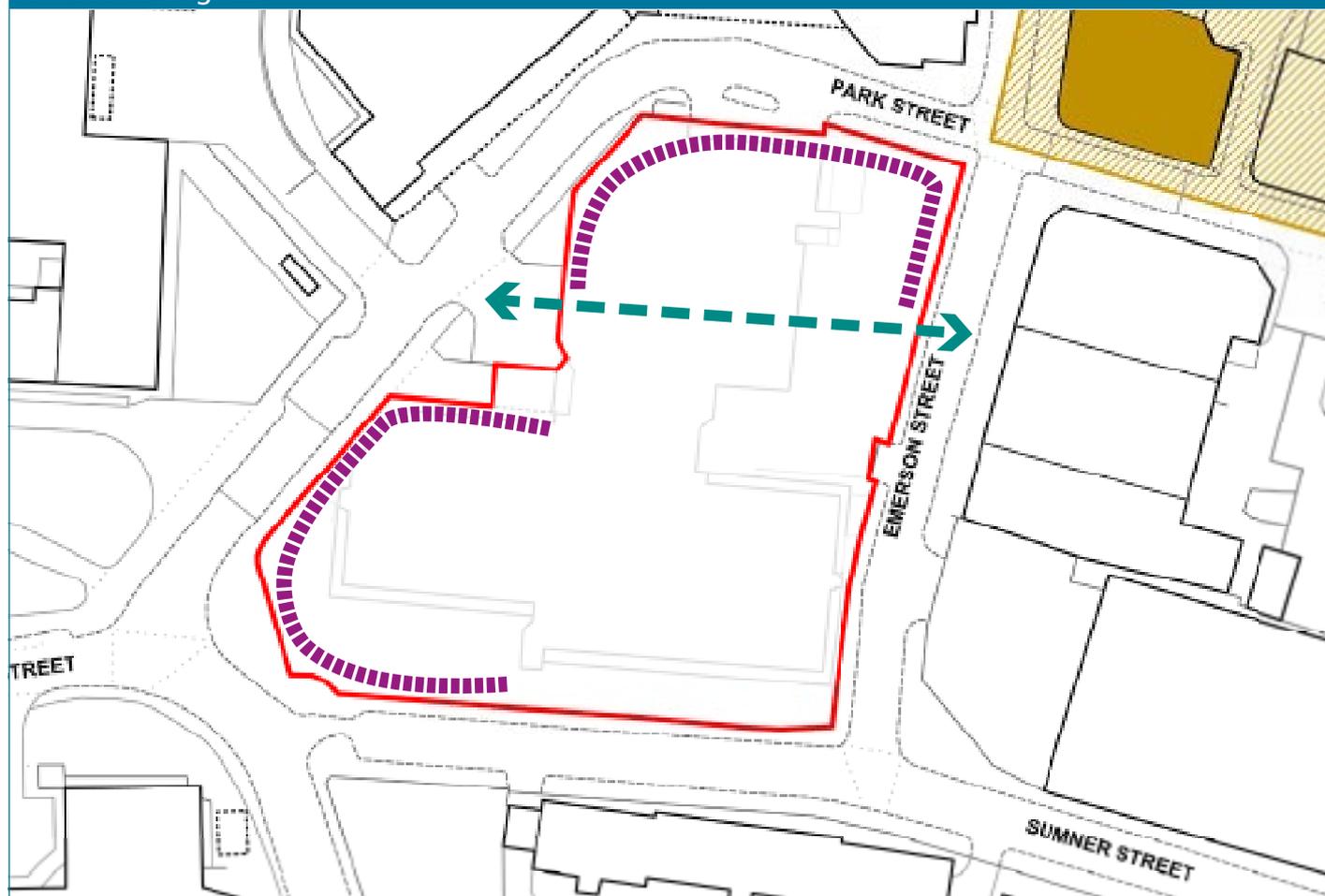
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.

The site falls within the view of St Paul's along Camberwell Road foreground viewing corridor and the majority of the site also falls within the view south from the centre of the Millennium Bridge. The site partially falls within the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridors.

The site is within the setting of Bear Gardens conservation area and heritage assets including Tate Modern, City of London Corporation Housing and building of townscape merit 6-8 Emerson Street.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. It is within a few metres of important scheduled monuments (particularly The Hope and Bear Baiting Arenas) and relates to the internationally important Rose and Globe theatre sites.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new secondary school and sixth form (D1); • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community space (D1, D2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 7,578 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Vacant, with last use as the Southwark Fire Station complex (sui generis) - 8,914 m²

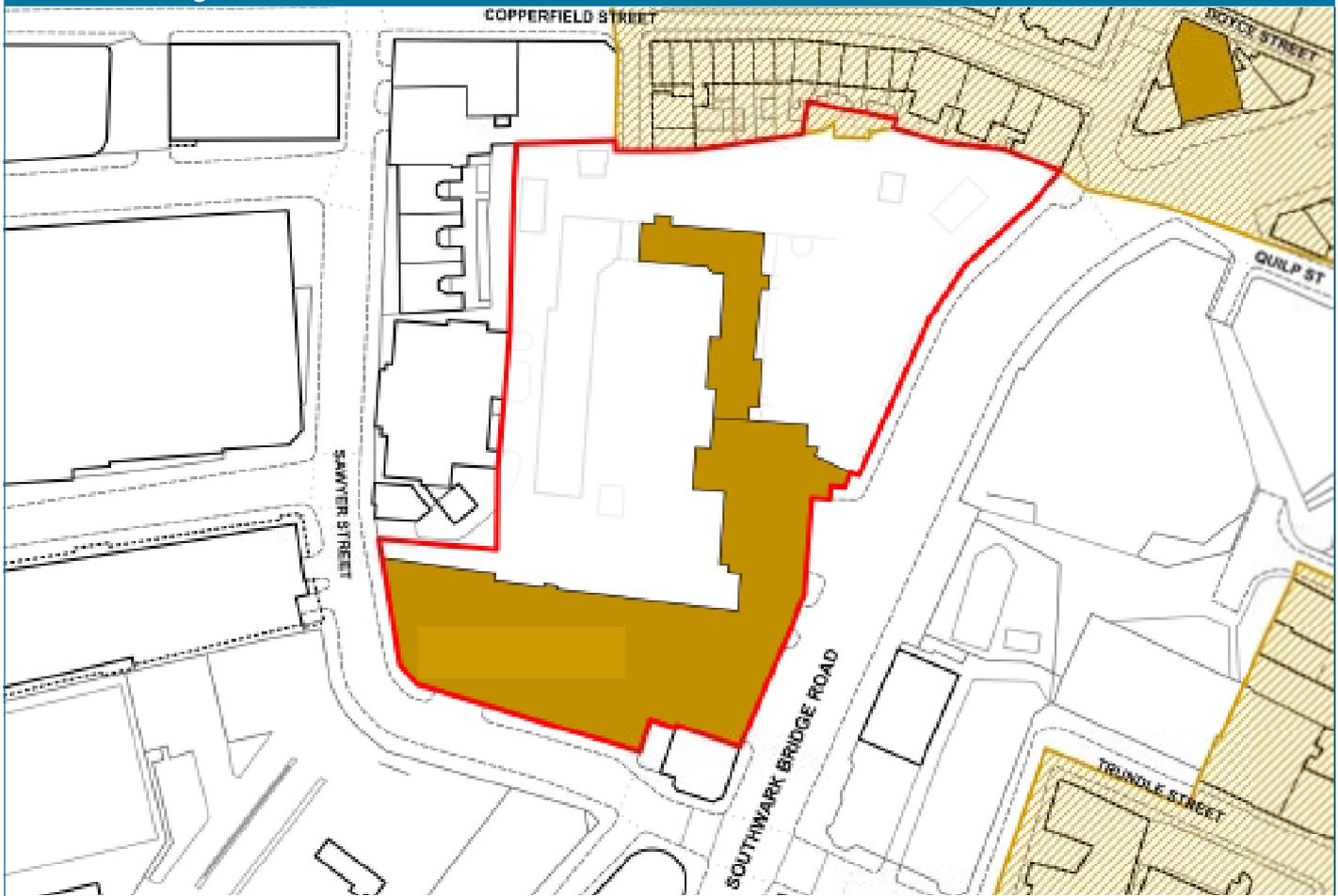
Design and accessibility guidance

The site has the potential to accommodate residential uses, likely to be towards the southern section of the site, particularly along Southwark Bridge Road and Sawyer Street. The northern part of the site will be converted to a school, expanding the local provision for school places. Any redevelopment must take the adjacent Cycle Super Highway 7, on Southwark Bridge Road, into account. Any redevelopment must retain mature boundary trees.

The site partially falls within the borough view of St Paul's along Camberwell Road viewing corridor.

All future development must sustain and enhance the historic character of the site and immediate context, and consider how these designations will create an interesting and attractive environment. The site includes a Grade II listed building, which must be retained and its setting enhanced, falls partially within the Union Street conservation area and is within the setting of Liberty of the Mint conservation area. Although the site is not within an Archaeological Priority Area, significant remains have been found in the area, including a post-medieval burial ground – An archaeological assessment is required for this large site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP05: 1 Southwark Bridge Road and Red Lion Court



Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Enhance the Thames Path by providing public realm and active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2);
- Provide new north-south green links;
- Provide new open space of at least 15% of the site area.

Redevelopment of the site should:

- Provide new homes (C3).

Site area

- 7,887 m²

Existing uses

- Office (B1) - 32,098 m²

Design and accessibility guidance

Redevelopment should provide a new link from Park Street to the Thames Path and improvements to the Thames Path. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The design of the development should respond to its prominent, yet sensitive setting as an arrival point into Southwark from Southwark Bridge. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

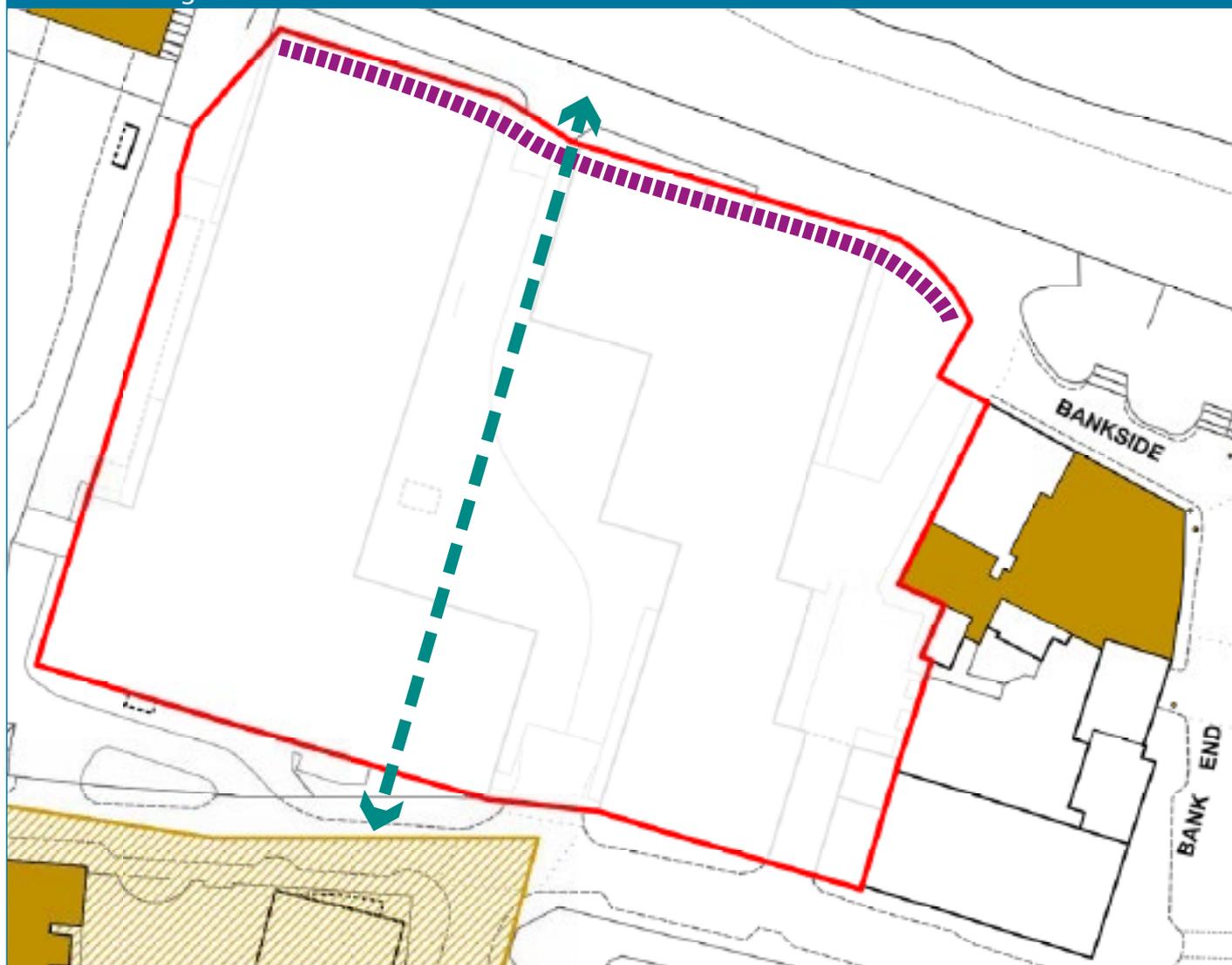
- Bankside and the Borough are deficient in parks and other greenspace, which the new space will address;
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level;
- It will improve enjoyment of the Thames Path; and
- It will mark an arrival point into Southwark.

The site falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor, the borough view of St Paul's from One Tree Hill and majority of the site falls within the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor. The site also partially falls within the Kenwood Viewing Gazebo to St Pauls Cathedral background viewing corridor.

The site is located within the setting of Bear Gardens conservation area as well as the Grade II listed Southwark Bridge, Anchor Terrace (1 Southwark Bridge Road) and Anchor Public House (1 Bankside).

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site is within a few metres of the internationally important Globe Theatre and Rose Theatre scheduled monuments.

Site vision diagram



- | | | | |
|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least 50% of the development as employment floorspace; • Provide active frontages on Southwark Street with ground floor town centre uses (A1, A2, A3, A4, D1, D2). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 6,223 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Car Park (sui generis)

Design and accessibility guidance

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

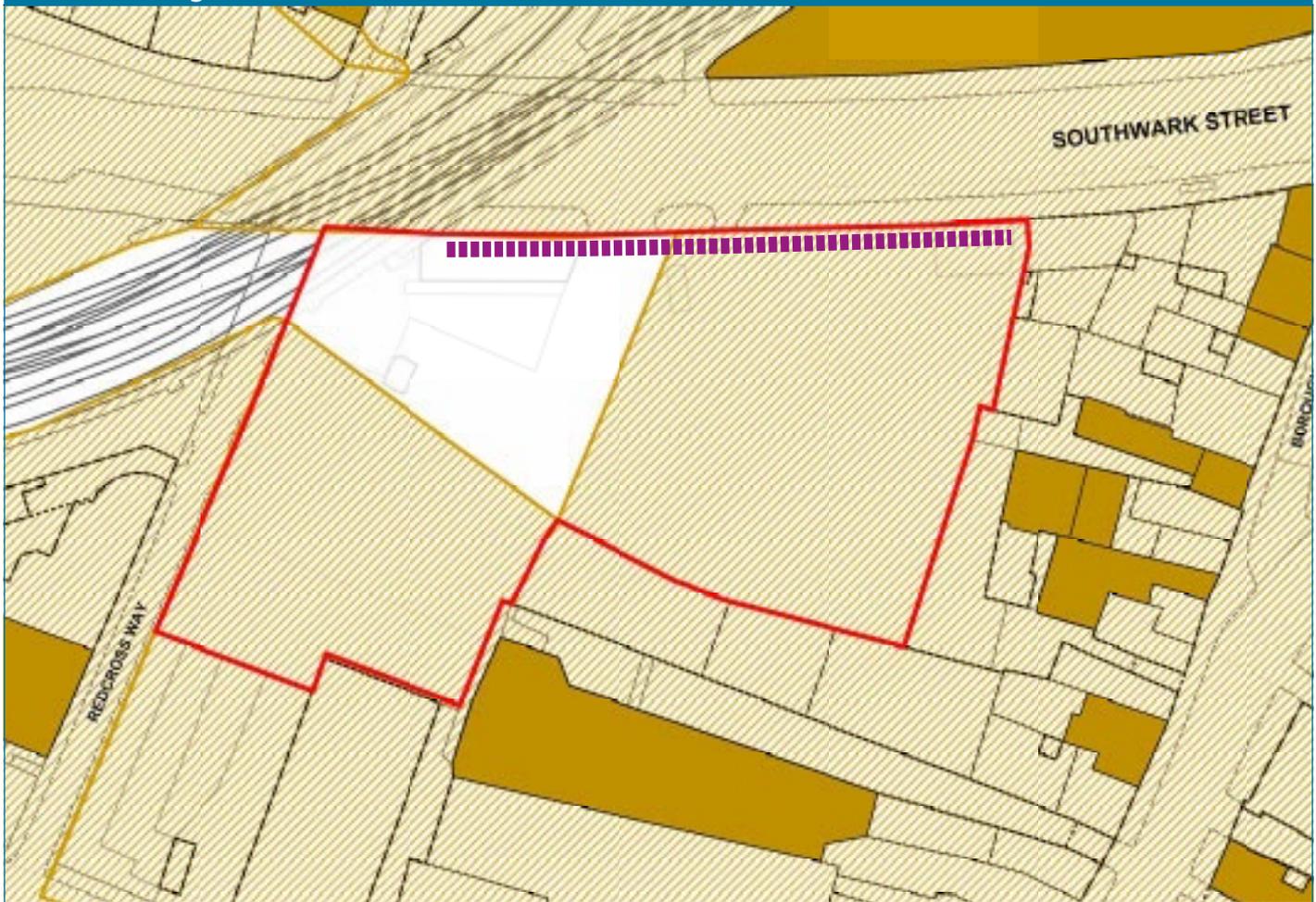
The site partially falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor and the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor.

Any redevelopment should be sensitive to the surrounding historical context, sustaining, enhancing and better revealing historical assets.

The site is within the 'Borough High Street' conservation area and within the setting of Grade II listed buildings on Southwark Street, Maidstone Buildings and Redcross Way. A notable example is Cromwell Building 5-24. The site is also within the setting of sensitive undesignated heritage assets, including Crossbones Cemetery.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. Archaeological remains of national significance and possibly requiring preservation in situ or scheduling can be anticipated on this site. It is likely that the site will contain high status Roman and medieval archaeology and a post-medieval graveyard.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages with commercial or community uses at ground floor level along the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C1); <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new town centre uses, including community space (A1, A2, A3, A4, D1, D2); • Provide a data centre (sui generis). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 6,004 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 15,185 m²

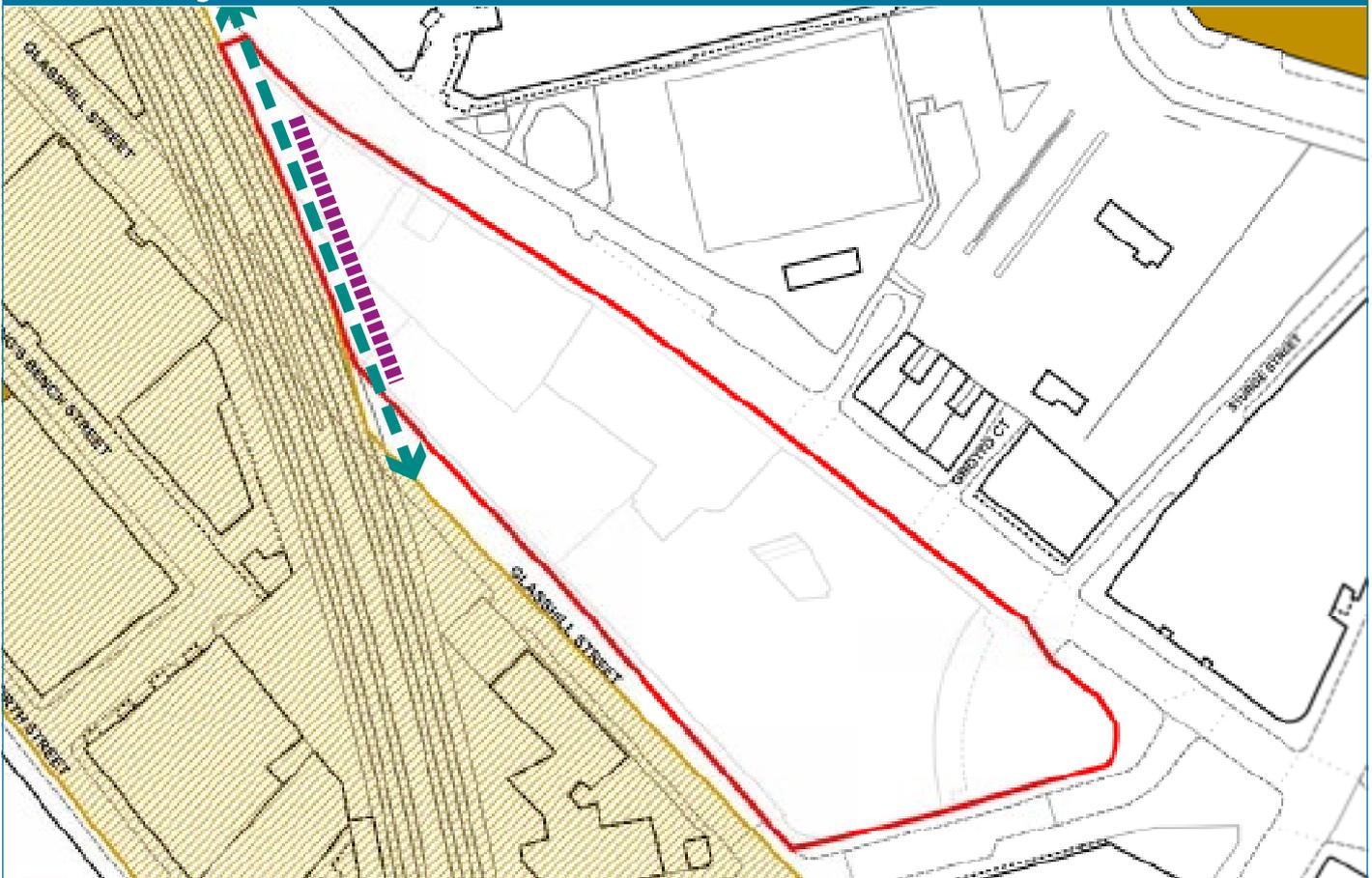
Design and accessibility guidance

An increase in office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses may be accommodated at ground floor level, and community uses would be particularly suitable benefitting new and existing residents. Active frontages will enliven the proposed Low Line walking route running alongside the railway viaduct.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site also affects the setting of the Drapers' Almshouses Grade II Listed Buildings (1820).

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP08: Swan Street Cluster



Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class and/or D1 class education) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater;
- Provide a new east-west pedestrian and/or cycle link between Borough High Street and Swan Street;
- Enhance Borough High Street and Swan Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2).

Redevelopment of the site should:

- Provide new homes (C3);

Redevelopment of the site may:

- Provide a health centre (D1).

Site area

- 8,845 m²

Existing uses

- Office (B1) – 9,100 m²
- Education (D1) – 6,800 m²

Design and accessibility guidance

The cluster has the opportunity to enhance the town centre role of Borough High Street and provide complementary activity on Swan Street of a more local character, serving surrounding residential areas. Active frontages must be provided on Borough High Street, Great Dover Street and Swan Street. Green infrastructure should be provided at locations that enhance the area's heritage and the new role for Swan Street.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

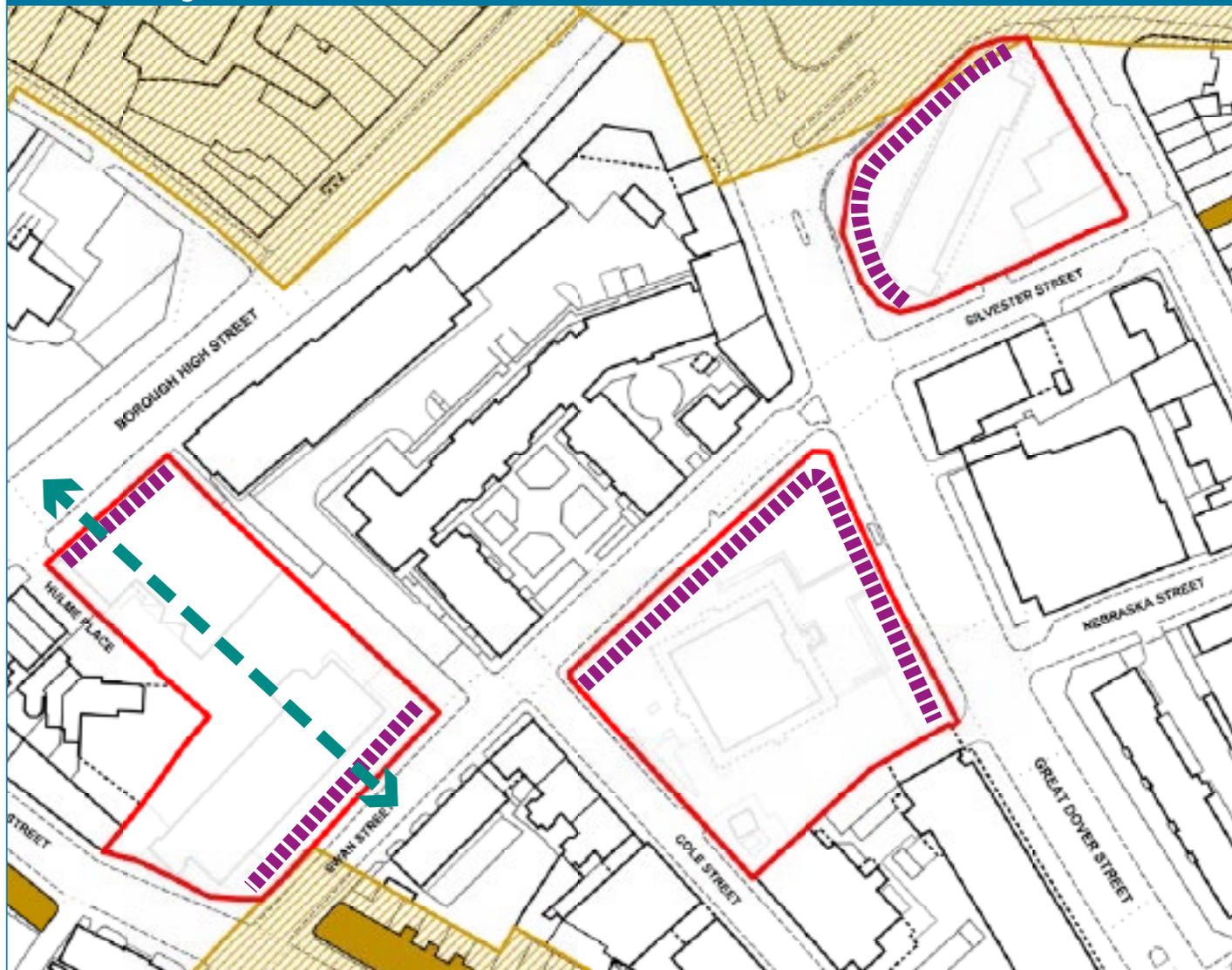
Redevelopment must improve Swan Street and Sylvester Street as a less trafficked alternative to Borough High Street for cyclists and pedestrians. Development must support the east / west cycle link on Trinity Street and provide a new pedestrian and/or cycle link between Borough High Street and Swan Street via Avon Place.

The site falls within the Alexandra Palace viewing terrace to St Paul's Cathedral background viewing corridor. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Redevelopment must enhance the setting of the grade II* listed St George the Martyr Church, grade II listed buildings to the south east and the nearby Trinity Church Square, Liberty of the Mint and Borough High Street conservation areas. Existing mature landscaping provides significant amenity and screening value to the conservation areas.

The site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area and there is exceptional interest of this general location with regard to the Roman archaeology of Southwark. There is a high potential for human remains to be present on site in the form of Roman inhumation and cremation burials, with associated grave goods and ritual and non-ritual structures and artefacts.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide new homes (C3); • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, B1, D1, D2) facing Borough High Street and Harper Road. 		
<p>Site area</p>	<ul style="list-style-type: none"> • 3,048 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Office (B1) – 1,132 m² • Hotel Elephant – small business space (B class) – 805 m² • Residential (C3) – 793 m² • Town centre uses (A class) – 147 m²

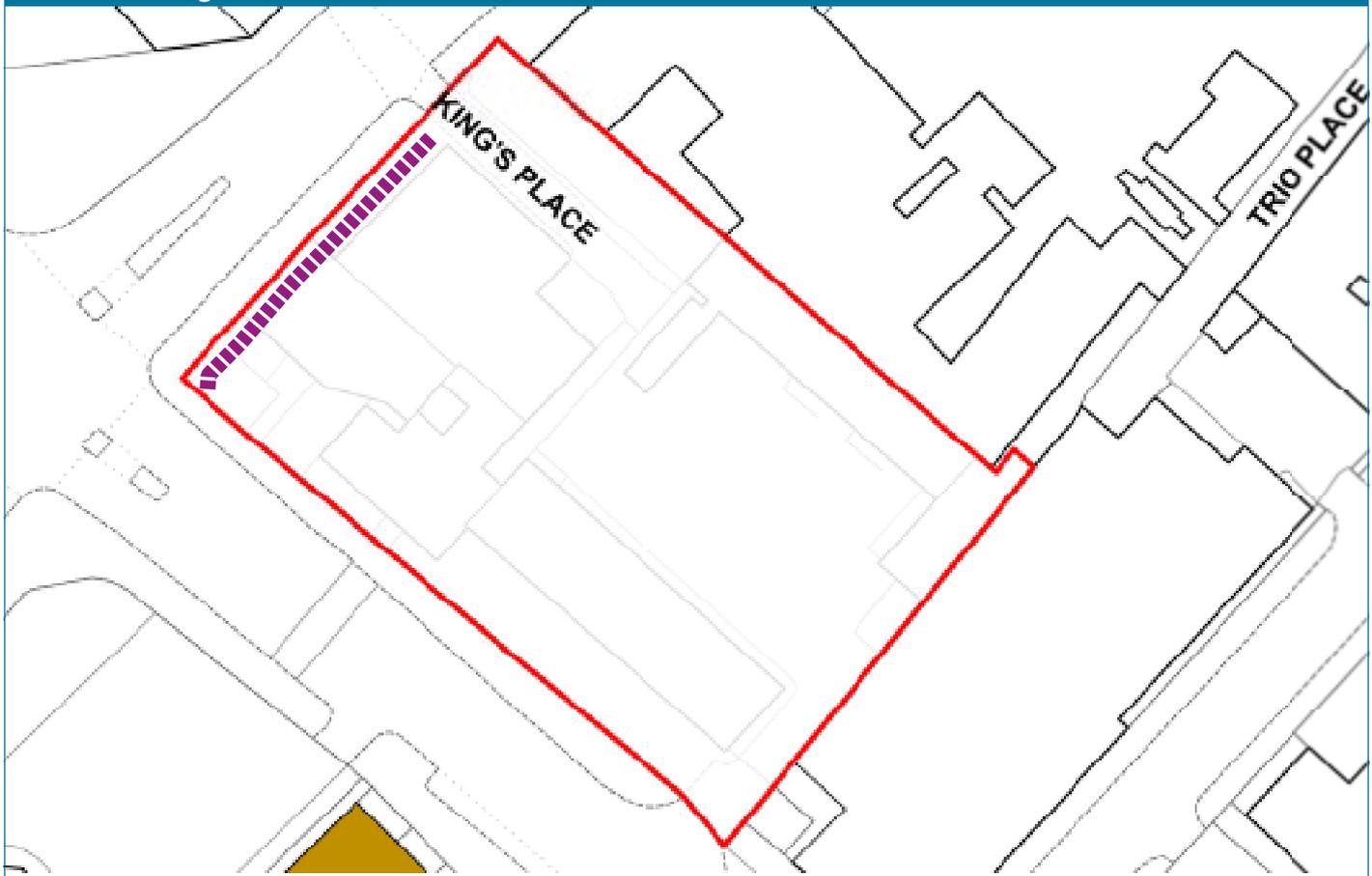
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site partially falls within the borough view of St Paul's along Camberwell Road viewing corridor and partially within the Alexandra Palace Viewing Terrace to St Paul's Cathedral background viewing corridor. Any proposals for tall buildings should fully consider and be acceptable in light of the provisions of these protected views.

Redevelopment should contribute towards enhanced green walking routes to Elephant and Castle and Borough, as well as link to the proposed cycle route improvements to Swan Street.

The site is located within the setting of the Grade II listed buildings Inner London Court, Trinity Church Square, Trinity Street, Swan Street and Sessions House (Newington Causeway). The site is also located within the setting of the Trinity Church Square conservation area and within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has the potential to contain important archaeological deposits relating to prehistoric and Roman archaeology, including high status Roman burials (in stone sarcophagi) and funerary deposits.

Site vision diagram

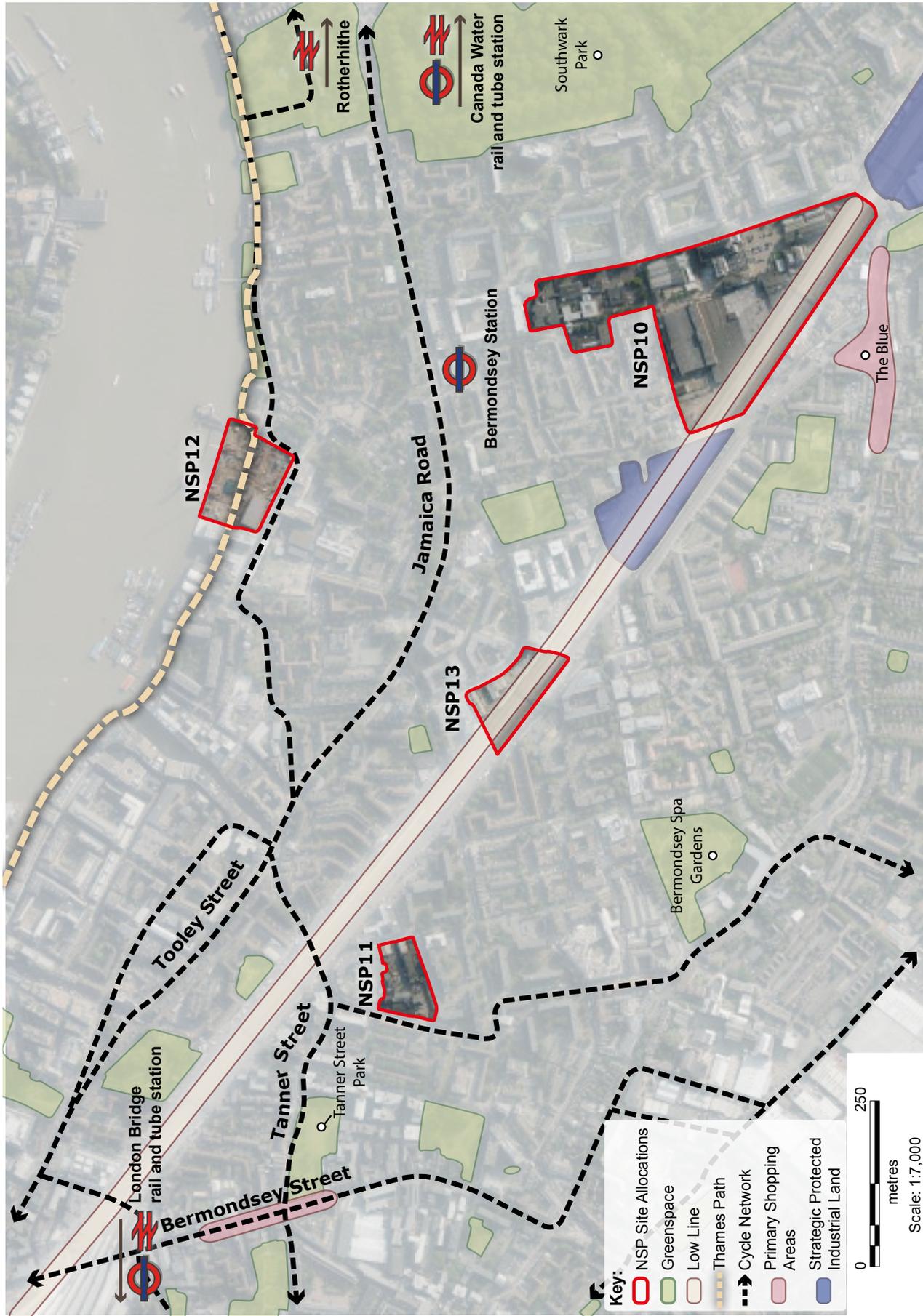


- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Bermondsey

Bermondsey Area Vision Map



AV.02 Bermondsey Area Vision

AV.02.1 Bermondsey is:

- An inner-London neighbourhood characterised by modest worker houses associated with the historic Rotherhithe docks and local manufacturing industries such as biscuits, jam, vinegar and pickles.
- Home to the historic riverside areas of Shad Thames, St Saviours Dock and King Edward III's Stairs, each of which have their own distinct character. supported, in the case of Shad Thames, by a Conservation Area Management Plan.
- Highly accessible with excellent public transport links and only a short walk to London Bridge and the City.
- Notable for its employment clusters such as The Blue, Jamaica Road, Bermondsey Street and Tower Bridge Road which provide local shops, the markets at Bermondsey Square and Maltby Street and the cluster of artisanal food and beverage producers and other light industries and creative industries in and around the railway viaducts.
- A place to enjoy public open spaces including Bermondsey Spa, St James's churchyard and the Thames Path, with an important local view of Tower Bridge from King's Stairs Gardens.
- An area, containing nationally significant archaeological sites including the scheduled monuments of Bermondsey Abbey and the moated manor house of Edward III Platform Wharf.

AV.02.2 Development in Bermondsey should:

- Provide as many homes as possible while respecting the local character. There may be opportunities for taller buildings on key development sites.
- Improve cycling and walking routes, such as the Thames Path.
- Enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge.
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Improve existing and create new cycle and walking routes, including the Thames Path.
- Provide flexible workspaces for small and medium enterprises, particularly creative industries to strengthen Bermondsey's reputation as an exciting, vibrant and creative place to work.
- Improve traffic flow on the road network, particularly on Jamaica Road.

AV.02.3 Growth opportunities in Bermondsey:

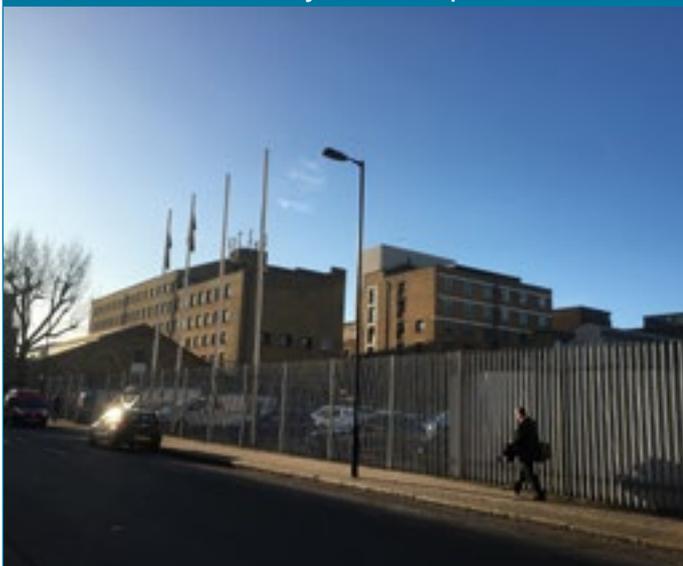
Large development sites in Bermondsey will provide new homes and employment spaces. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

Bermondsey Site Allocations

The key development opportunity sites in Bermondsey are:

- NSP10: Biscuit Factory and Campus
- NSP11: Tower Workshops
- NSP12: Chambers Wharf
- NSP13: Old Jamaica Road Business Estate

NSP10: Biscuit Factory and Campus



Site vision

Redevelopment of the site must:

- Deliver a comprehensive mixed use development including at least 1,500 homes;
- Support new and replacement business floorspace, including space for small and medium enterprises (B1);
- Provide a replacement school (D1);
- Provide two new links to The Blue under the railway viaduct;
- Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) at ground floor level, enhancing the adjacent Low Line walking route;
- Provide a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road;
- Enhance the Low Line walking route adjacent to the railway viaduct .

The site is subject to the following extant permissions: 12/AP/2737 and 15/AP/3729

Site area

- 78,900 m²

Existing uses

- Offices (B1) – 29,500 m²
- Light industrial workspace (B1, B2, B8) – 29,000 m²
- School (D1) – 12,534 m²

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

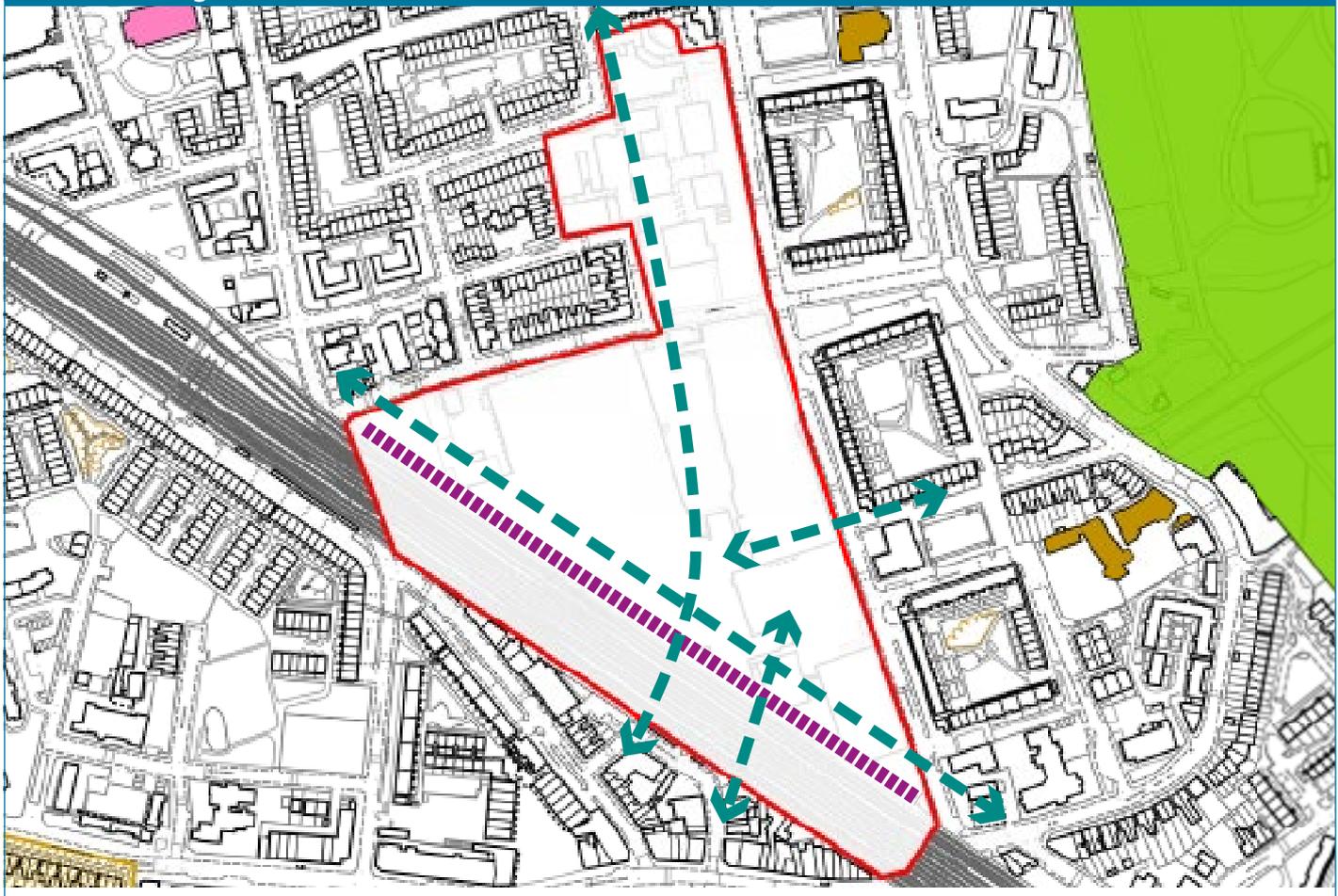
Given that the site is outside a town centre, a retail capacity assessment would be required to demonstrate the need for town centre uses in conjunction with a retail impact assessment to ensure that proposals would not adversely impact the core retail function of The Blue.

Redevelopment should enhance existing pedestrian and cycling links in the area, by providing a new link to The Blue under the railway, contributing towards development of the Low Line public realm corridor adjacent to the railway viaduct, and providing a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road.

The site partially falls within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor.

The site is not within a borough designated Archaeological Priority Area or conservation area. However, the area is known for its post medieval tanneries and other industries. An archaeological assessment is required for this site. A number of the original warehouse buildings are unlisted heritage assets and these should be retained and integrated into any comprehensive redevelopment where possible.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide employment floorspace (B class) suitable for small business of at least the amount currently on the site; • Enhance the east-west walking route to the south of the site linking Riley Road and Maltby Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide active frontages facing Maltby Street (B class); • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 7,344 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Small business space (B1) – 5,628 m²

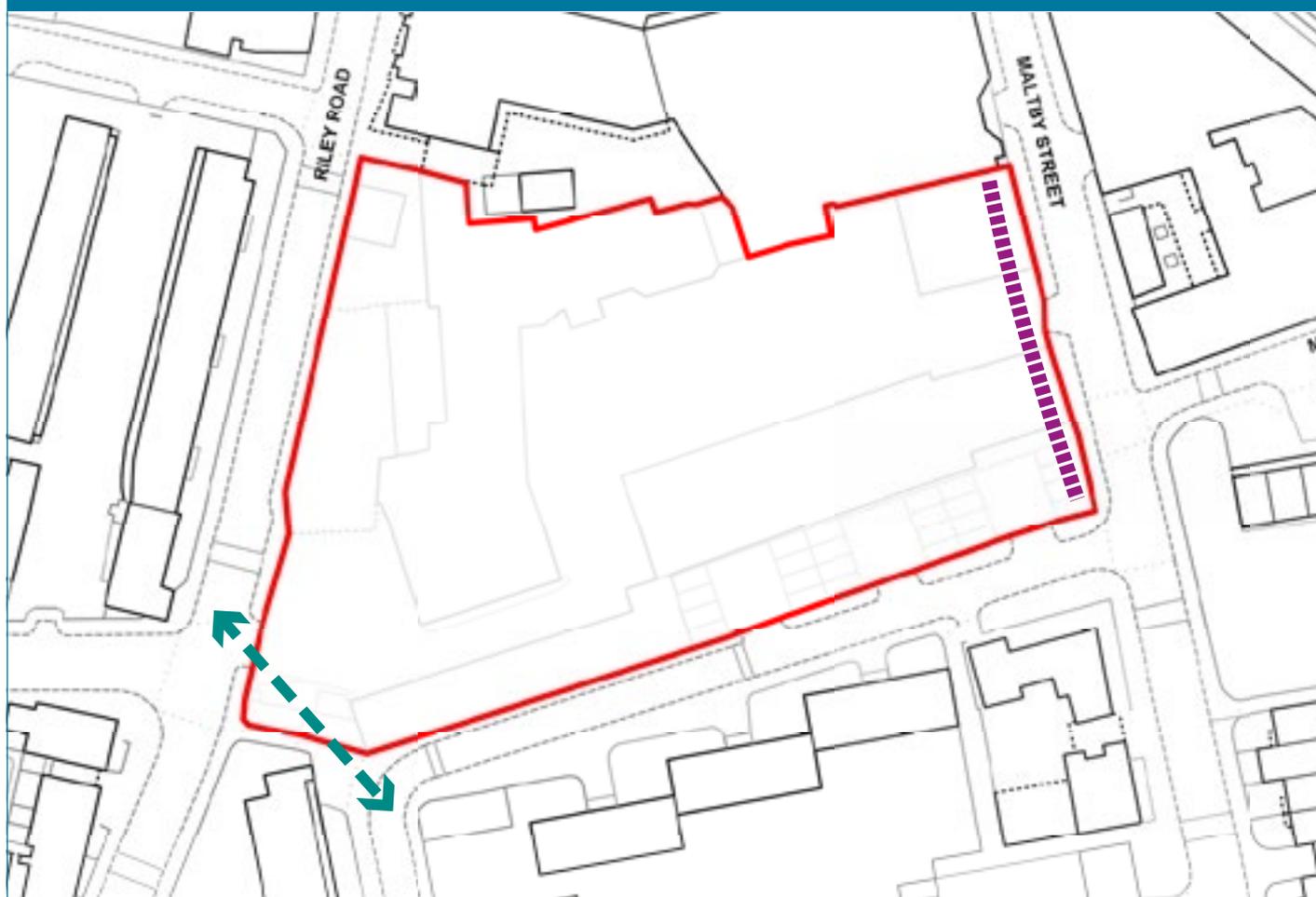
Design and accessibility guidance

The site falls within the Parliament Hill summit to St Paul's Cathedral background viewing corridor and partially falls within the Kenwood Viewing Gazebo to St Pauls Cathedral background viewing corridor.

The sites lie within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area but is not within a conservation area.

The site has the potential to contain important multi-phase archaeology, particularly relating to the post-medieval leather, milling and paper making industries.

Site vision diagram



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- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a significant number of new homes (C3), specifically larger unit sizes; • Provide town centre employment uses compatible with residential use (A1, A2, A3, A4, B1, D1); • Enhance the Thames path; • Deliver a new community hall (D2)– at least 200m². 	
<p>Site area</p>	<ul style="list-style-type: none"> • 14,010 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • In use as a construction site for the Thames Tideway Tunnel until 2023

Design and accessibility guidance

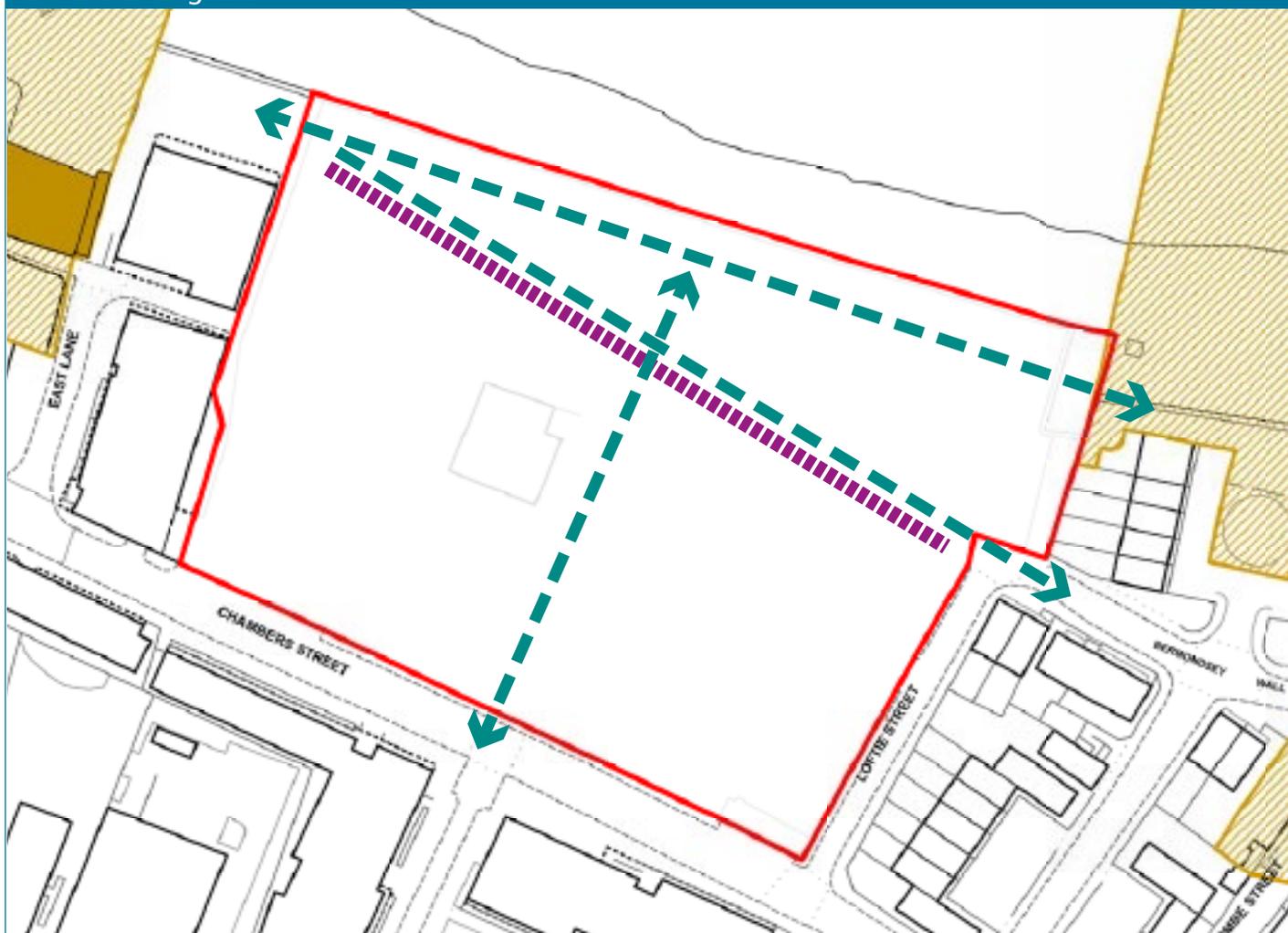
The site has planning permission to provide six residential buildings with A/B1/D1 uses at ground floor level, approved under planning application 07/AP/1262. However, Thames Tideway Tunnel currently requires this site for construction, so development will be delayed.

Proposals for tall buildings should be set at least one block back from the river bank. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close proximity to the River Thames. The site partially falls within both the borough view of Tower Bridge from Kings Stairs Gardens and the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridors.

Development should continue the River Thames Path along the water frontage, supported by active frontages along the route of the path. It should also encourage new access routes to the River Thames from Chambers Street and create a new high quality space adjacent to the riverfront.

The site is within the setting of the King Edward III and St Saviours Dock conservation areas. The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. Very significant archaeological remains are known from the area. Extensive archaeological investigations over the whole site are taking place in advance of the Thames Tideway Tunnel project.

Site vision diagram



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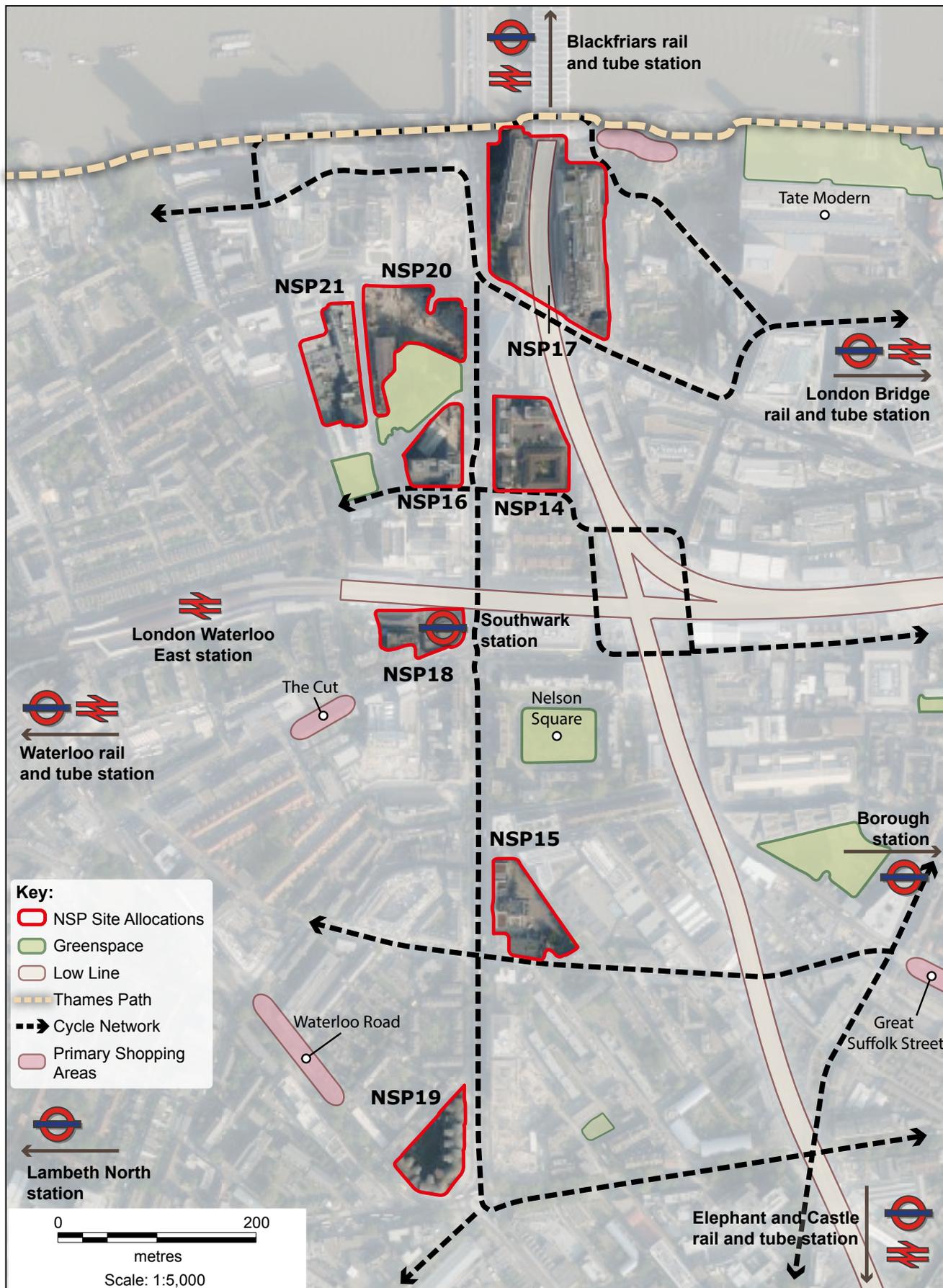
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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide business and industrial space (B class) of at least the existing level of provision. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 		
<p>Site area</p>	<ul style="list-style-type: none"> • 10,550 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Employment uses - 6,877 m²

Blackfriars Road

Blackfriars Road Area Vision Map



AV.03. Blackfriars Road Area Vision

AV.03.1 Blackfriars Road is:

- Centred on a Georgian boulevard that is now a globally significant central London business district which is home to international business headquarters alongside small and medium enterprises;
- A place where people live, work and visit, linking to the many cultural facilities within Bankside, South Bank and Waterloo.
- A gateway into central London to the north and Elephant and Castle to the south.
- A safe, easy and enjoyable route for pedestrians and cyclists, with a segregated route for cyclists and where the demands of buses and freight are also well managed.

AV.03.2 Development in Blackfriars Road should:

- Increase the number of homes, including affordable homes.
- Provide new employment floorspace to meet a range of commercial needs including new offices and workspaces, hotels and shops.
- Provide new workspace, particularly flexible business space, cultural, leisure, arts, entertainment and community facilities.
- Protect and positively respond to the character and historic value of the surrounding residential areas.
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Improve the look and feel of streets and public spaces, creating a strong identity for Blackfriars Road that is welcoming and memorable, and which sustains and enhances the historic environment. There will be a range of building heights along Blackfriars Road, with the tallest buildings clustered at the north end of the road, signifying its position in central London and a gateway to Southwark. There will also be taller buildings at the important locations of Southwark tube station and at the southern end of Blackfriars Road towards St George's Circus.
- Provide more linkages and improvements to the streetscape including lighting, seating and greening, to make journeys both along and across the road and surrounding neighbourhoods safer and more enjoyable.
- Improve existing open spaces, specifically Christ Church, Nelson Square and Paris Gardens.

AV.03.3 Growth opportunities in Blackfriars Road:

Blackfriars Road is part of central London and will provide many new homes, commercial spaces and other uses on major development sites as well as on smaller sites.

Blackfriars Road Site Allocations

The key development opportunity sites in Blackfriars Road are:

- 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 and 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

NSP14: Conoco House, Quadrant House, Edward Edwards House and Suthring House



Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
- Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road;
- Re-provide or where not possible relocate Edward Edwards Almshouses (C3);
- Provide public realm improvements.

Redevelopment of the site should:

- Provide new homes (C3).

Site area

- 6,663 m²

Existing uses

- Office (B1) – 8,928 m²
- Residential (C3) – 3,191 m²
- Public House (A4) – 190 m²

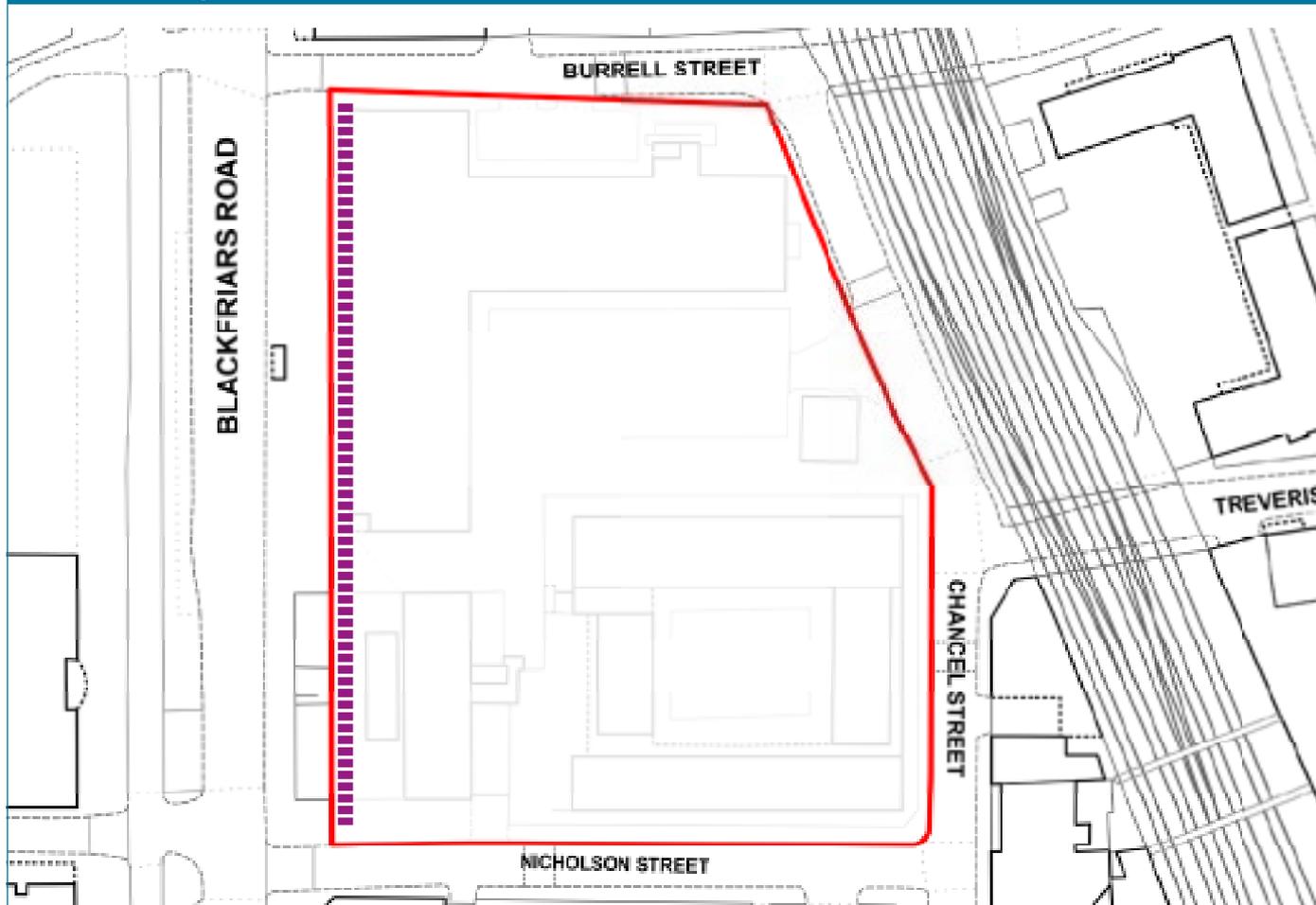
Design and accessibility guidance

Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is not within a designated Archaeological Priority Area or conservation area, but is located within the setting of Grade II listed Christchurch, the Roupell Street conservation areas (in Lambeth) and the undesignated heritage asset of the Rectory. The site has potential to contain multi-phase archaeological deposits and an archaeological assessment is required for this site.

Site vision diagram



- Site boundary
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- Registered Parks

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<p>Site Vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 5,205 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) - 9,178 m² • Town Centre uses (A1, A2, A3, A4) – 1,328 m²

Redevelopment will retain a similar mix of uses, with employment uses remaining the principal use, albeit with an uplift on the existing density. An increase in high-quality office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses and retail should be accommodated at ground floor level to provide active frontages along Blackfriars Road that will serve the local area.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

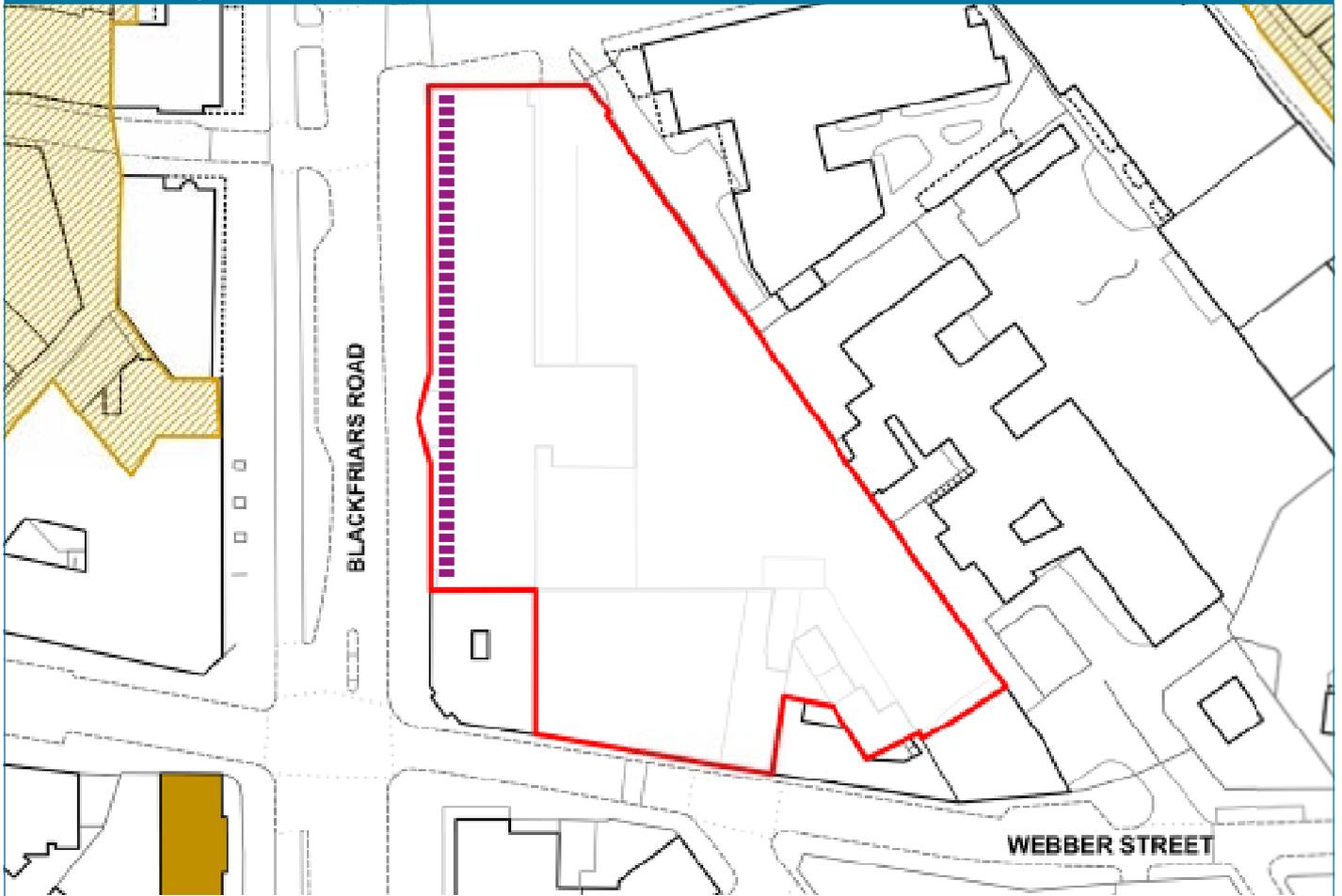
Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site is within the setting of Grade II listed Peabody Housing and includes Blackfriars Foundry, an undesignated heritage asset. Although not formally listed, the buildings along Webber Street exhibit greater historical merit and character than Friar's House.

The site is not within a borough designated Archaeological Priority Area or conservation area. However, a Roman amphora was found immediately to the south of the site. An archaeological assessment is required for this site.

Site vision diagram

Blackfriars Road



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<p>Site Vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Retain or reprovide the existing community centre (D1); • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>The site is subject to the following extant permissions: 15/AP/0237 and 16/AP/1660</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 5,205 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 9,178 m² • Town centre uses (A1, A2, A3, A4) – 1,328 m²

Design and accessibility guidance

The site is suitable for a mixed-use development that will support the emerging employment cluster on Blackfriars Road by providing at least the same amount of employment floorspace that is currently on the site. Redevelopment should enhance walking routes and provide public realm improvements to Colombo Street and Blackfriars Road, as well as direct access to the Cycle Super Highway.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

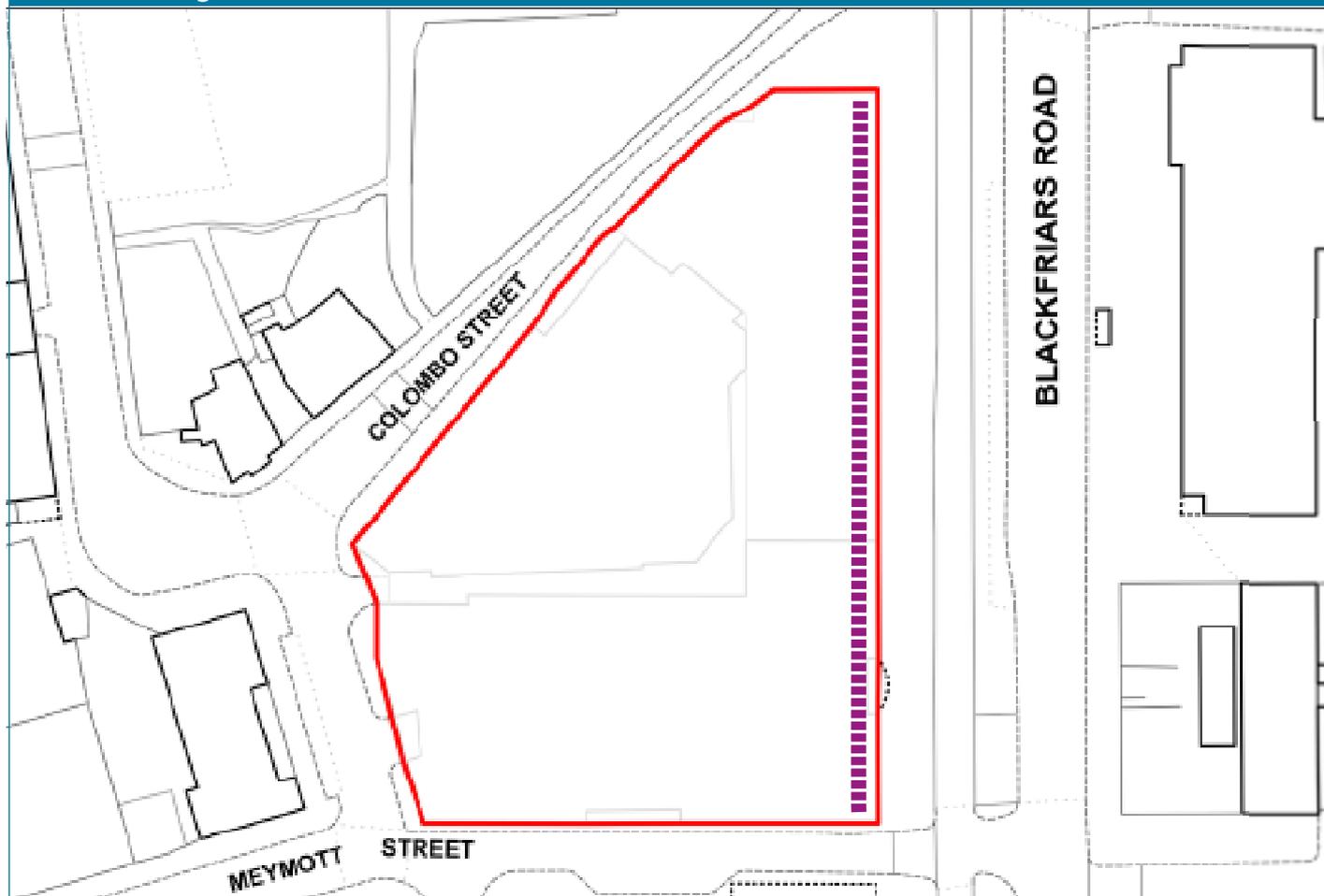
Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site is not located within a designated Archaeological Priority Area or conservation area. However, it is within the setting of Grade II listed Christchurch to the north, Lambeth conservation areas (especially Roupell Street), as well as the undesignated heritage assets of the Rose and Crown Public House and the Rectory building.

Prehistoric alluvial deposits and an east-west aligned channel have been recorded at Wedge House and archaeological assessment is required for the remainder of this site.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.

Site vision diagram



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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide new employment floorspace (B class); • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) along Blackfriars Road; • Provide new east-west green links connecting Blackfriars Road to Hopton Street, including a new cycle link; • Provide community and leisure uses (D1, D2) for the benefit of new residents and the existing local community; • Provide new open space of at least 15% of the site area. <p>The site is subject to the following extant permission: 12/AP/3940</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 19,590 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (Office (B1) – 23,023 m² • Sampson House disaster recovery and data centre (sui generis) – 55,060 m² • Nightclub (sui generis) – 1,618 m² • Ludgate House – 23,023 m²

Redevelopment must improve site permeability with new walking routes through the site to the Thames path and Blackfriars Station, and the Low Line adjacent to the viaduct. Redevelopment must be sensitive to existing trees of significance.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.

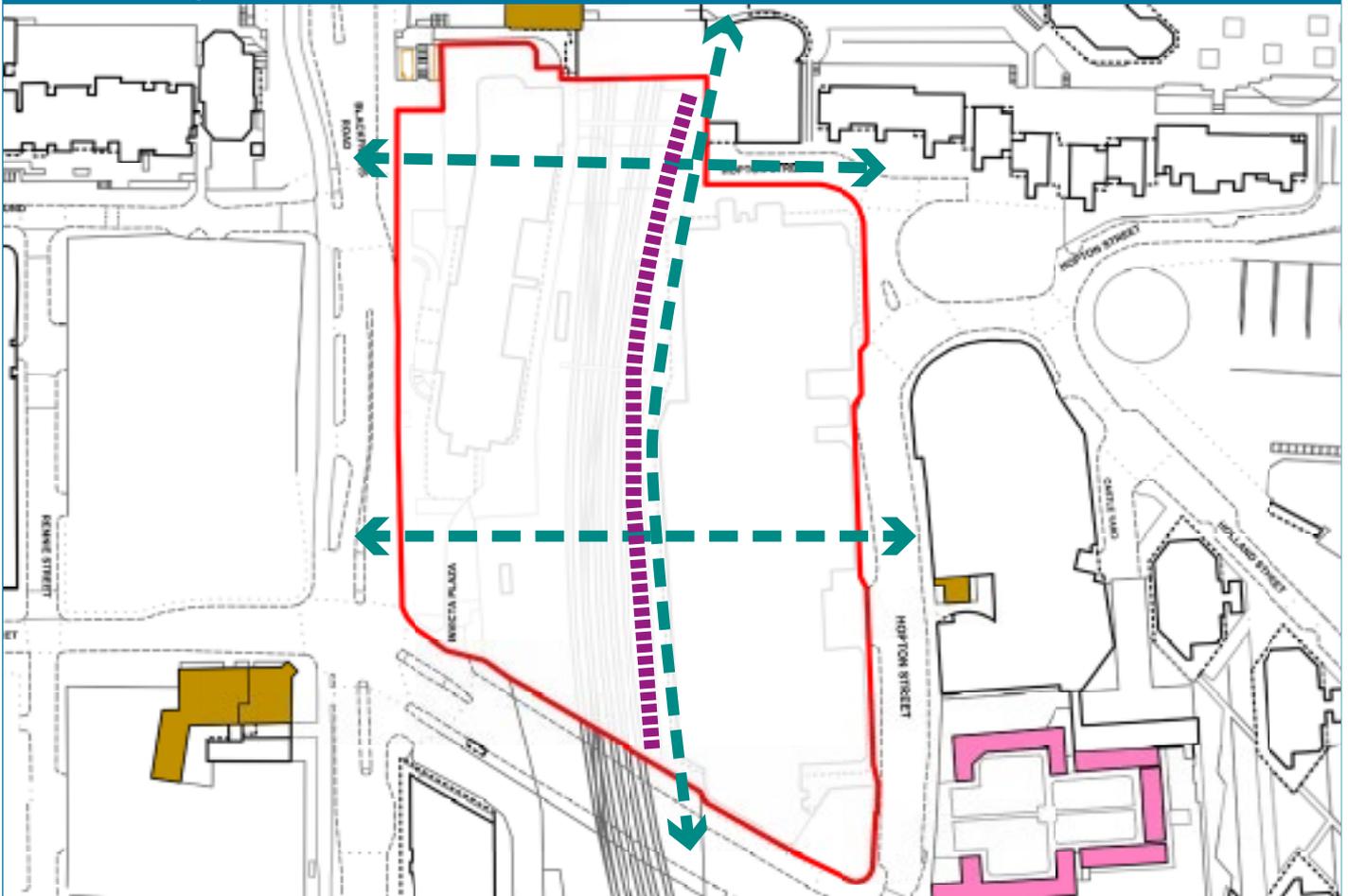
Open space will be secured because:

- Blackfriars Road is deficient in parks and other greenspace , which the new space will address;
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level;
- It will improve enjoyment of the Thames Path;
- It will mark an arrival point into Southwark;
- It will enhance the Low Line and setting of the railway viaduct; and
- It will complement the cluster of tall buildings on Blackfriars Road.

The site is within the setting of Grade II listed Blackfriars Bridge and undesignated heritage assets including Tate Modern, River Walk and the railway viaduct.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area (APA) and has high potential to contain multi -phase archaeological deposits. The site of the Shakespearean 'Swan Theatre', built in 1595, may lie to the east of the railway under Sampson House at NGR 531770 180430. If any remains of the Swan were to survive they would be nationally significant, having a group value as part of the London Tudor playhouses.

Site vision diagram



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- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least 50% of the development as employment floorspace; • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road, The Cut and railway viaduct; • Provide an enhanced accessible tube station, including public realm improvements. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide cultural uses (D1); • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,417 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Tube Station (Sui Generis) – 728 m²(above ground portion) • Temporary arts space (D1) – 655 m²

Design and accessibility guidance

The site can accommodate a substantial uplift in new employment space and potentially new homes. Redevelopment will improve the town centre offer at ground floor facing Blackfriars Road and The Cut. Redevelopment should provide access to the Cycle Super Highway and public realm improvements to Joan Street and Isabella Street. Redevelopment of the site must maintain and improve access and egress from Southwark Station and Waterloo East Station.

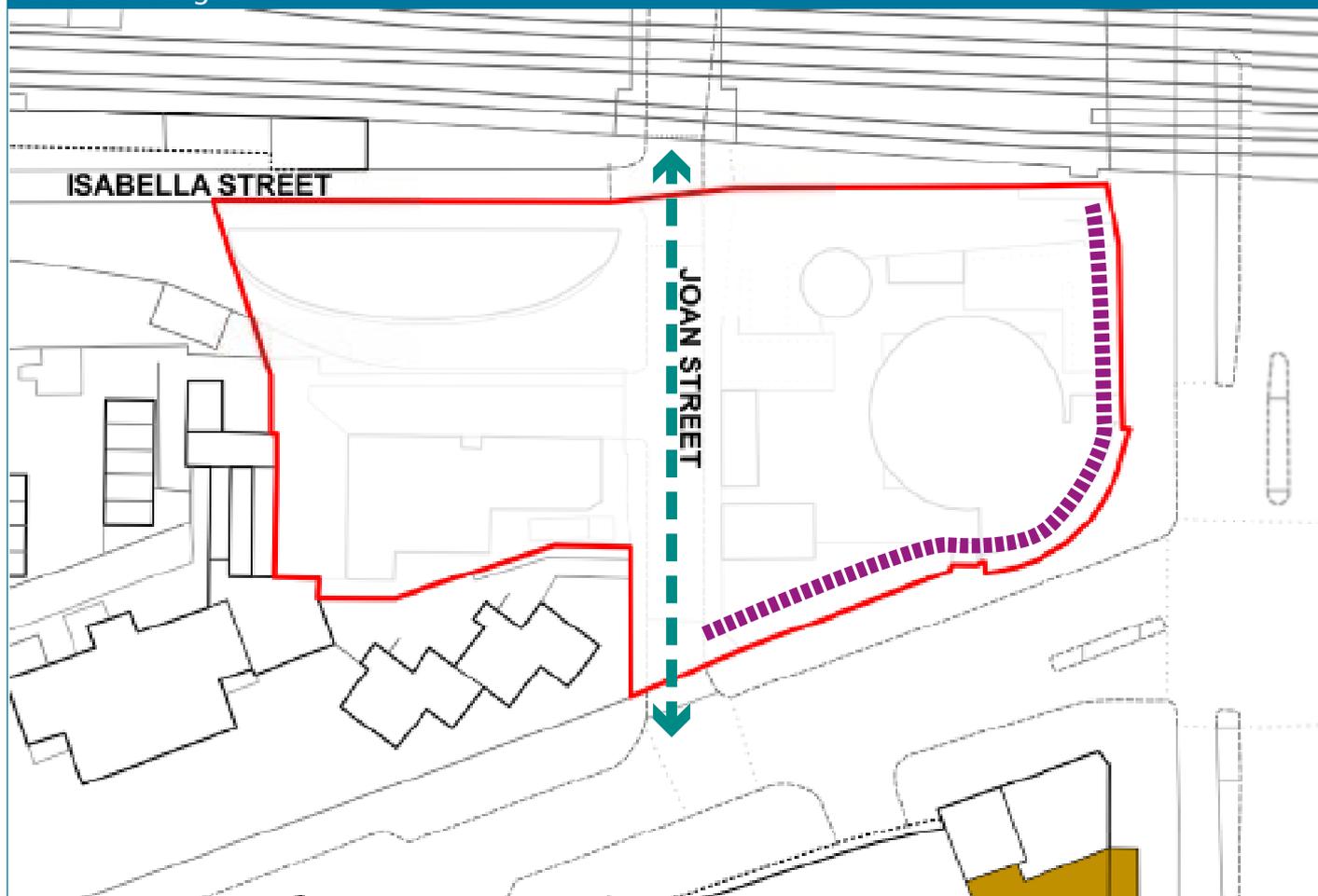
Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site is within the setting of Grade II listed buildings on Blackfriars Road and abuts the undesignated heritage asset of the railway viaduct to the north.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.

Site vision diagram



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Site vision

The application site is bounded by Blackfriars Road, Isabella Street and The Cut, and includes the Southwark Underground Station and concourse and the Platform Southwark building. Many arches in the railway viaduct fronting Isabella Street to the north of the site are currently in use as restaurants and bars. The surrounding area is characterised by a wide mix of town centre uses, including commercial, cultural, education, office, residential, and visitor accommodation. The surrounding buildings vary in design and have heights of between two and twenty storeys.

Site area

- 3,925 m²

Existing uses

- Tube Station (Sui Generis) – 856 m² (above ground portion)
- Temporary arts space (D1) – 418 m²

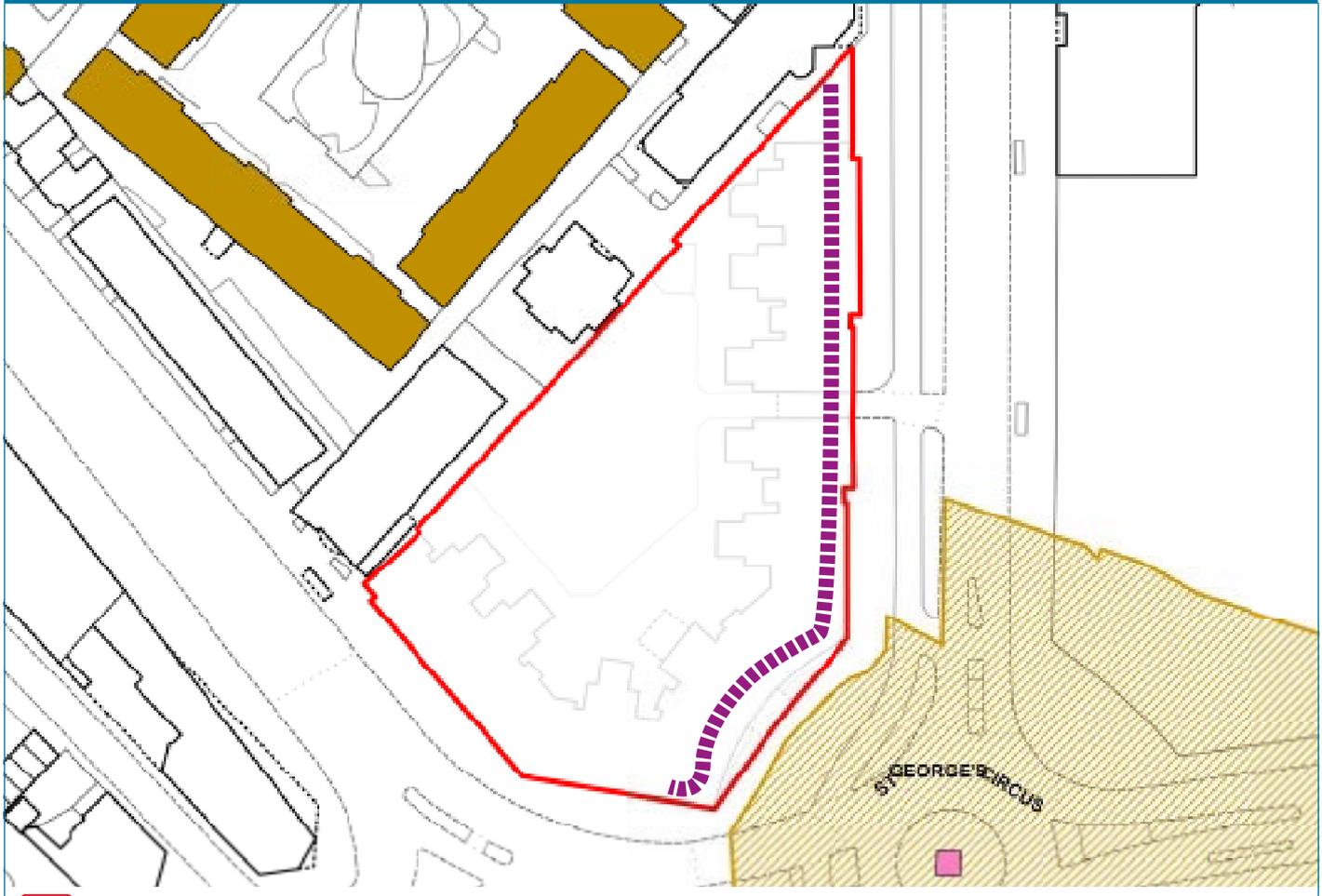
Design and accessibility guidance

The site's prominent location and the rapidly changing context of the surrounding area, the site has the potential to accommodate development at a higher density than existing. The site is suitable for a residential-led mixed-use scheme, with town centre uses situated at ground floor level to activate the frontage of the development at St Georges Circus. The frontage to St George's Circus must be concave to retain the curved Circus. Redevelopment should retain the Cycle Super Highway and support the boulevard character on Blackfriars Road.

Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site is located within the setting of the Grade II* listed Obelisk and buildings on London Road, Borough Road, and the Peabody Buildings on Blackfriars Road. The site is not within a borough designated archaeological priority area An archaeological assessment is required as the first stage of archaeological mitigation for this large site.

Site vision diagram



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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Paris Garden, Blackfriars Road and Stamford Street; • Improve connectivity to provide a new green link from Rennie Street to Paris Gardens. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>The site is subject to the following extant permission: 16/AP/5239</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 7,218 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 15,382 m² • Ground floor retail (A3) – 669 m²

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to existing trees of significance. Redevelopment must provide a new link from Rennie Street to Paris Garden and links to the Cycle Super Highway.

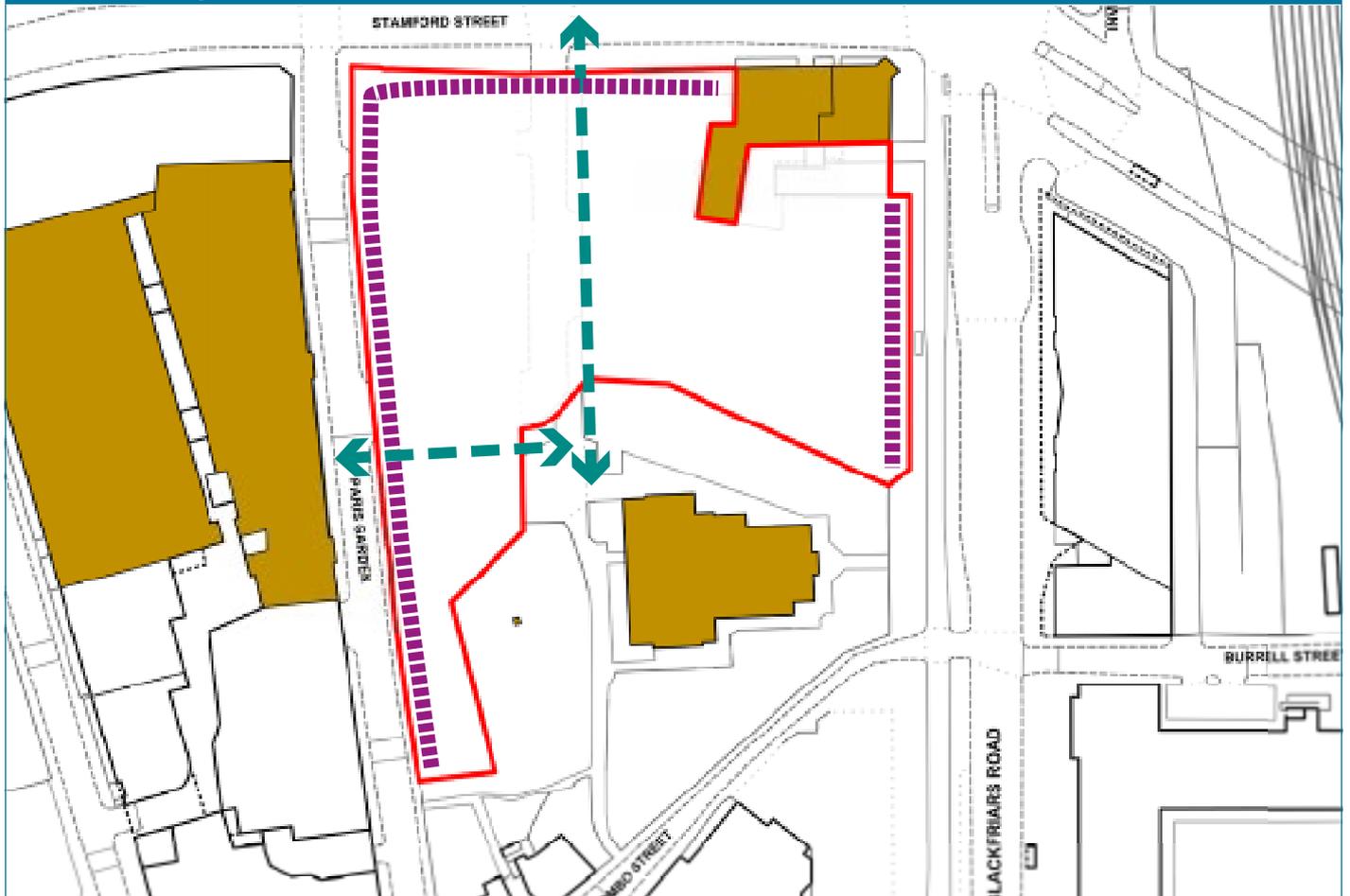
Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is not within a conservation area but it includes Listed Buildings and their attached railings at 1 and 3-7 Stamford Street, the listing relates to a group of commercial buildings dating from c1875, which now house The Mad Hatter Hotel. The site is within the setting of Listed Buildings on Paris Garden.

The site is adjacent to the 'Borough, Bermondsey and Rivers' Archaeological Priority Area (to the north). The site has potential to contain important multi-phase archaeological deposits. An archaeological assessment is required for this site.

Development proposals must recognise the sites close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to the provisions of policies and site allocations within reasonable proximity as set out in the Lambeth Local Plan.

Site vision diagram



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Site vision

Redevelopment of the site must:

- Provide at least the amount of employment floorspace (B class) currently on the site with provision for ground floor retail space (A1, A2, A3, A4);
- Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, B1, D1, D2) on Hatfields and Paris Garden;
- Provide a new east-west link.

Redevelopment of the site should:

- Provide new homes (C3).

Site area

- 5,550 m²

Existing uses

- Office (B1) – 16,785 m²

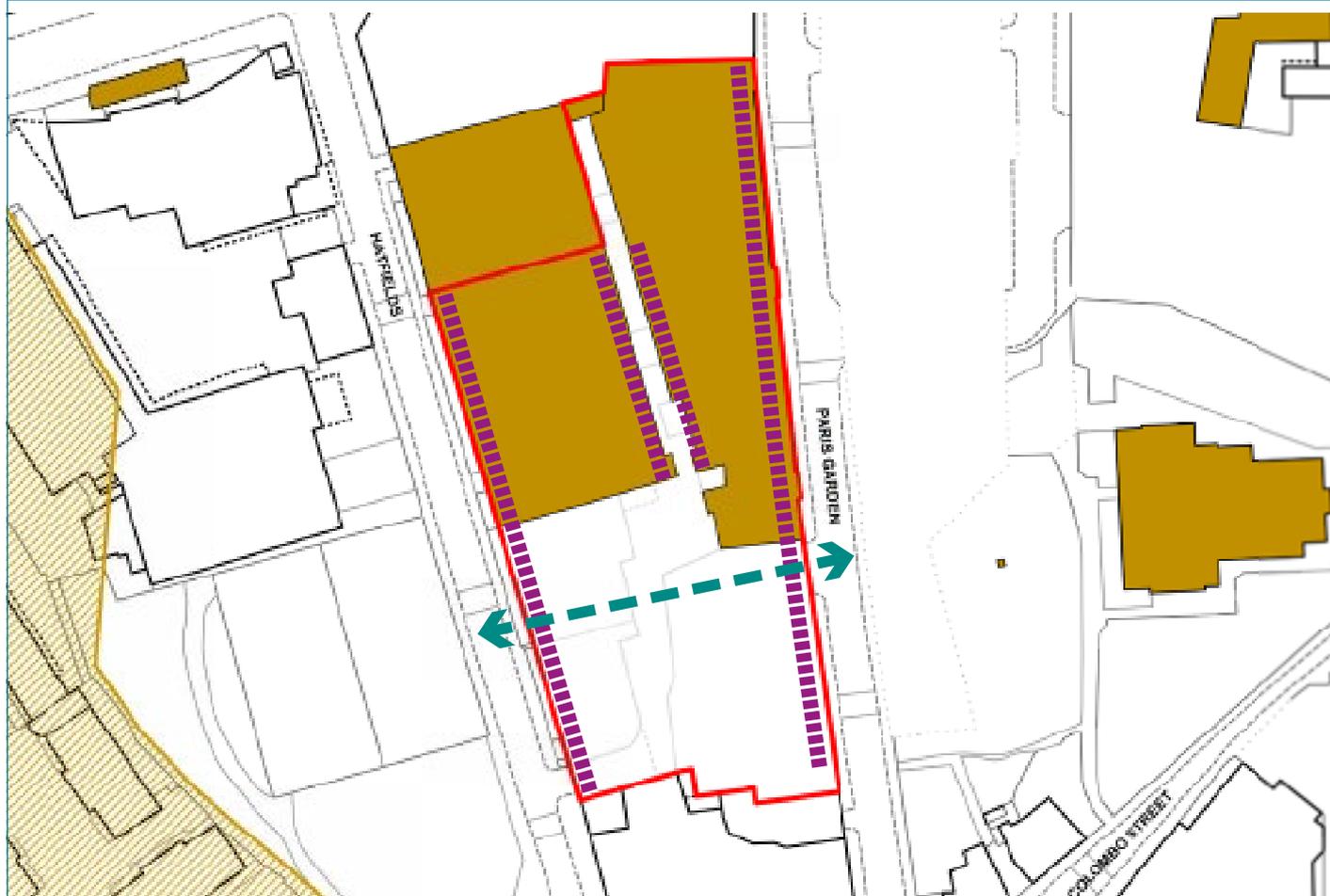
Design and accessibility guidance

Redevelopment should create a new mixed-use hub of activity, with retail at the ground floor and an internal shopping parade. The southern portion of the site is suitable for new homes. Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Any redevelopment should provide new east-west links through the site.

The site is not within a conservation area but it includes Listed Buildings. Any redevelopment should sustain and enhance listed buildings and the setting of Christ Church and 1-7 Stamford Street. The site is adjacent to the 'Borough, Bermondsey and Rivers' Archaeological Priority Area to the north. It is possible that the site may contain important archaeological deposits in the form of post-medieval burials from the Christchurch burial ground, to the east. An archaeological assessment is required for this site.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.

Site vision diagram

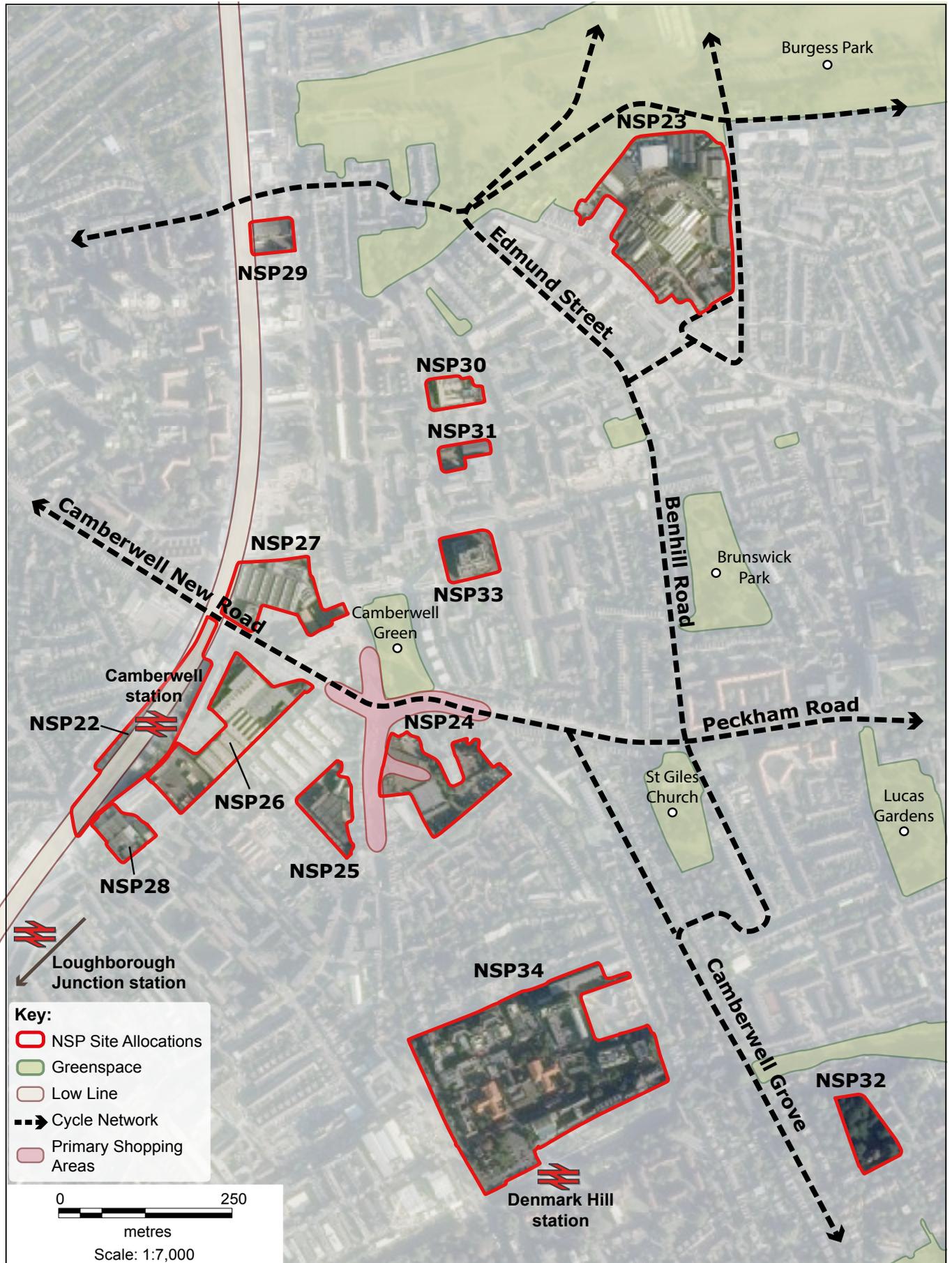


- | | | | |
|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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Camberwell

Camberwell Area Vision Map



AV.04 Camberwell Area Vision

AV.04.1 Camberwell is:

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by Georgian residential streets.
- A neighbourhood which extends into Lambeth.
- Linked by rail to central London from Denmark Hill Station and several bus services.
- A successful and busy town centre with a range of shops and activities both for the day and night time. Local shops on parades on Vestry Road and Camberwell New Road are also highly valued.
- Home to prominent health providers including the Institute of Psychiatry and Neuroscience, King's College Hospital and the Maudsley Hospital which are significant employers and generate footfall.
- A place for small businesses, learning and creativity with Camberwell library, Camberwell College of the Arts and small flexible spaces along with redevelopment of Burgess Business Park on Parkhouse Street.
- A place for sports and activities with high quality facilities including Camberwell Leisure Centre, Burgess Park and Camberwell Green.

AV.04.2 Development in Camberwell should:

- Improve safety and reduce congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill.
- Provide as many homes as possible while respecting the local character of the area.
- Prioritise walking and cycling and improve public transport and the road network.
- Complement and improve the town centre with more large and small shops, entertainment, leisure, workspaces for smaller enterprises, particularly creative industries, and cultural activities and well designed public spaces for visitors to linger.
- Provide a new rail station;
- Improve the local streetscape and environment including new greening.
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Enhance the local historic environment.

AV.04.3 Growth opportunities in Camberwell:

Camberwell has the potential to provide many new homes and increase employment floorspace. Camberwell has many large sites and many smaller sites suitable for infill development.

Camberwell Site Allocations

The key development opportunity sites in Camberwell are:

- NSP22: Camberwell Station
- NSP23: Burgess Business Park
- NSP24: Butterfly Walk and Morrisons Car Park
- NSP25: Valmar Trading Estate
- NSP26: Camberwell Bus Garage
- 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: 99 Lomond Grove
- NSP32: 123 Grove Park
- NSP33: Camberwell Green Magistrates Court
- NSP34: Denmark Hill Campus East



Site Vision

Redevelopment of the site must:

- Provide a new station at Camberwell with accessibility from both the east and west of the railway viaduct;
- Provide at least the amount of employment floorspace (B class) currently on the site;
- Provide active frontages with employment uses (A1, A2, A3, A4, B1, D1, D2) facing Camberwell Station Road.

Site area

- 16,400 m²

Existing uses

- Light Industrial uses (B1) – within railway viaduct arches (some with extensions)

Design and accessibility guidance

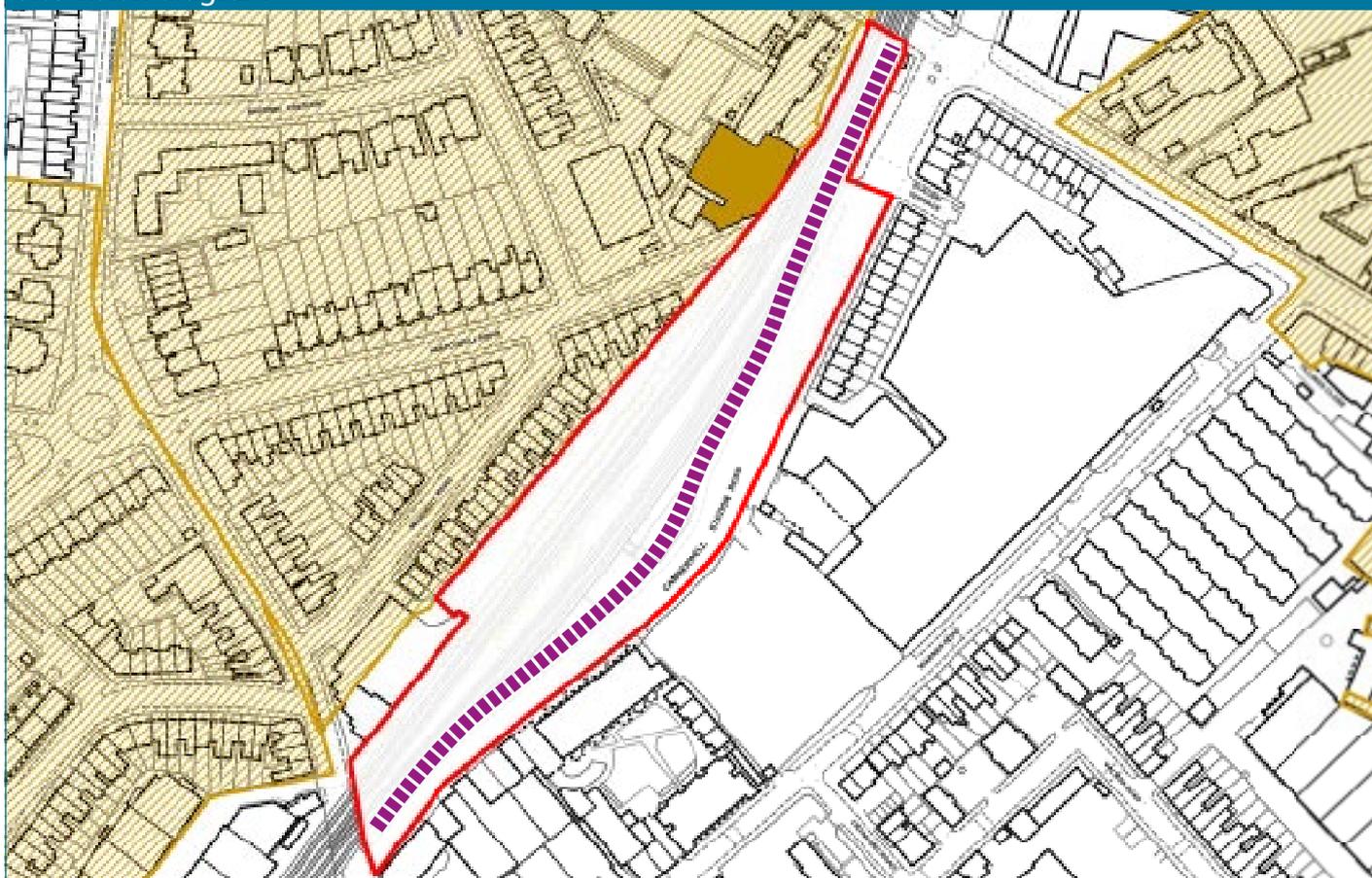
A new station would support further growth and reduce congestion in the Camberwell area. The station area would be transformed into a vibrant cluster of small and medium sized businesses that would make a more intensive use of the railway arches. The mix of uses should draw inspiration from the many successful examples of converted railway arches in London and include leisure, retail and employment uses that create an active frontage along Camberwell Station Road. Any new station must have direct access from both Camberwell Station Road and McDowall Road to ensure the station is accessible to all.

The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.

The railway viaduct and disused station are undesignated heritage assets that should be retained and enhanced. The site is adjacent to the 'Camberwell Village Archaeological Priority Area to the west. Archaeological assessment is required as the first stage or archaeological mitigation for this large site.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the function of Camberwell Trading Estate, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP23: Burgess Business Park



Site Vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace;
- Provide new homes (C3);
- Enhance permeability including new north-south and east-west green links;
- Provide public realm improvements including a square;

Redevelopment of the site should:

- Provide industrial employment space (B2, B8);
- Provide active frontages (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations.

Redevelopment of the site may:

- Provide extra care housing (C2).

Site area

- 38,010 m²

Existing uses

- Business and industrial uses (B1, B2, B8) – 28,022 m²

Design and accessibility guidance

By developing at a higher density the amount of small business space will represent at least 50% of the proposed floorspace. There will also be opportunities to integrate new homes as part of the redevelopment, making the most of the site's proximity to Burgess Park. Redevelopment should seek to mitigate any negative impacts on surrounding residential areas.

We are changing our approach to certain areas of industrial land to accommodate new mixed use neighbourhoods to provide new homes, jobs and community facilities for our residents. We require redevelopment of industrial land to include innovative new approaches for mixing industrial uses with new homes to help make the most effective use of sites and respond to market demands. By increasing the levels of employment floorspace, accommodating existing businesses where possible and providing new jobs this will ensure new mixed use neighbourhoods are successful for securing the variety of types of employment space the borough needs.

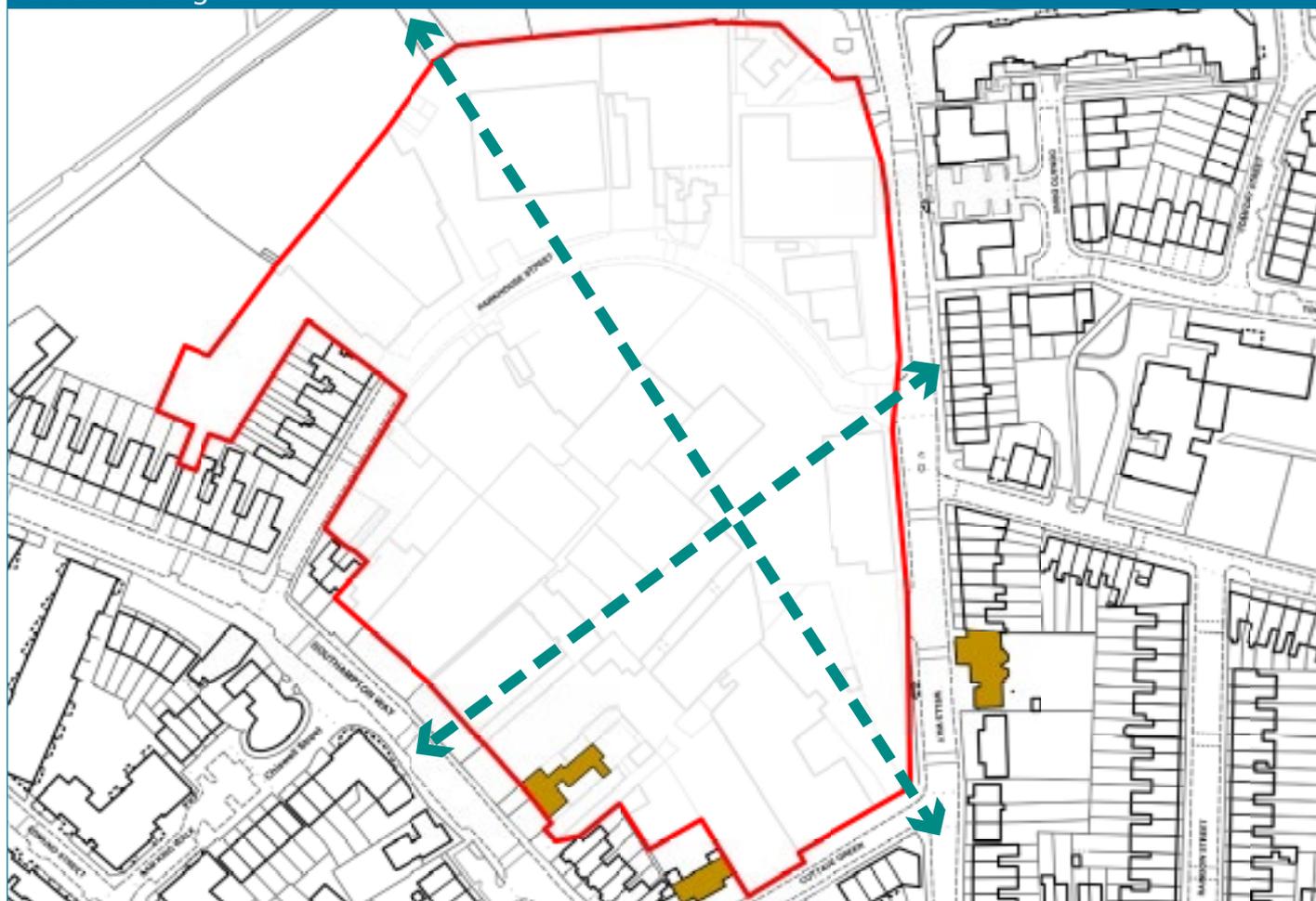
Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Burgess Park is valued for its outdoor wildlife, open space, play and open-air sports facilities and is unsuitable for new indoor built sports facilities. The development should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.

Redevelopment must sustain and enhance the setting of a number of Grade II listed buildings on Southampton Way, Wells Way and Cottage Green, as well as Addington Square conservation area. The site also includes historic semi-detached townhouse on

the corner of Southampton Way and Parkhouse Street. The site is not located in an Archaeological Priority Area but an archaeological assessment is required for this large site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide at least the amount of employment floorspace (A1, A2, A3, A4, B1, D1, D2) currently on the site;
- Retain the supermarket use (A1)
- Provide public realm enhancements;
- Provide new east-west green links;
- Provide active frontages facing Denmark Hill;
- Provide new homes (C3).

Redevelopment of the site should:

- Retain the police use, subject to need.

Redevelopment of the site may:

- Accommodate meanwhile uses on the car park.

Site area

- 13,840 m²

Existing uses

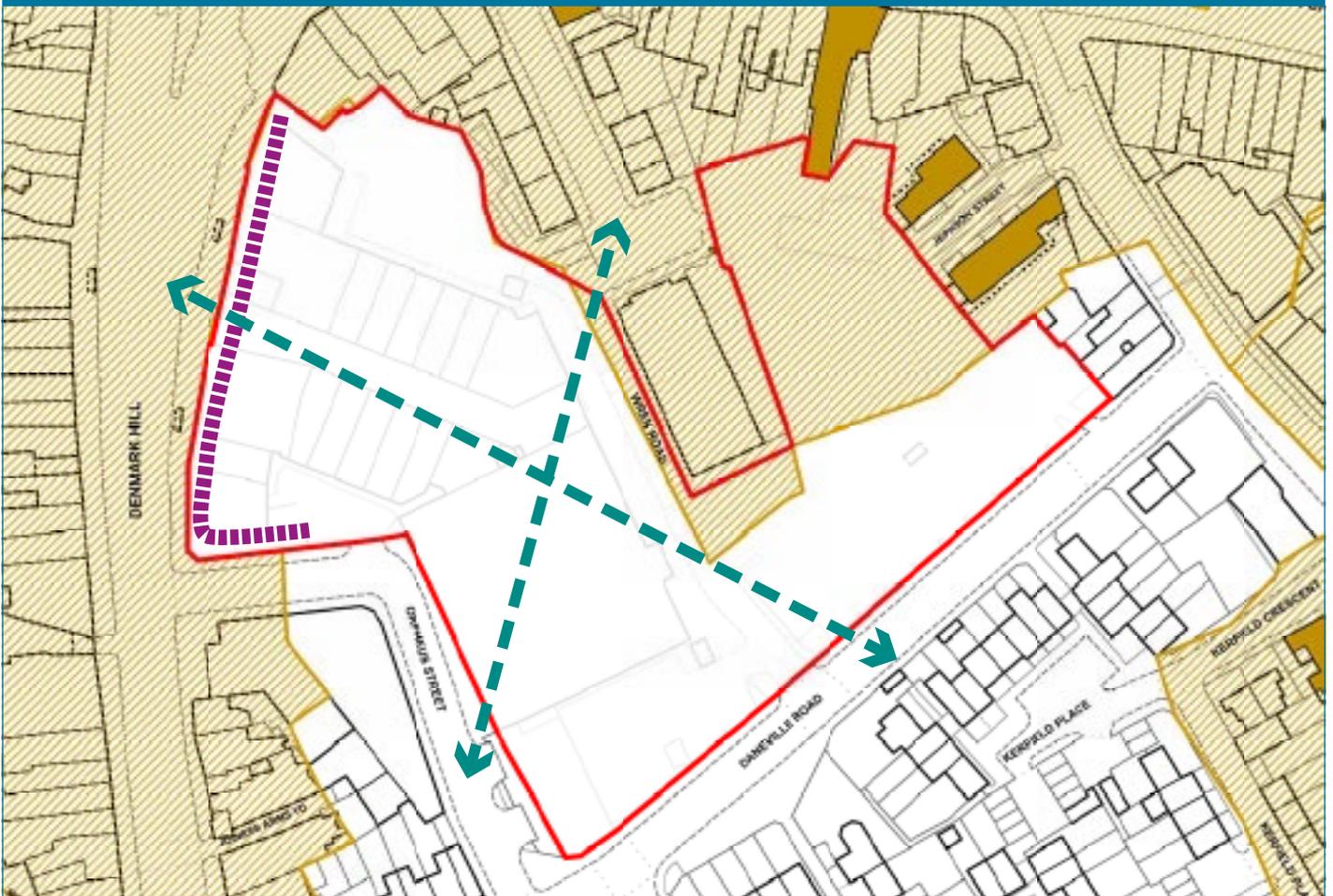
- Supermarket and town centre uses (A1, A2, A3, A4, B1, D1, D2) – 6,705 m²
- Police station (sui generis) – 384 m²

Design and accessibility guidance

Redevelopment should provide enhanced accessibility to bus stops and links to cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The south and east areas of the site should be lower rise.

The site lies within the 'Camberwell Village Archaeological Priority Area and partially within the Camberwell Green conservation area. The site also lies within the setting of a number of Grade II Listed buildings and Camberwell Grove conservation area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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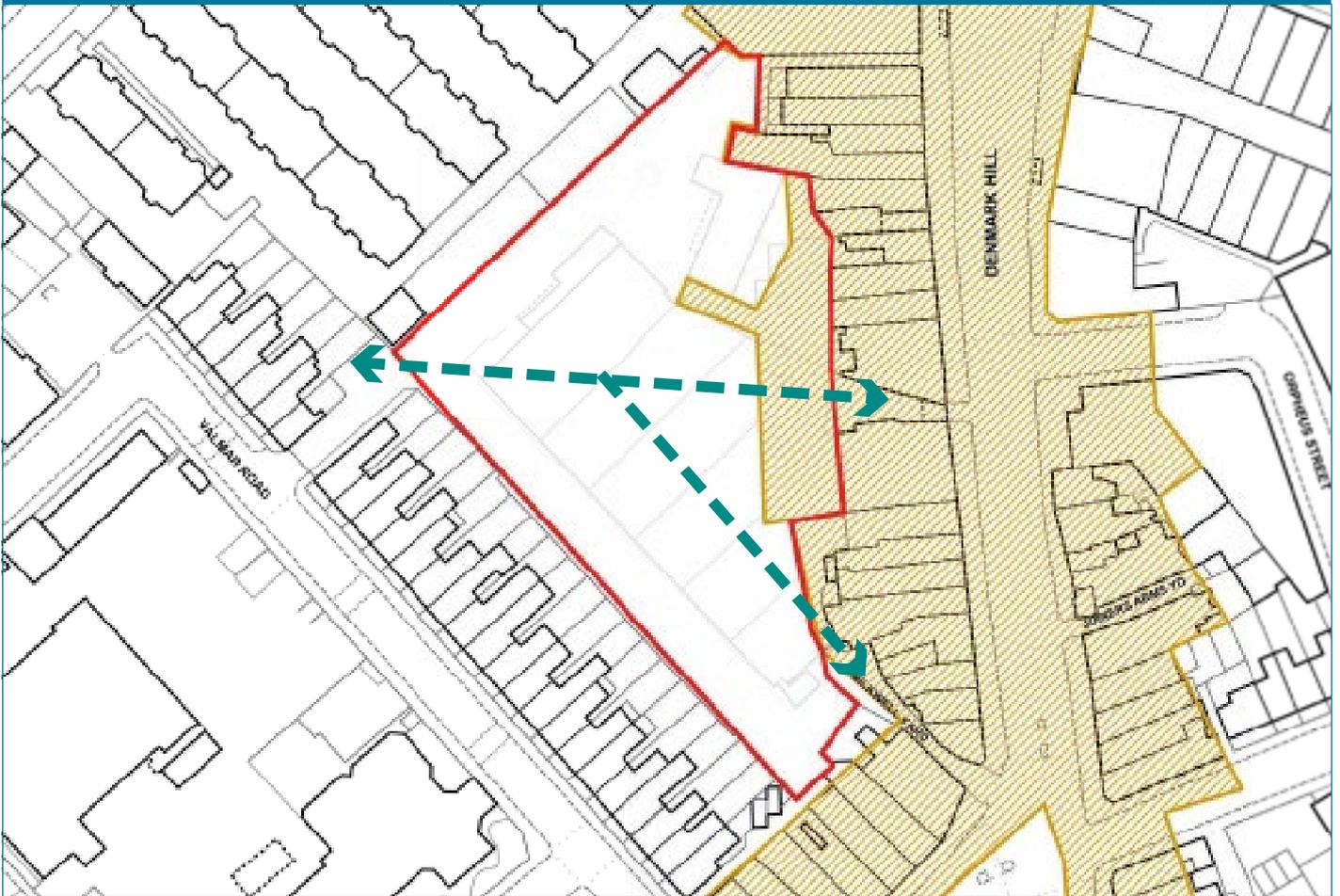
<p>Site Vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B1) currently on the site; • Provide a new east-west green link from Denmark Hill to Valmar Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 6,021 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Light Industrial uses (B1) – 3,982 m²

Design and accessibility guidance

The site is suitable for a mixed use development which provides at least the amount of employment floorspace currently on the site. Redevelopment should create a new walking route between Valmar Road and Denmark Hill to enhance accessibility to the proposed Camberwell Station. Milkwell Yard provides an opportunity to provide improved connectivity for pedestrians.

The site lies within the 'Camberwell Village Archaeological Priority Area and partially within the Camberwell Green conservation area

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
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- Opportunity for active frontages
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- Grade II Listed Building
- Registered Parks

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NSP26: Camberwell Bus Garage



Site vision

Redevelopment of the site must:

- Retain a bus garage if the use is still required;
- Provide active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor on Camberwell New Road and around the new public square fronting Camberwell Station;
- Provide a new public square fronting Camberwell Station;
- Provide a new east-west green link from Camberwell Station Road to Warner Road.

Redevelopment of the site should:

- Provide new homes (C3);
- Provide small business space (B1).

Redevelopment of the site may:

- Provide new extra care housing (C2).

Site area

- 17,090 m²

Existing uses

- Bus garage (sui generis) – 9,478 m²

Redevelopment should enhance walking routes between Camberwell station and Camberwell town centre as well as links to the existing and proposed cycle networks. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

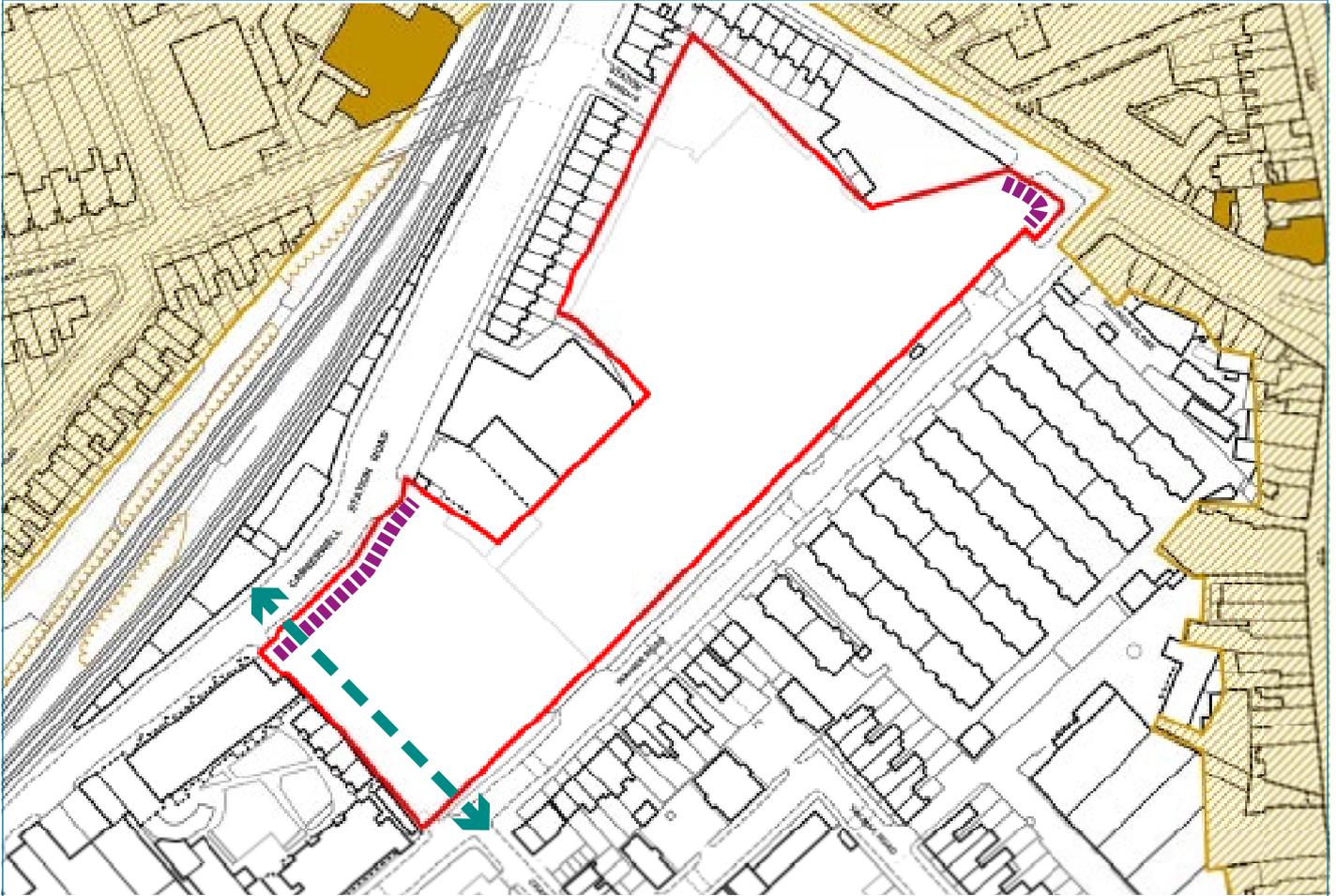
A new public square will be secured because the site fronts on to the entrance to Camberwell Station, where it will mark an arrival point into the neighbourhood, enhance walking routes to the station and be the focus of activity and town centre uses.

The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.

The site is within the Camberwell Green conservation area and 'Camberwell Village Archaeological Priority Area. It is within the setting of a number of Grade II Listed buildings on Camberwell New Road. The brick bus garage building should be retained where possible. The site is also within the setting of important unlisted Greek Orthodox Cathedral and undesignated heritage assets including Warner Road mansion blocks. An archaeological assessment is required for this large site.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the function of Camberwell Trading Estate, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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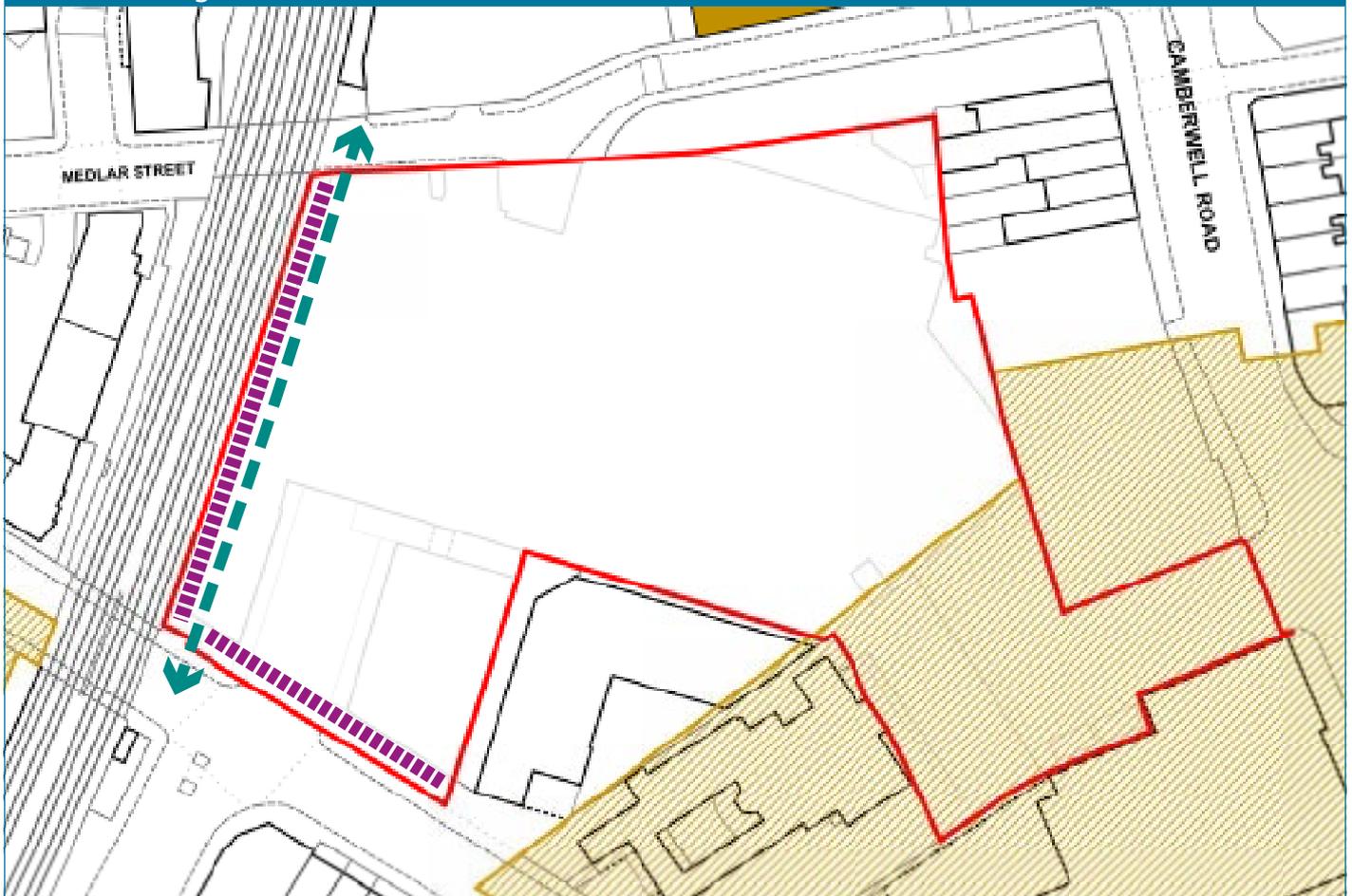
<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the bus garage if the use is still required. If the bus garage is surplus to requirements; • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) along the railway arches between Camberwell New Road and Medlar Street; • Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide small business space (B1). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 		
<p>Site area</p>	<ul style="list-style-type: none"> • 11,330 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Bus garage (Sui Generis) – 7,507m²

Design and accessibility guidance

Redevelopment should provide improved walking routes to Camberwell town centre, including accessibility to bus stops and links to cycle routes. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the 'Camberwell Village Archaeological Priority Area and partially within the Camberwell Green conservation area. It is within the setting of Grade II listed buildings on Medlar Street and the important unlisted Greek Orthodox Cathedral, as well as being adjacent to the undesignated heritage asset of the railway viaduct to the rear.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B1) currently on the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2); • Provide replacement community uses (D1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 4,135 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Small business space (B1) – 3,211 m² • Faith buildings (D1) – 242 m² • Community Hall (D1) – 234 m²

Design and accessibility guidance

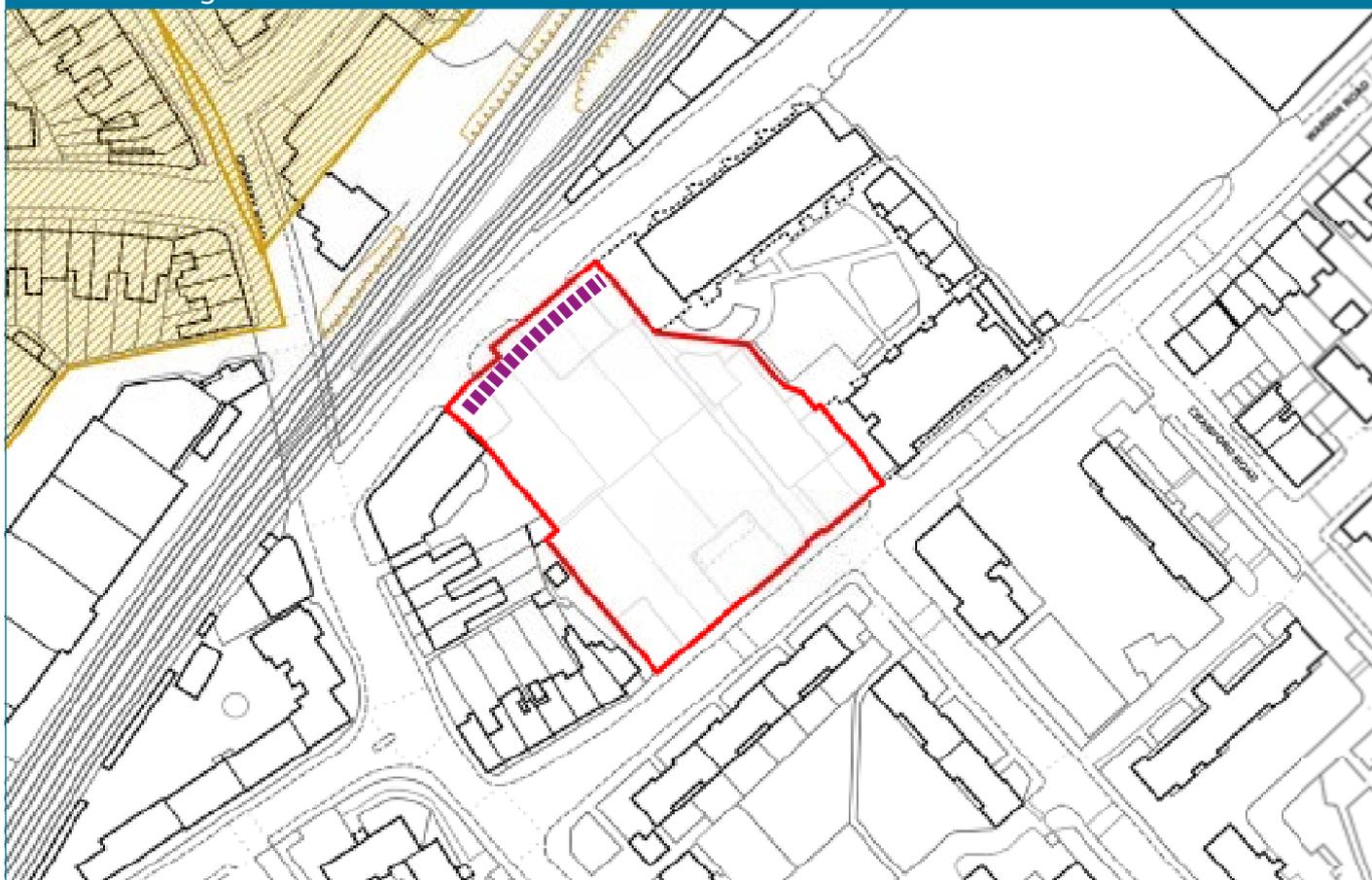
The reopening of Camberwell Station will facilitate higher density development. Redevelopment must provide employment floorspace suitable for small businesses. Ground floor retail uses should be provided facing Camberwell Station Road to display an active frontage and a vibrant approach to the station.

The site is suitable for residential uses. Redevelopment should provide improved walking routes to Camberwell town centre, including accessibility to bus stops and links to cycle routes. The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.

The site is not within a borough designated archaeological priority area or conservation area. An archaeological assessment is required for this large site.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the function of Camberwell Trading Estate, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
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- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of business floorspace currently on the site with active frontages on Camberwell Road (A1, A2, A3, A4, D1, D2); • Provide new homes (C3); • Support the Low Line walking route adjacent to the railway viaduct. 	
<p>Site area</p>	<ul style="list-style-type: none"> • 2,930 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Residential – 250 m² • Supermarket – 2,390 m²

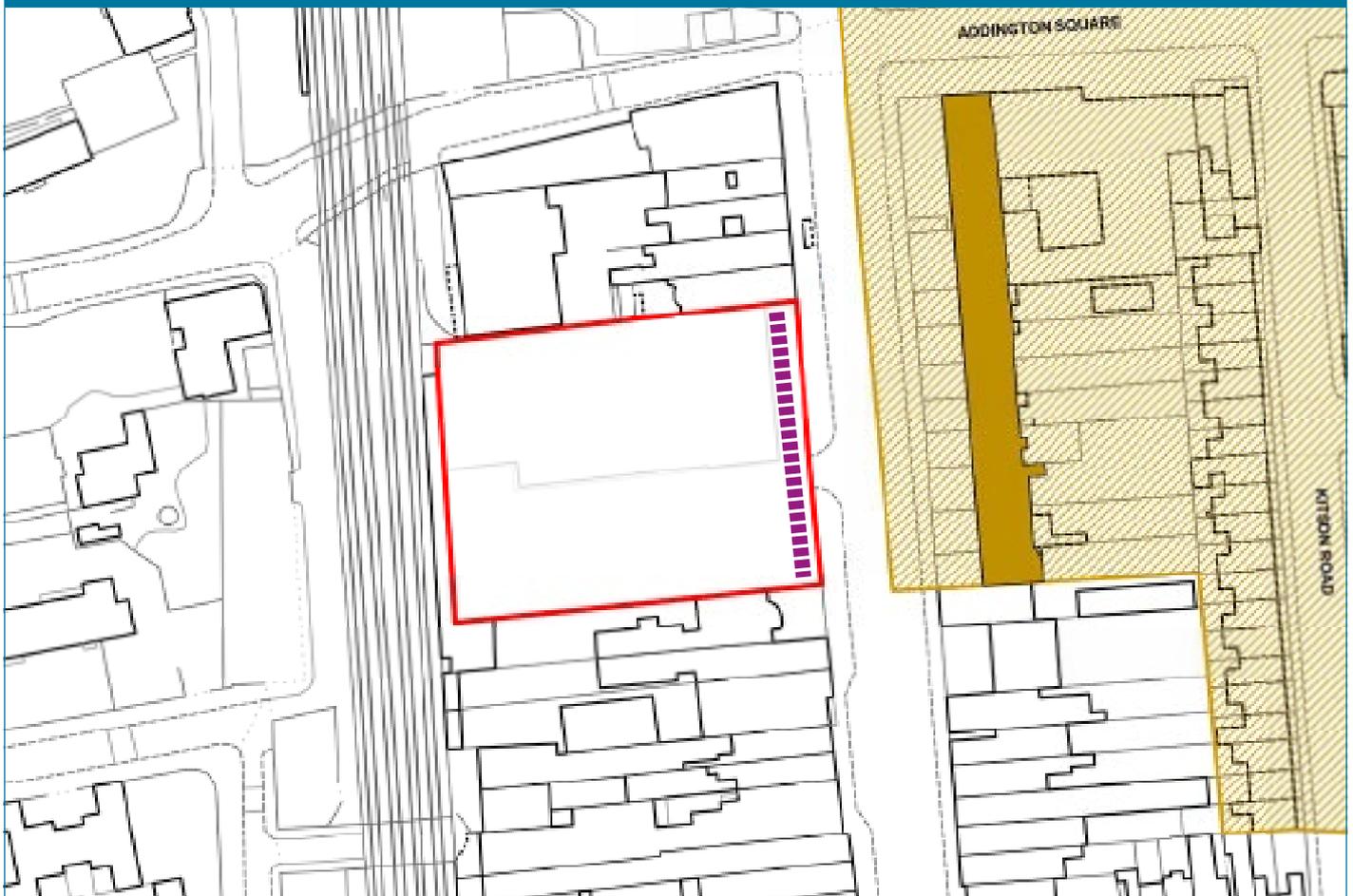
Design and accessibility guidance

The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low line, access to the Southwark spine, and enhanced access to walking routes.

The site partially falls within the Primrose Hill Summit to Palace of Westminster background viewing corridor.

The site is within the setting of Grade II Listed buildings. The site is also within the setting of the undesignated heritage assets of the railway viaduct to rear. On the opposing side of Camberwell road are the Grade II listed terraces 117-129 and 131-155 Camberwell Road.

Site vision diagram



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- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B1) currently on the site; • Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,162 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Small business employment floorspace (B1) –1,940 m²

Design and accessibility guidance

The site is suitable for redevelopment that retains or increases the local employment offer for smaller businesses. Redevelopment could also result in an uplift in floorspace, providing either further small business floorspace or new homes.

Redevelopment should contribute towards local permeability by providing a new eastwest link from Lomond Grove to Brisbane Street.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
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- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<ul style="list-style-type: none"> • Redevelopment of the site must: <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B1) currently on the site; • Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 2,104 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Light industrial (B1) – 695 m² • B8 Storage container – 89 m²

Design and accessibility guidance

The site has the potential to deliver a residential-led mixed-use development. The design should be informed by the prevailing context of recently approved development, including the residential development to the south on Brisbane Street. Compact, high density blocks should be combined with a new access route between Lomond Grove and Brisbane Street, creating a more attractive and permeable urban environment. Any proposed development should not prejudice existing or future operations at Camberwell Business Centre.

The site is within the setting of immediately adjacent Grade II Listed Buildings at 99, 101 and 103 Lomond Grove.

Site vision diagram



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- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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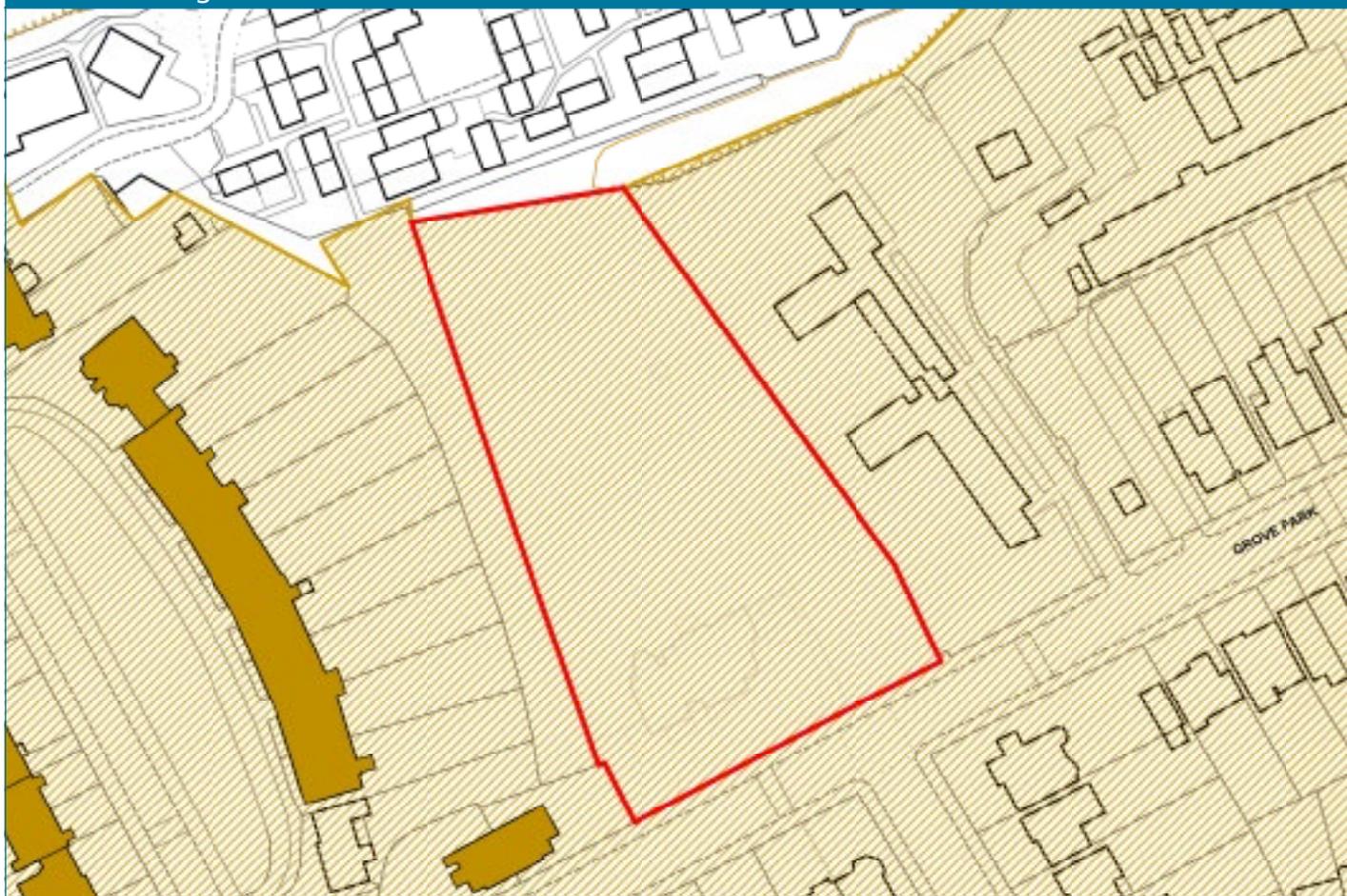
<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 5,798 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Probation Centre (D1 with ancillary B1) – 779 m²

Design and accessibility guidance

There is scope for backland development and a single or two storey extension to the east of the main building. There is an opportunity to improve the appearance of the conservation area by landscaping and upgrading the asphalt parking area to the front of the building. There are several sensitive trees and groups of trees on site which must be managed.

The existing building is not listed but should be retained as it forms an integral part of Camberwell Grove conservation area. Development must be unobtrusive and complement the character and appearance of the conservation area. The site is not within an Archaeological Priority Area. A historic building recording and an archaeological assessment are required for this large site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP33: Camberwell Green Magistrates Court



Site vision

Redevelopment of the site must:

- Provide employment floorspace (B1, D class) of at least the amount currently on site.

Redevelopment of the site should:

- Provide new homes (C3);
- Provide new community space (D1)

Redevelopment of the site may:

- Provide town centre uses (A1, A2, A3, A4, D1, D2).

Site area

- 4,814 m²

Existing uses

- Law court (D1) – 9,732 m²

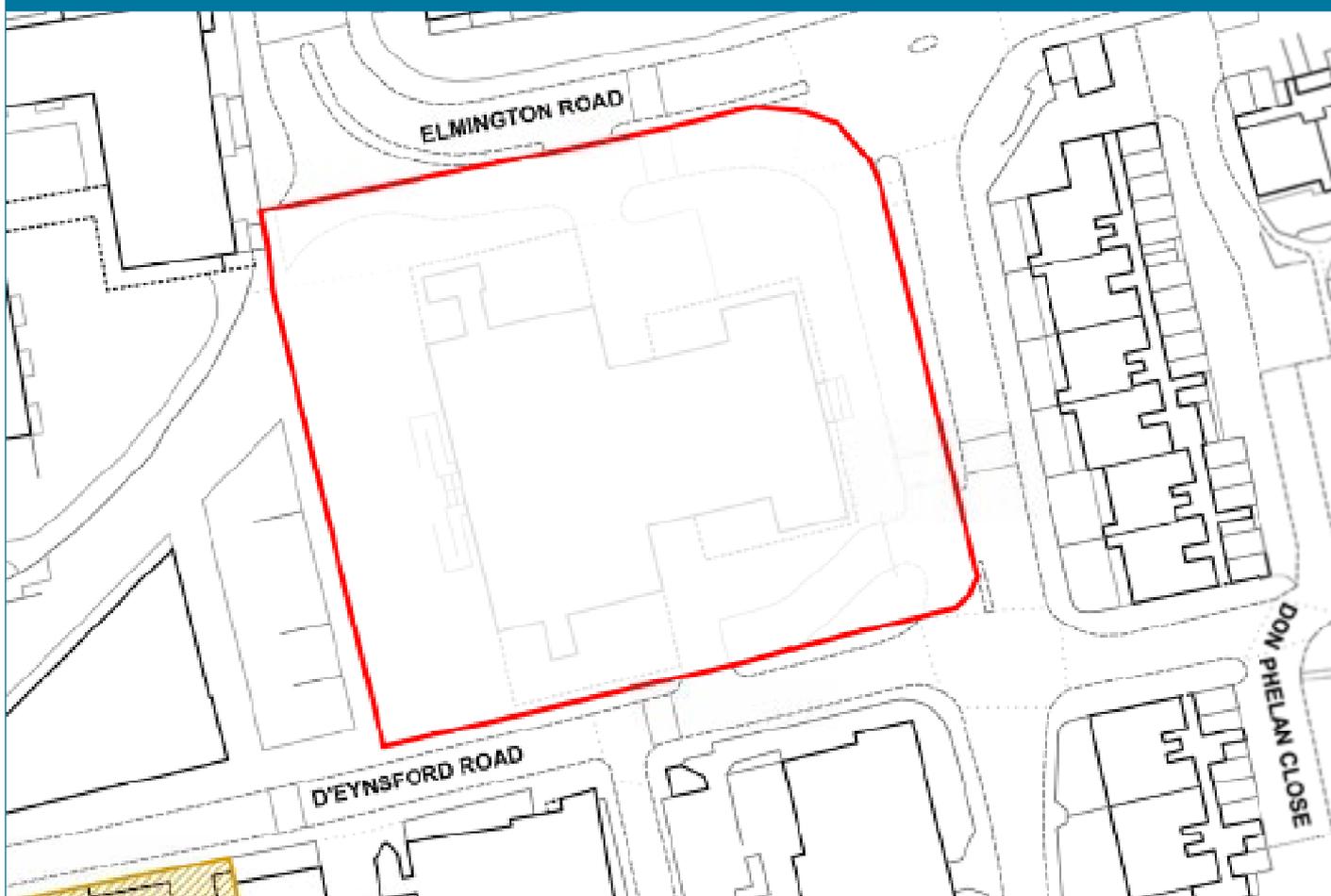
Design and accessibility guidance

The plaza area should be re-landscaped to provide enhanced green infrastructure, retaining the existing mature trees, and improved public realm.

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Redevelopment must enhance the setting of the important unlisted Peabody Buildings. The site is within the setting of Camberwell Green conservation area. The site lies just to the north of the Camberwell Village Archaeological Priority Area and has the potential to contain multi-phase archaeological deposits . An archaeological assessment is required for this site.

Site vision diagram



- Site boundary
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- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster.

Redevelopment of the site may:

- Provide student or key worker housing (C3).

Site area

- 62,660 m²

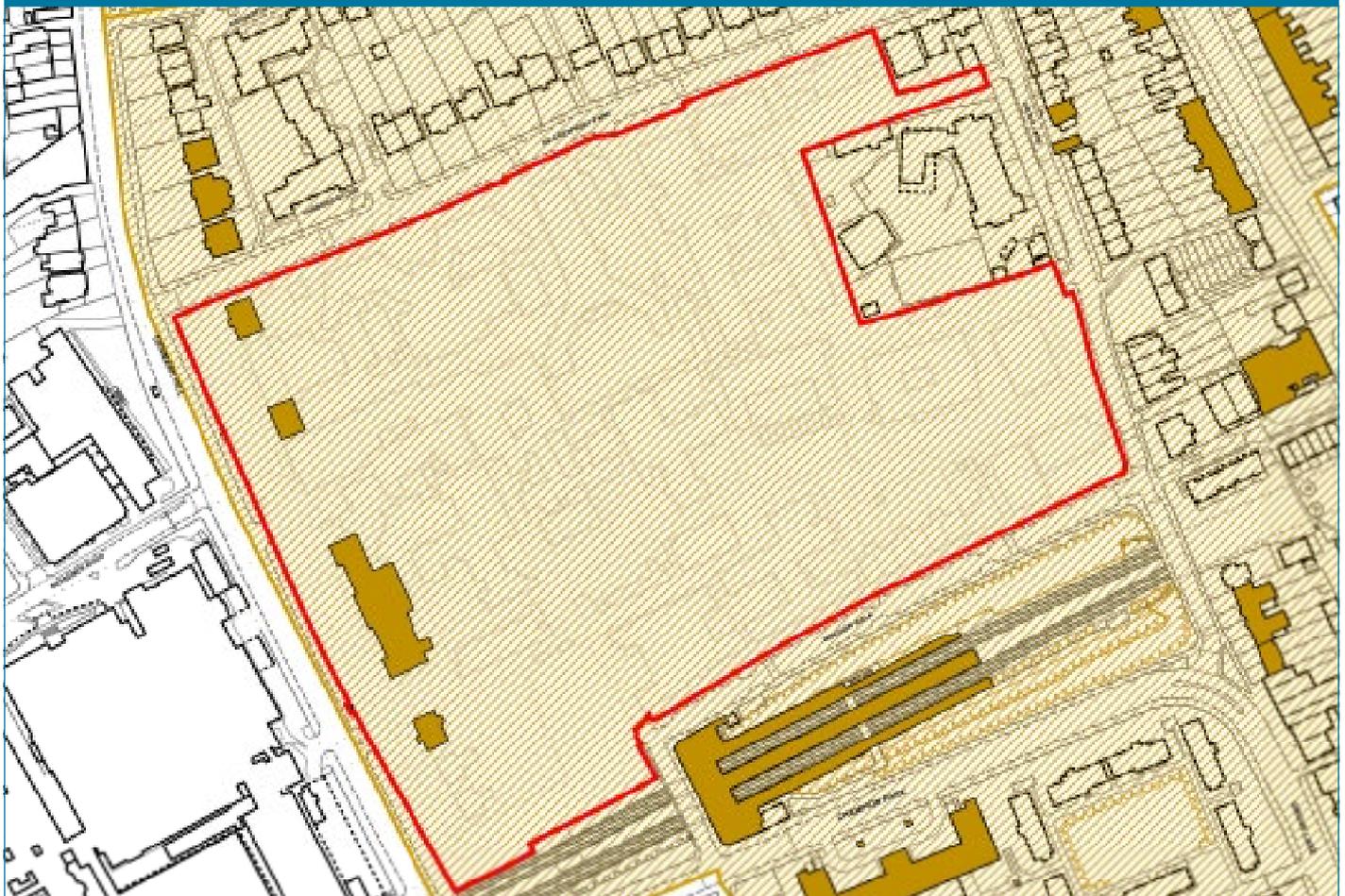
Existing uses

- Health, research and education facilities

Design and accessibility guidance

Parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The site is located within Camberwell Grove conservation area and contains several grade II listed buildings, which should be protected or enhanced.

Site vision diagram

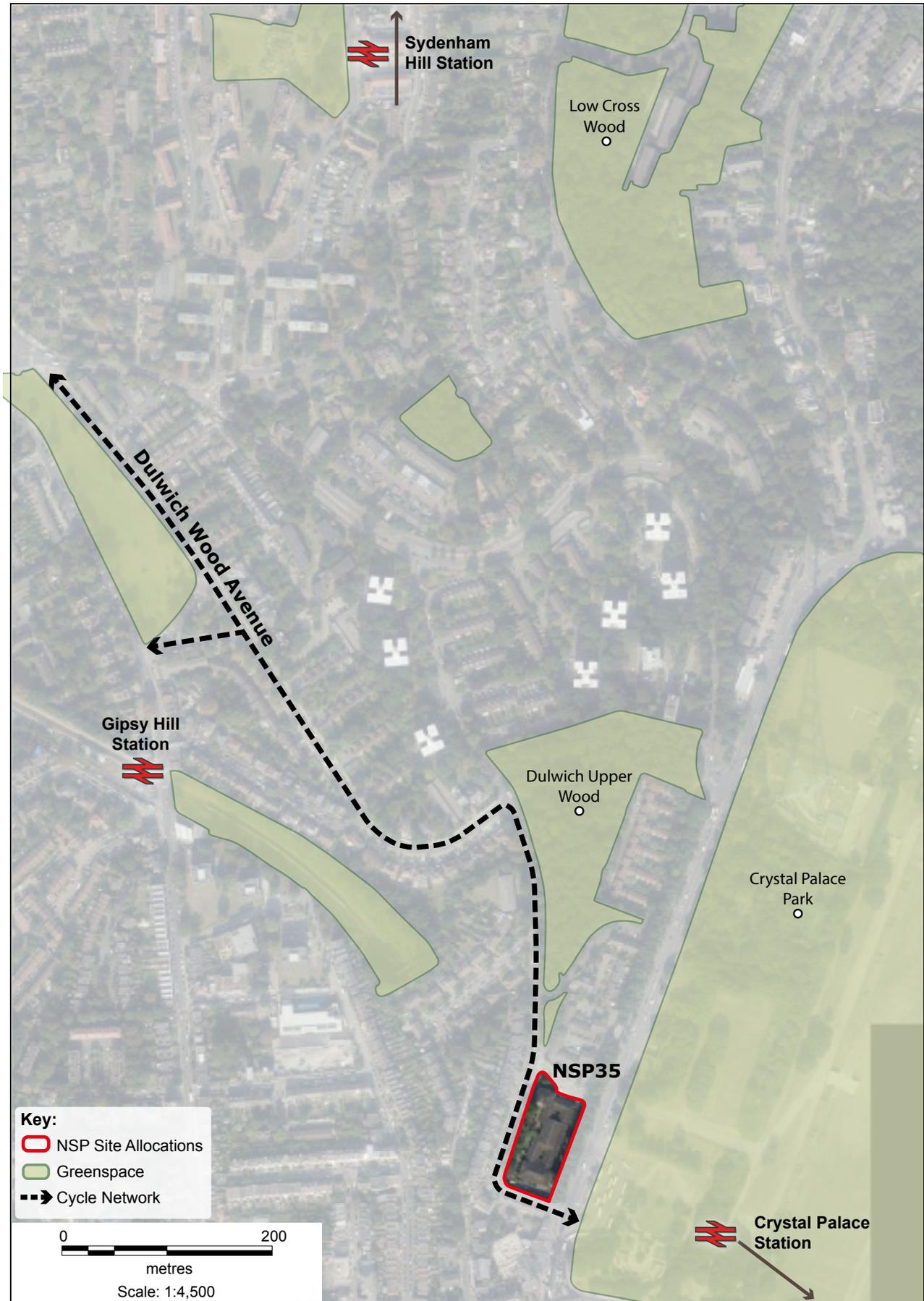


- Site boundary
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- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Crystal Palace and Gipsy Hill

Crystal Palace and Gipsy Hill Area Vision Map



AV.05 Crystal Palace and Gipsy Hill Area Vision

AV.05.1 Crystal Palace and Gipsy Hill are:

- On the boundary of Lambeth, Croydon, Lewisham and Bromley.
- A place with a thriving shopping and community centre at Crystal Palace, with more shopping nearby in Upper Norwood.
- Characterised by a range of housing types including Victorian terrace and semi-detached family housing, typical of a 19th-century railway suburb, alongside more modern housing designs.
- An area with plentiful public open spaces providing the historic Crystal Palace Subway entrance into Crystal Palace Park , and in close proximity to Dulwich Upper Wood and Norwood Park offering panoramic views towards Central London.
- Accessible by rail from mainline stations to Gipsy Hill station and several bus routes which terminate at Crystal Palace Bus Station.

AV.05.2 Development in Crystal Palace and Gipsy Hill should:

- Preserve and enhance the character of Crystal Palace and Gipsy Hill.
- Complement the shopping offer of Upper Norwood town centre.
- Provide as many homes as possible across a range of tenures including social housing.
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility.
- Support improvements to local connectivity, permeability and accessibility including enhanced public transport, walking and cycling routes.
- Support improvements to local services to meet local needs, including for school places and GP provision.
- Be mindful of any cross-boundary issues with neighbouring boroughs.

AV.05.3 Growth opportunities in Crystal Palace and Gipsy Hill:

Whilst development opportunities in Crystal Palace and Gipsy Hill are relatively limited, the area has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Crystal Palace and Gipsy Hill Site Allocation

The key development opportunity sites in Crystal Palace and Gipsy Hill are:

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



<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a rehabilitation centre or alternative health facility of at least equivalent size, provided there is a need for such a facility (D1). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 5,027 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Rehabilitation centre (D1) – 1,986 m²

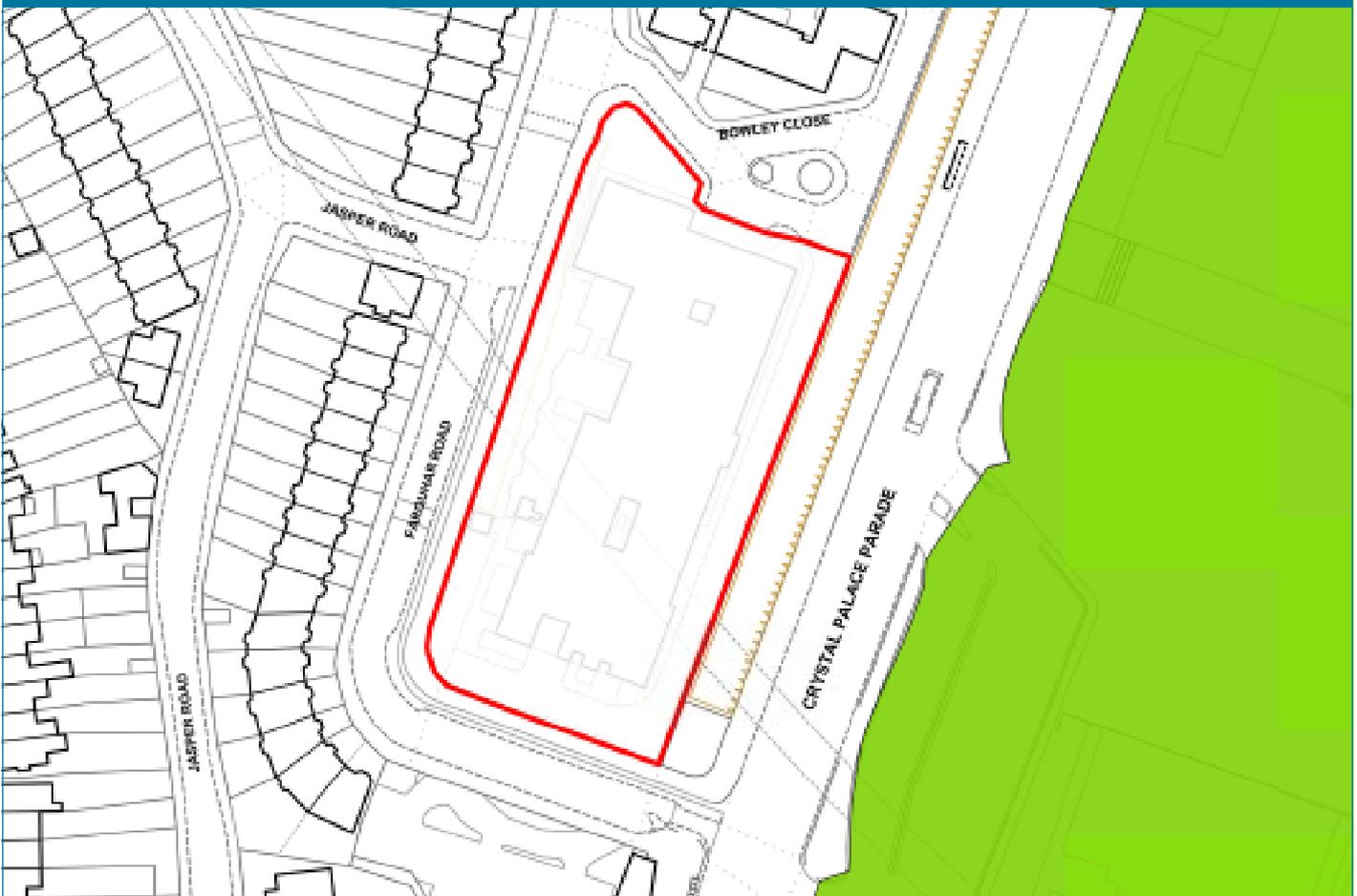
Design and accessibility guidance

Given the context of the raised roads which border the site, there is the potential to develop the site at a higher density than existing, without harming the amenity of surrounding properties. The scale and massing of any development proposals should be appropriate to the local context. The existing rehabilitation health facility use should be retained where it continues to meet need. Any uplift in floorspace could be for residential use or extra care housing.

The site is adjacent to the Crystal Palace arches which are an undesigned heritage asset with a Grade II listed pedestrian subway under Crystal Palace Parade to the north east of the site. Development should contribute towards enhancing the subway, and enhancing the setting of the subway. The mature trees which line the perimeter of the site on the east and west boundary should be retained and will provide a visual screen for the new development.

The site is located adjacent to the intersection of the three borough boundaries of Southwark, Lambeth and Bromley. Accordingly, development proposals must consider any cross-boundary issues as well as the provisions of policies and site allocations within reasonable proximity to the site as set out in the Lambeth Local Plan and the Draft Bromley Local Plan.

Site vision diagram

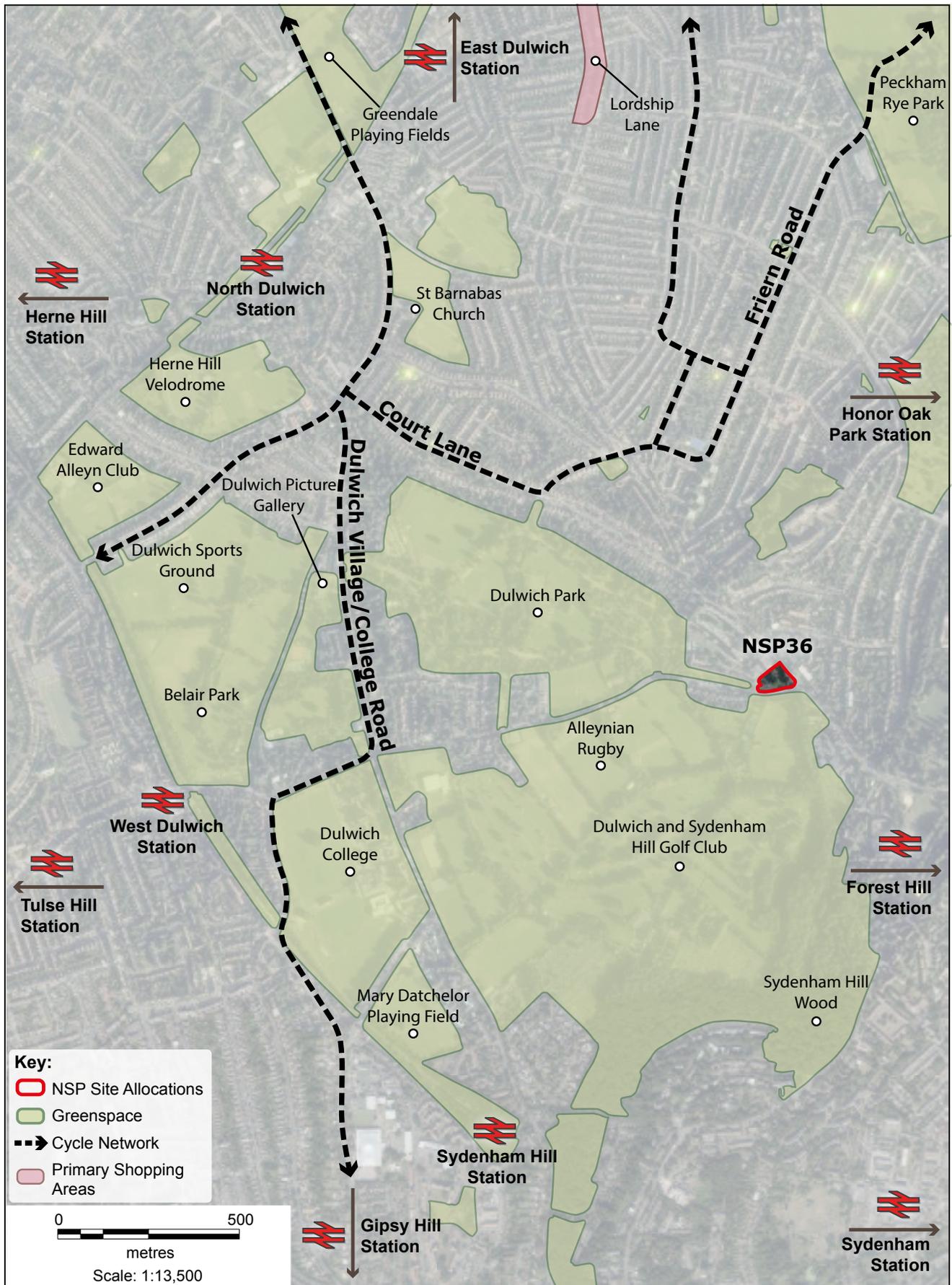


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|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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Dulwich

Dulwich Area Vision Map



AV.06 Dulwich Area Vision

AV.06.1.1 Dulwich is:

- A village centre based on a medieval settlement and characterised by family housing, successful schools and open spaces.
- An area including West Dulwich centred on Croxted and South Croxted Roads and which extends into Lambeth.
- A wider series of neighbourhoods characterised by a diverse range of housing, including social housing on the Kingswood Estate, Lordship Lane, Croxted Road, Lytcott Grove and 'Dutch' estates, as well as large areas of mid-20th century housing at Sydenham Hill.
- A place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood.
- Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery, Edward Alleyn House and Kingswood House.
- A popular visitor destination for its historic architecture, Dulwich Picture Gallery and Dulwich Park.
- Accessible by rail from mainline stations and some bus routes, but there is no station in the centre of Dulwich Village, there is no tube connection to Dulwich and the area is less well served by public transport than many other parts of Southwark, therefore many residents use cars to shop.
- Home to a thriving, historic local shopping centre in Dulwich Village, with independent retailers and a pub, and local shopping parades on Croxted Road, Park Hall Road and on the Kingswood Estate.

AV.06.1.2 Development in Dulwich should:

- Preserve and enhance the character of Dulwich.
- Provide as many homes as possible across a range of tenures including social housing.
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility.
- Protect the independent character of shops and services in the Dulwich area.
- Support improvements to local connectivity and accessibility including enhanced public transport, walking and cycling routes.
- Support improvements to local services to meet local needs, including for school places and GP provision.

AV.06.3 Growth opportunities in Dulwich:

Whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Dulwich Site Allocation

The key development opportunity sites in Dulwich are:

- NSP36: The Grove Tavern, 520 lordship Lane



Site vision

Redevelopment of the site must:

- Retain a pub, if there is no demand for a pub, an equivalent amount of employment floorspace (A1, A2, A3, A4, B1, D1, D2) should be provided within a mixed-use development with active ground floor frontages.

Redevelopment of the site should:

- Provide new homes (C3).

Redevelopment of the site may:

- Provide new extra care housing (C2).

Site area

- 4,965 m²

Existing uses

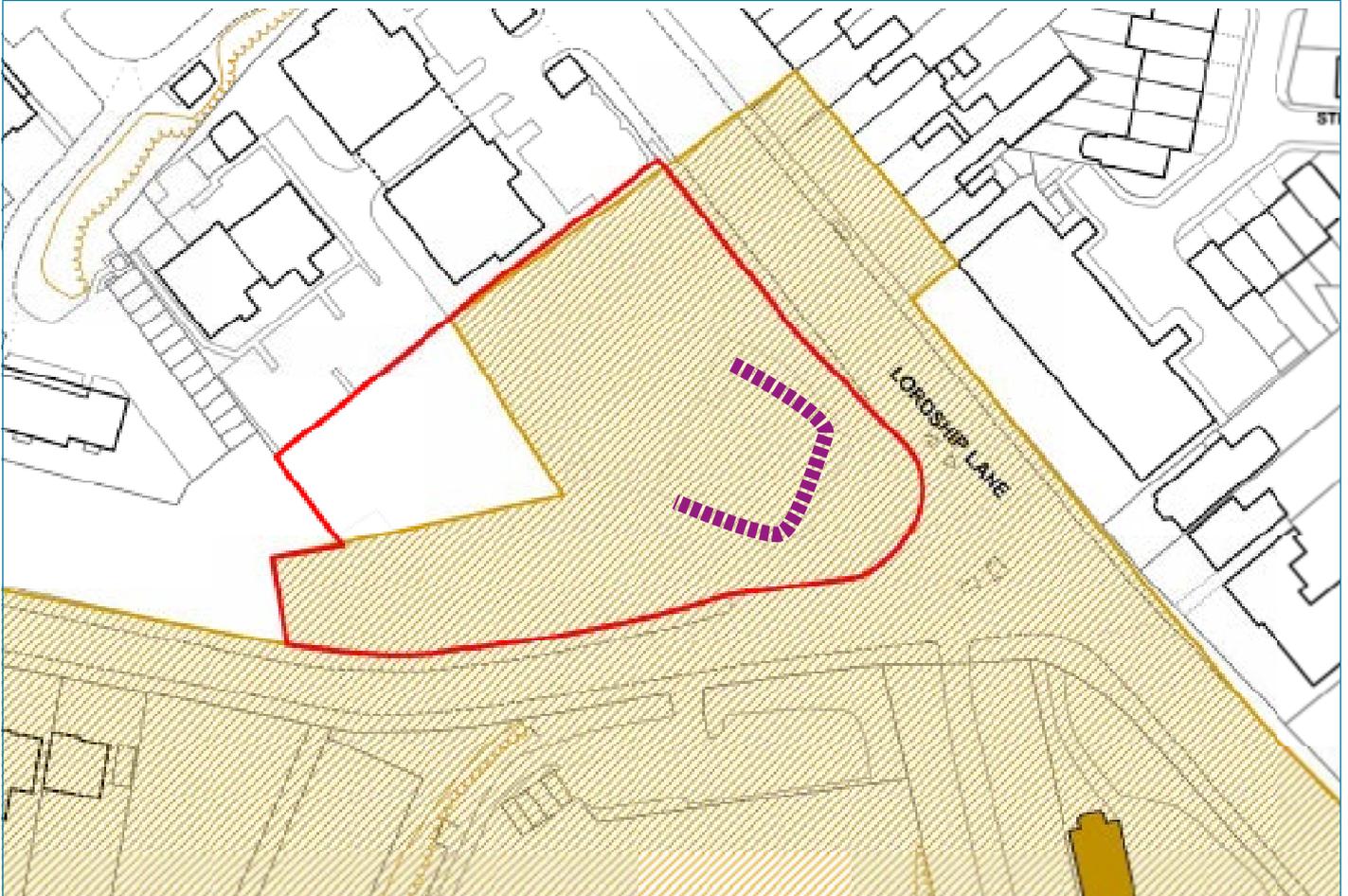
- Pub (A4) – 1,246 m²

Design and accessibility guidance

The site is within the Dulwich Wood conservation area and within the setting of Grade II Listed St Peter's Parish Church and Hall. The site includes a public house, which is an undesignated heritage asset that should be retained. Development should be set back from the busy south circular road and reflect both the open, green aspect of the neighbouring Lordship Lane Estate and the prevailing density of the surrounding area. Air quality is poor along the south circular road, and any development should be designed to mitigate its impacts.

The site is located within the 'Lordship Lane Burial Mound' Archaeological Priority Area. Historic maps show a barrow (burial mound) of unknown date was once located on this site. In the 18th century the area was part of Dulwich Wells.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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East Dulwich

East Dulwich Area Vision Map



AV.07 East Dulwich Area Vision

AV.07.1 East Dulwich is:

- A predominantly residential area characterised by mostly suburban density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and iconic modern buildings such as Dawson's Heights.
- Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shops at Northcross Road Market, Grove Vale and Forest Hill Road and on Lordship Lane at the Plough and at the junction with Dulwich Common are also highly valued.
- An area with rail connections from East Dulwich and Honor Oak stations along with recently improved bus services, walking and cycling routes. It has no tube connection and is not as well served by public transport as many other parts of Southwark.
- A place for sports and leisure with Dulwich Hamlet Football Club being a focus for many activities and an important visitor attraction with a valuable community function, and Dulwich Leisure Centre providing swimming and gym facilities. Goose Green, Peckham Rye and Greendale are important for outdoor recreation.

AV.07.2. Development in East Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible of all tenures, including social housing, whilst protecting the character of the area.
- Meet the needs for school places, health services and community facilities.
- Prioritise walking, cycling and car clubs and improve public transport to reduce pressure on car parking and improve accessibility.
- Protect the character of the smaller shopping parades along Lordship Lane, Grove Vale and Forest Hill Road.
- Seek to protect East Dulwich's retail offer and maintain a balance between shops and night time economy uses which protects the amenity of local residents.
- Enable access to nature and recreation on the Greendale open space; and
- Provide an improved stadium for Dulwich Hamlet Football Club.

AV.07.3 Growth opportunities in East Dulwich:

Whilst development opportunities in East Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new housing will be built on infill sites. There is an opportunity for larger scale development around East Dulwich station and there will be a new secondary school and health centre built at the site of East Dulwich hospital.

East Dulwich Site Allocations

The key development opportunity sites in East Dulwich are:

- NSP37: Kwik Fit and Gibbs and 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



<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Continue to provide a space for employment uses such as builders’ merchants and town centre uses compatible with residential uses (A1, A2, A3, A4, B1, D1, D2); • Provide active frontages to Grove Vale; • Provide a new green link from Grove Vale to Besant Place. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,266 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Car tyre fitter (B1c) – 1,017 m² • Builders’ merchant (sui generis) – 938 m²

Design and accessibility guidance

The site is not within a borough designated Archaeological Priority Area or conservation area. The site is within the setting of Grade II listed Goose Green School

Site vision diagram



- | | |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|  Site boundary |  Opportunity for active frontages |
|  Conservation Area |  Improved connectivity for pedestrians and cyclists |
|  Grade I Listed Building |  Grade II Listed Building |
|  Grade II* Listed Building |  Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the football ground and ancillary facilities (D2) with capacity for no less than 3,000 spectators. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 14,640 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Football Club Facilities (D2) – 1,696 m² • Football pitch (D2) – 7,685 m²

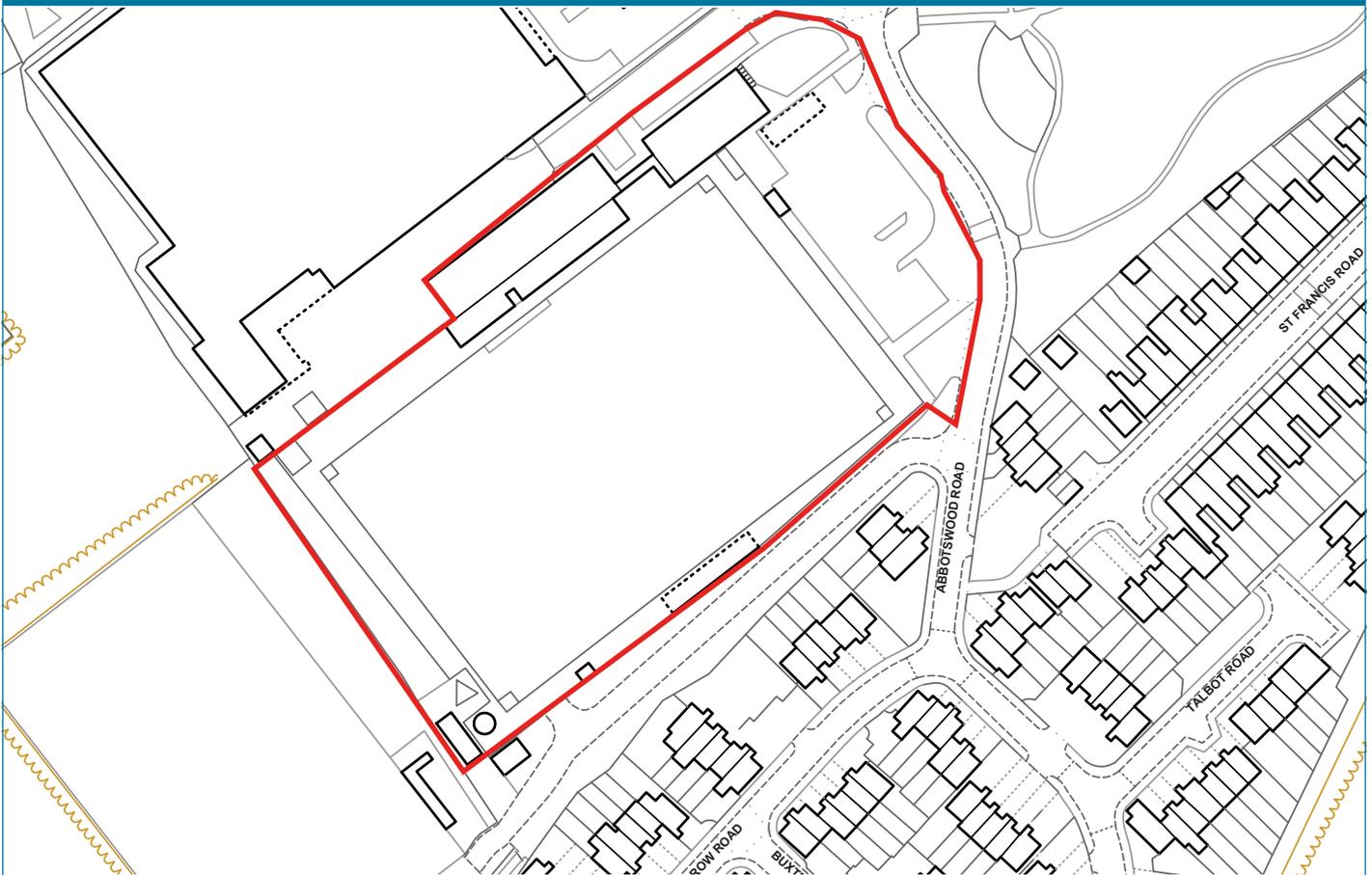
Design and accessibility guidance

The design, layout and accessibility requirements for this site are dependent on the proposed mix and location of land uses and their relationships to each other within the site. Proposals must ensure that the football grounds continue to function successfully.

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment should complement the setting of existing open spaces, and enhance walking routes and connectivity to Lordship Lane and East Dulwich.

The site is not within a borough designated Archaeological Priority Area or conservation area. The site is located close to the Camberwell/Constance Road Workhouse build in 1892. An archaeological assessment is required for this site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide at least the amount of employment workspace currently on the site (B class);
- Provide links to the former East Dulwich Community Hospital.
- Provide a habitat buffer to the adjacent green corridor along the railway line.

Redevelopment of the site should:

- Provide new homes (C3).

Redevelopment of the site may:

- Provide new extra care housing (C2).

Site area

- 7,849 m²

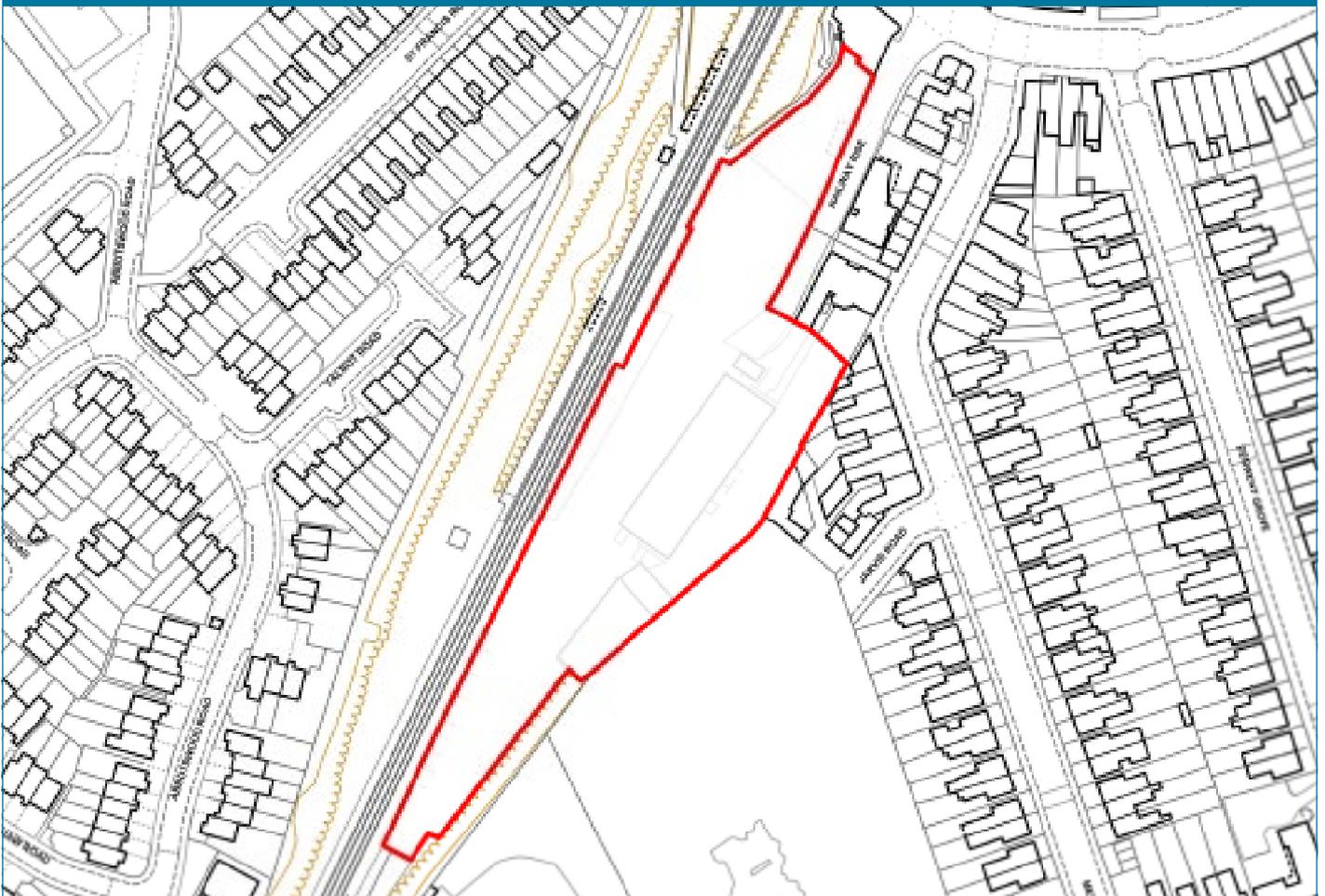
Existing uses

- Small business workspace and storage (B1, B8) – 4,056 m²

Design and accessibility guidance

Redevelopment should enhance the green habitat corridor adjacent to the railway track. The site is within the setting of East Dulwich Community Hospital.

Site vision diagram



- Site boundary
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Site vision

Redevelopment of the site must:

- Provide a new secondary school (D1);
- Provide a new health centre (D1);
- Provide new walking routes and links to East Dulwich Station and improved accessibility to the site.

Part of the site is subject to the following extant permission: 16/AP/2740

Site area

- 27,820 m²

Existing uses

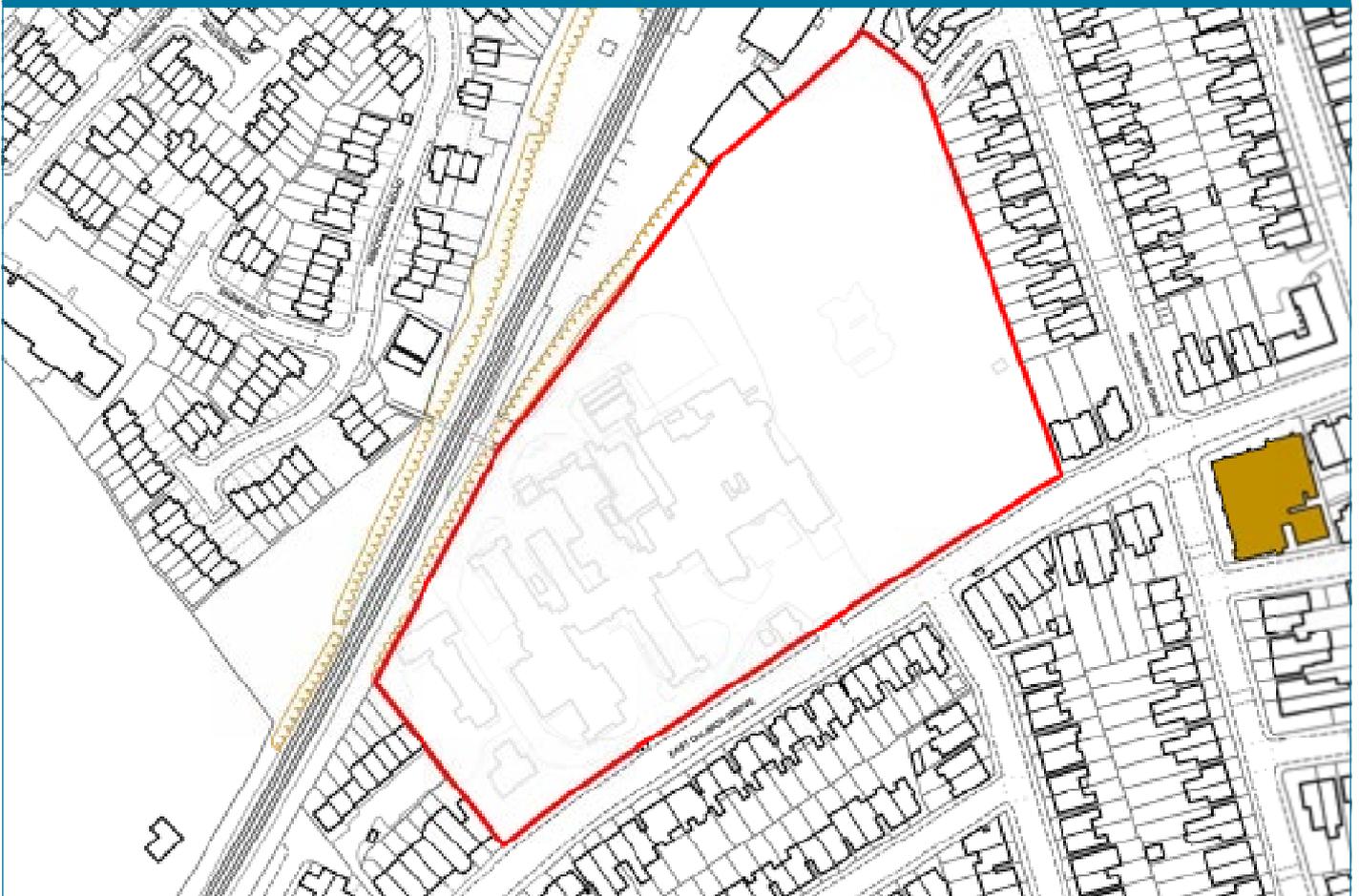
- Hospital and ancillary uses (C2) – 12,627 m²

Design and accessibility guidance

The site includes remains of a Victorian Hospital including a Central Chateau, two Ward Blocks, and Nurses Accommodation. The site should provide walking routes and links to East Dulwich Station and improved accessibility to the site.

Historic England note that the complex has interest and townscape value and would require a programme of historic building recording prior to any demolition proposal. Where possible historic buildings should be retained and enhanced.

Site vision diagram



- | | | | |
|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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Site vision

Redevelopment of the site must:

- Provide business and industrial space (B class) of at least the existing level of provision.

Redevelopment of the site may:

- Provide new homes (C3).

Site area

- 4,976 m²

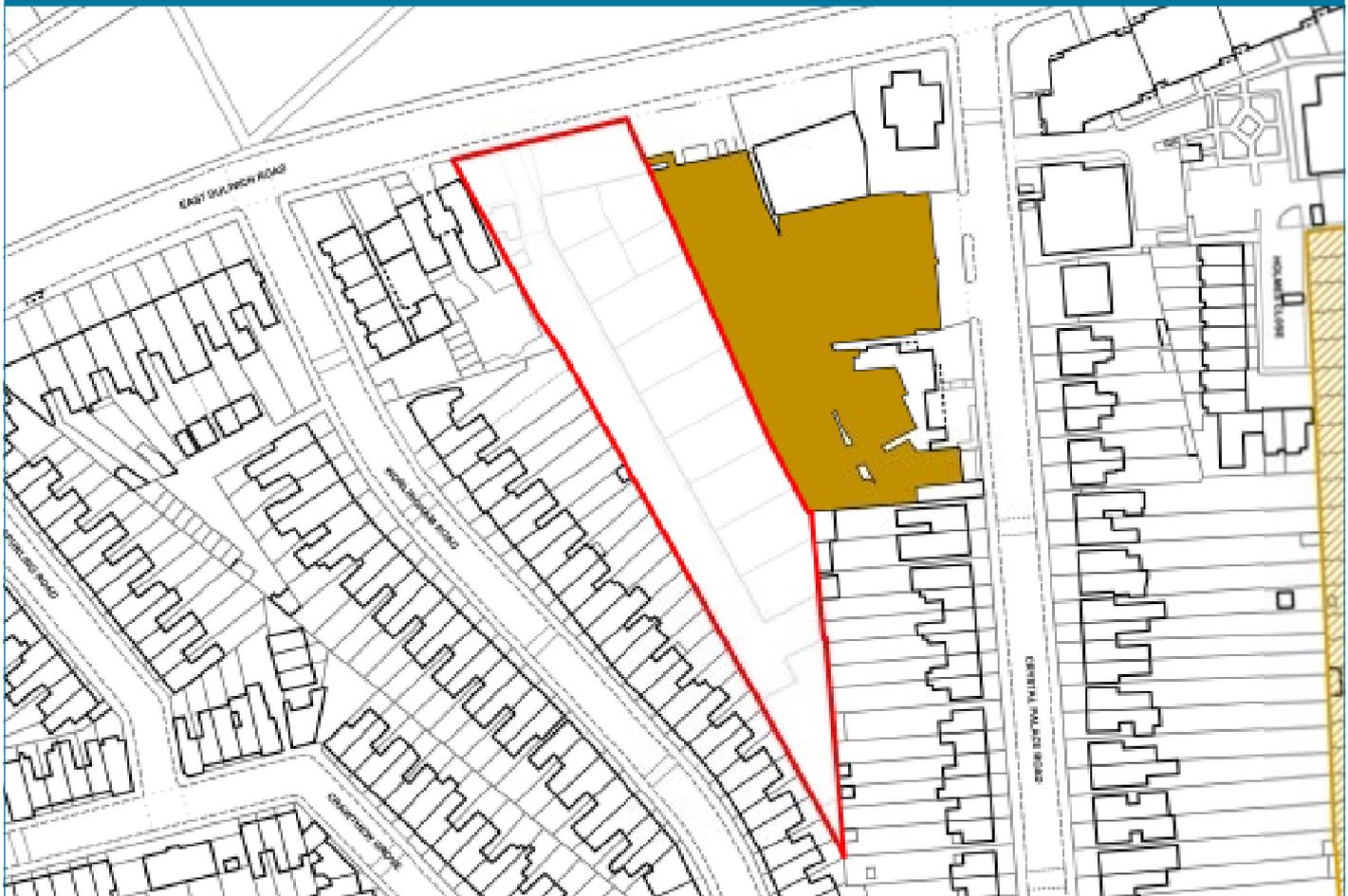
Existing uses

- Employment uses – 3,794 m²

Design and accessibility guidance

The site abuts the Grade II Listed Dulwich Public Baths. Any redevelopment must protect and enhance the setting of this building.

Site vision diagram

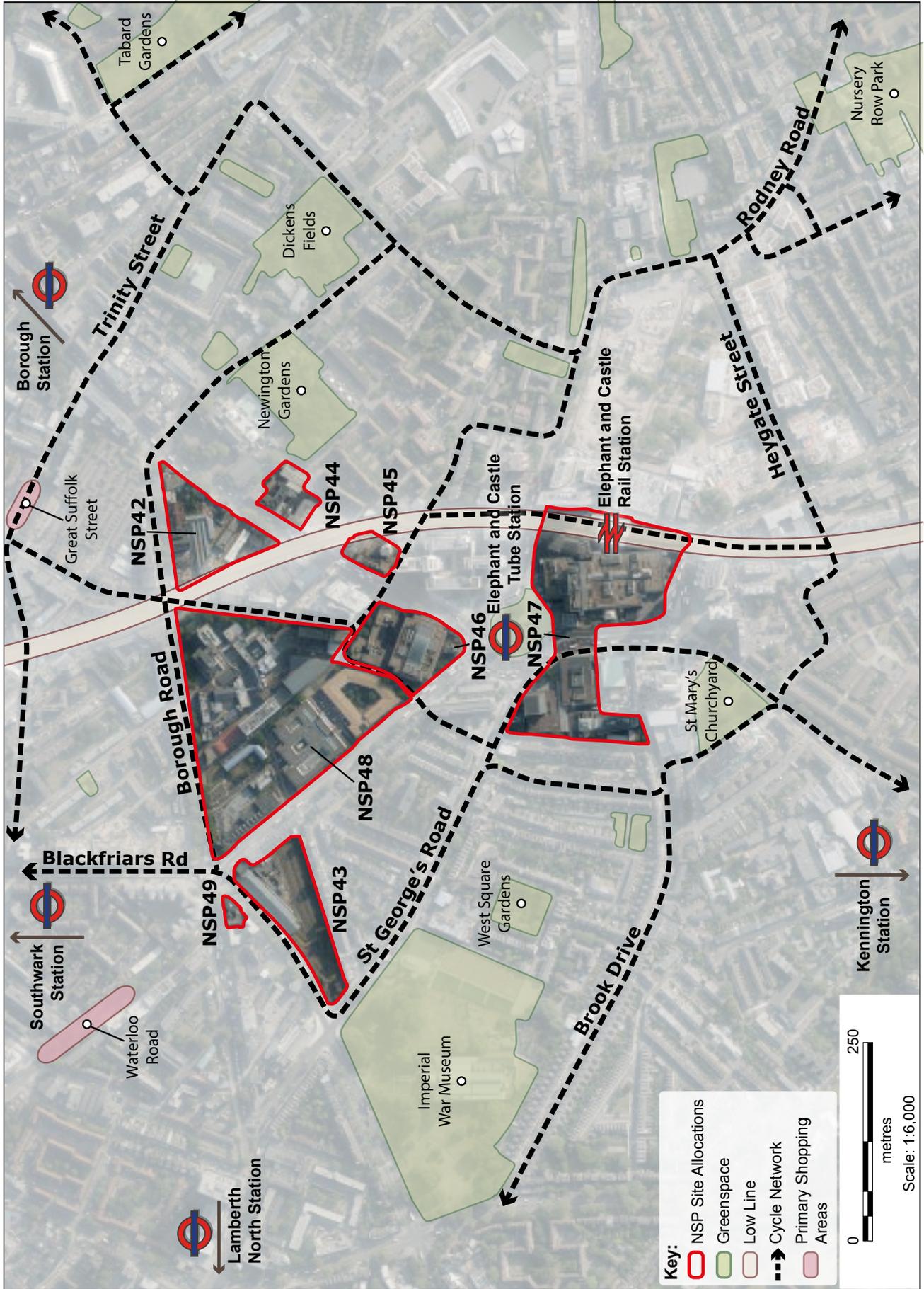


- Site boundary
- Conservation Area
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- Registered Parks

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Elephant and Castle

Elephant and Castle Area Vision Map



AV.08 Elephant and Castle Area Vision

AV.08.1 Elephant and Castle is:

- Very accessible, based on an important historic transport hub on the edge of central London which continues to serve this function. Changes to the Elephant and Castle junction have improved the 1960s designed traffic-dominated centre that was considered by many to provide a poor pedestrian environment.
- Characterised by a range of architectural styles including some low quality mid-century buildings but also some buildings from the same era considered by some to be of outstanding value and historical interest.
- An important and historic town centre in central London with a wide range of large offices and small businesses, shops, cultural and community facilities.
- An attractive destination for visitors with a strong daytime and night time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents and in particular the area's Latin American community.
- Home to Southwark's university quarter which includes South Bank University and UAL London College of Communication, providing excellent opportunities for learning and innovation.

AV.08.2 Development in Elephant and Castle should:

- Support the area's function as a major town centre for all Southwark residents and a central London location that attracts global business, research, teaching, shopping, flexible business spaces and cultural activities.
- Provide as many homes as possible at a range of different tenures including social housing supported by community facilities such as St Matthew's Community Centre and Walworth Town Hall.
- Provide opportunities for existing small businesses, particularly those from minority ethnic groups, to relocate and continue trading.
- Support the creation of a distinctive environment through a mix of innovative and enduring new architecture, heritage buildings, open spaces and quality public realm that provides greenery, safety, connectivity and reduces exposure to air pollution.
- Improve the train station and enable new transport infrastructure links with the surrounding areas by providing safe and accessible walking, cycling and public transport routes.
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Harness the expertise and infrastructure from the universities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research.

AV.08.3 Growth opportunities in Elephant and Castle:

Elephant and Castle has the potential to provide significant amounts of new offices, shops, leisure and cultural uses, university facilities, parks, homes and a community health hub.

Elephant and Castle Site Allocations

The key development opportunity sites in Elephant and Castle are:

- 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 and Castle Shopping Centre and London College of Communication
- NSP48: London Southbank University Quarter
- NSP49: 1-5 Westminster Bridge Road



<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new open space of at least 15% of the site area; • Support the Low Line walking route adjacent to the railway viaduct; • Provide active frontages with town centre uses (A1, A2, A3, A4, B1, D1, D2) at ground floor on Newington Causeway. • Provide new homes (C3); • Provide new employment floorspace (B1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 10,930 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Employment uses (B1): 8,807 m² • Institute of Optometry (D1): 1,071 m² • London School of Musical Theatre (D1): 602 m² • (Parts of the site at the time of publication have temporary uses)

Design and accessibility guidance

The site is suitable for a mixed-use development with active frontages on Newington Causeway. Redevelopment should support the Low Line walking route adjacent to the railway viaduct. Redevelopment should ensure continued accessibility to public transport and improve local connectivity and access to walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Development proposals should have regard to existing local heritage and context.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

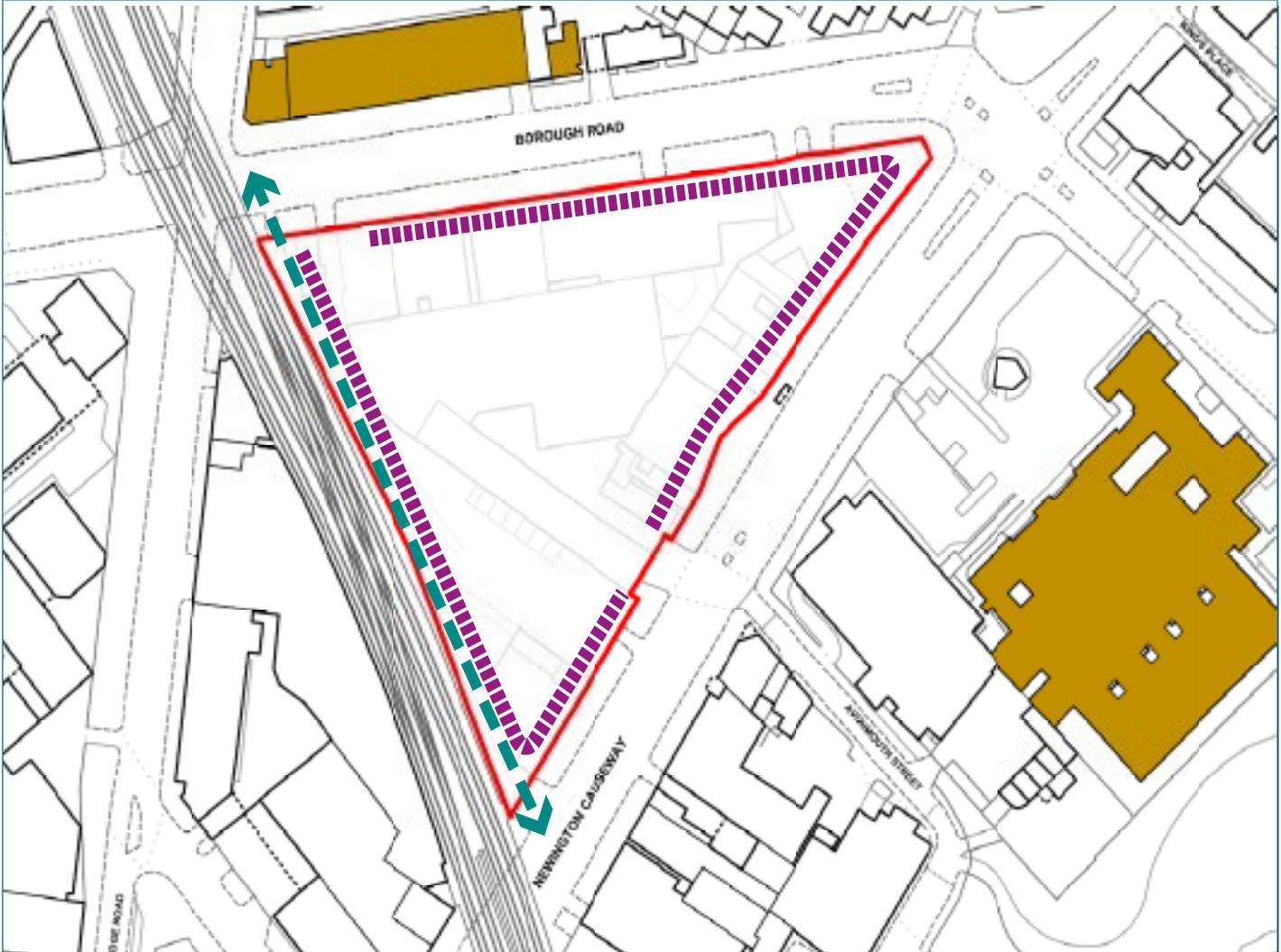
- Elephant and Castle is deficient in parks and other greenspace, which the new space will address;
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level;
- It will enhance the lowline and setting of the railway viaduct;
- It will complement the cluster of tall buildings at Elephant and Castle; and
- It will enhance Elephant and Castle town centre.

The site partially falls within the borough view of St Paul's along Camberwell Road foreground viewing corridor.

The site is within the setting of listed buildings on Borough Road and Newington Causeway. Undesignated heritage assets include the railway viaduct to the south-west of the site and buildings on Borough Road and Newington Causeway.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has high potential to contain multi-phase archaeological deposits that would require protection.

Site vision diagram



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|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Retain the amount of employment floorspace currently on the site; • Provide active frontages and town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing St Georges Circus; • Provide employment floorspace (B class) at the Lambeth Road junction with London Road. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 11,670 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Rail carriage depot (sui generis) – 11,377 m² • Rail carriage depot ancillary buildings (sui generis) • Restaurant (A3) 290 m²

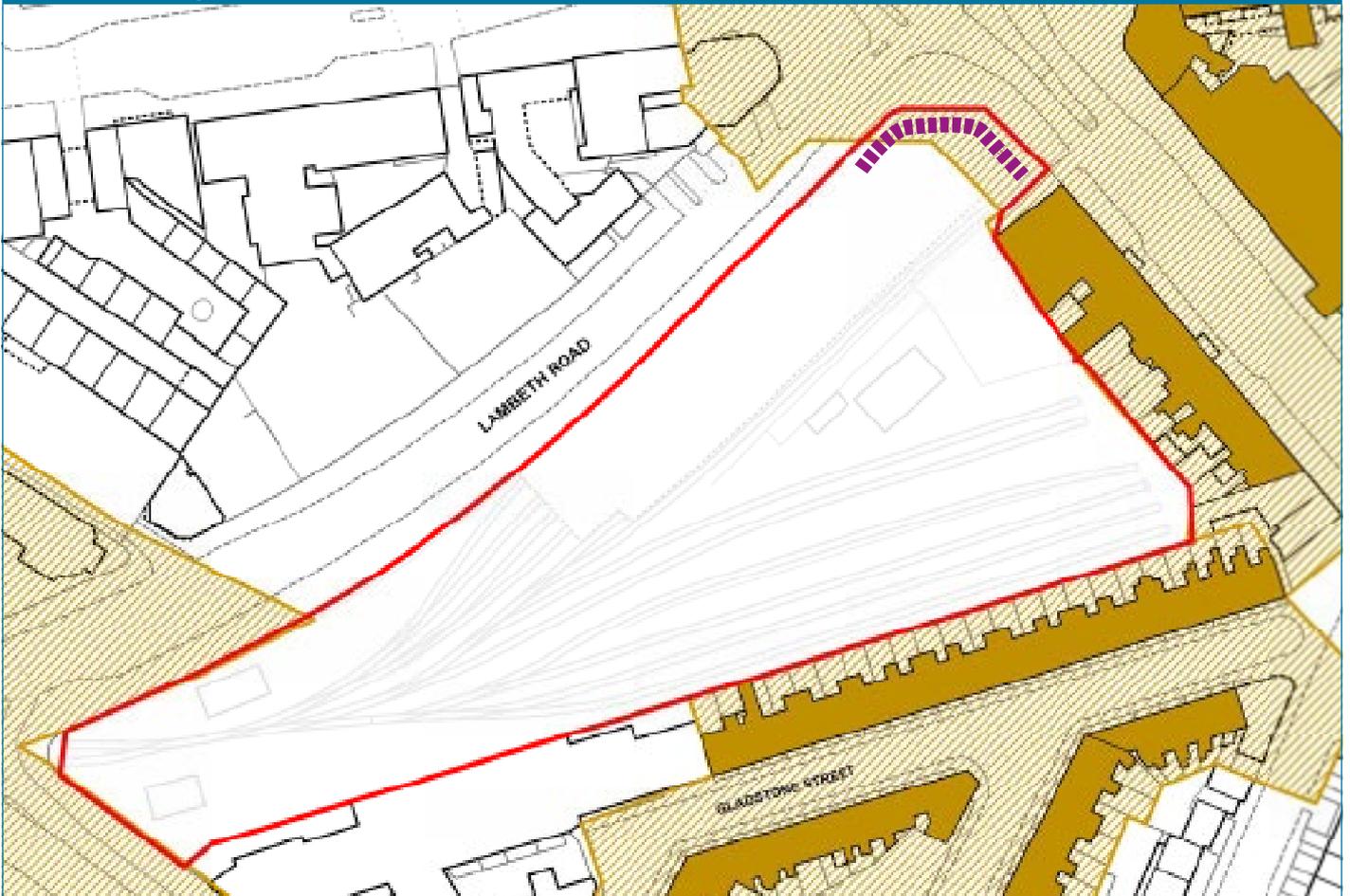
The site is suitable to provide a new residential led development with some town centre uses. Development should be of an appropriate density and design that responds positively to its context. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

The site is located within the setting of the Grade II* listed Obelisk situated at the centre of St George's Circus and is almost entirely surrounded by the West Square conservation area and St George's Circus conservation area. It is not located within an Archaeological Priority Area. However Civil War defences may cross the southern part of the site. The historic building 'One London Road' should be retained and integrated into any redevelopment. An archaeological assessment is required for this large site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Retain the existing theatre use or provide an alternative cultural use (D2), subject to need; • Provide active frontages including ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub. 	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,784 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Southwark Playhouse (D2) – 816 m² • Office (B1) – 4,168 m² • Light industrial uses (B1) – 827 m² • Job Centre (A2) – 546 m²

Design and accessibility guidance

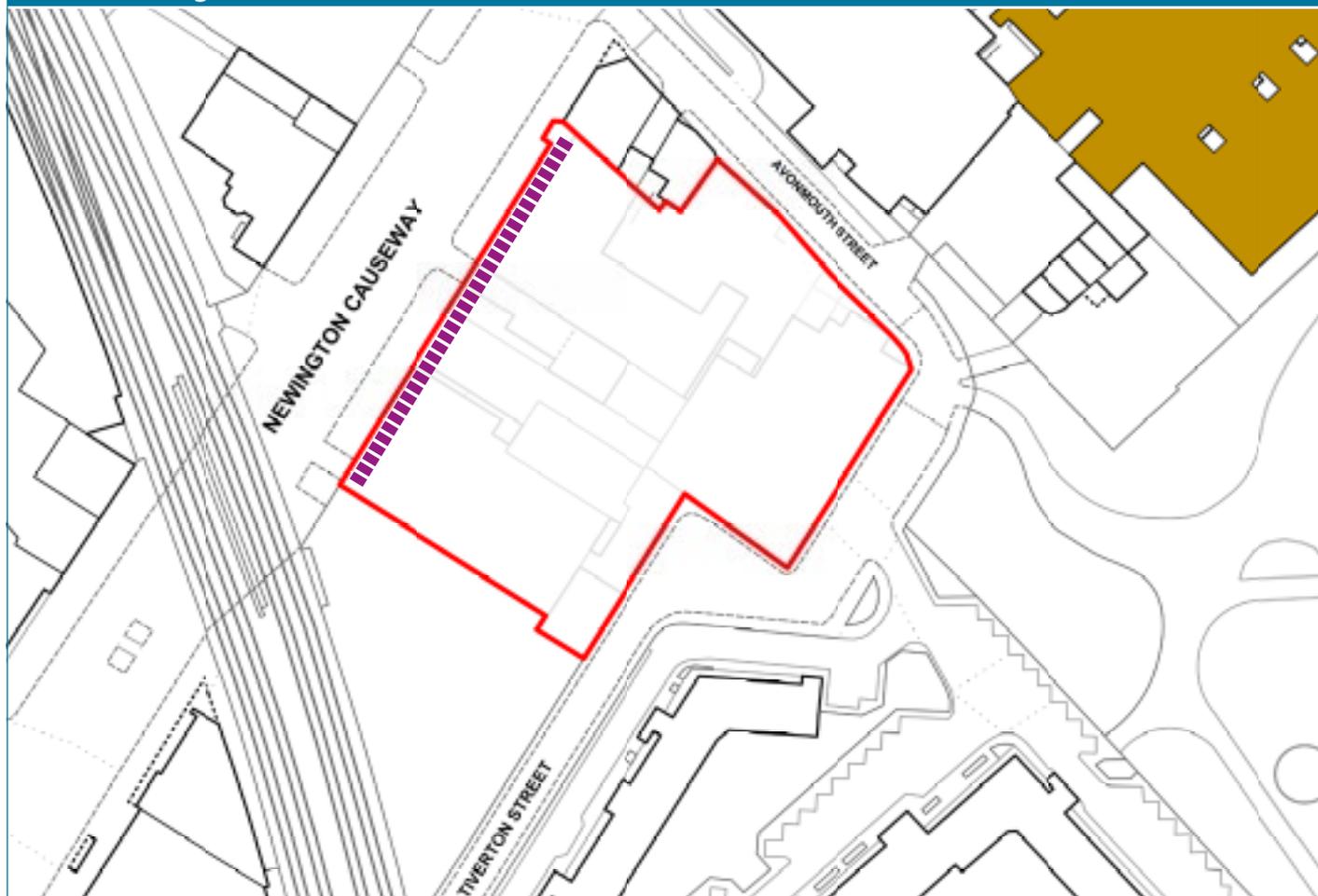
Redevelopment should deliver a more complementary and harmonious mix of uses alongside the retained Southwark Playhouse theatre, subject to need, that emphasises its cultural significance, attracts more visitors to the area and creates active frontages on Newington Causeway. Redevelopment should enhance accessibility to public transport, walking and cycle routes. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is located within the setting of Grade II listed Inner London Court, Trinity Church Square conservation area and the undesignated heritage asset Newington Gardens. The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has high potential to contain multi-phase archaeological deposits that would require protection. other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is located within the setting of Grade II listed Inner London Court, Trinity Church Square conservation area and the undesignated heritage asset Newington Gardens. The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. The site has high potential to contain multi-phase archaeological deposits that would require protection.

Site vision diagram



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|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 2,607 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) - 7,030 m²

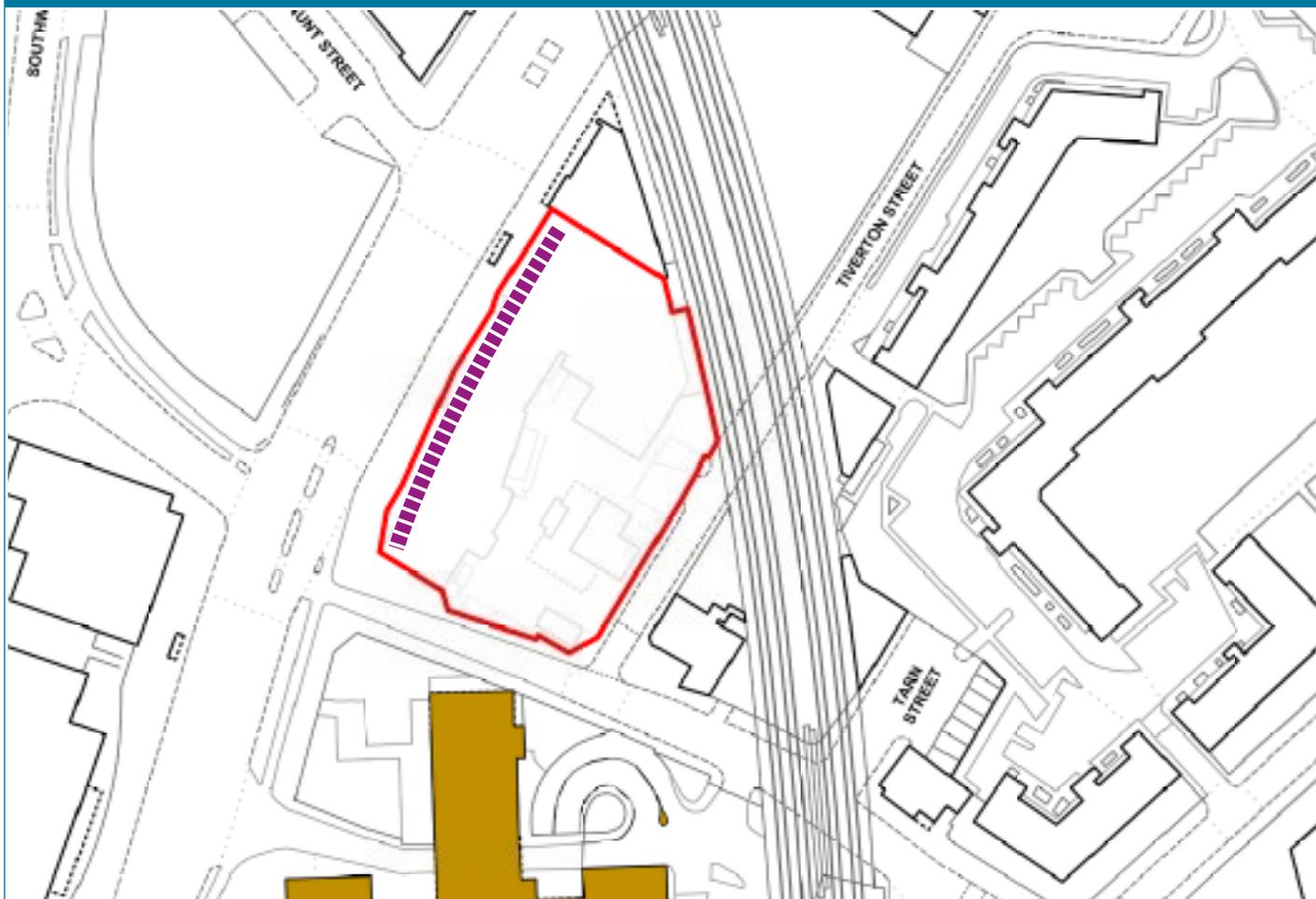
Design and accessibility guidance

The site is in the central area of Elephant and Castle and redevelopment should contribute towards realising the vision. Redevelopment must provide at least the existing level of employment floorspace. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is within the setting of Grade II listed Metro Central Heights and the site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. Redevelopment should enhance local accessibility to bus stops, tube and rail stations and contribute towards improving the connectivity, walking and cycle routes, specifically taking into consideration the Newington Causeway project (TfL and Southwark).

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B1) currently on the site; • Provide new homes (C3); • Provide new north south link across the site; • Provide new cultural space (D1). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). <p>The site is subject to the following extant permission: 15/AP/5125</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 10,160 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 26,086 m² • Hostel (sui generis) – 1,000 m² • Library (D1) – 2,849 m²

Design and accessibility guidance

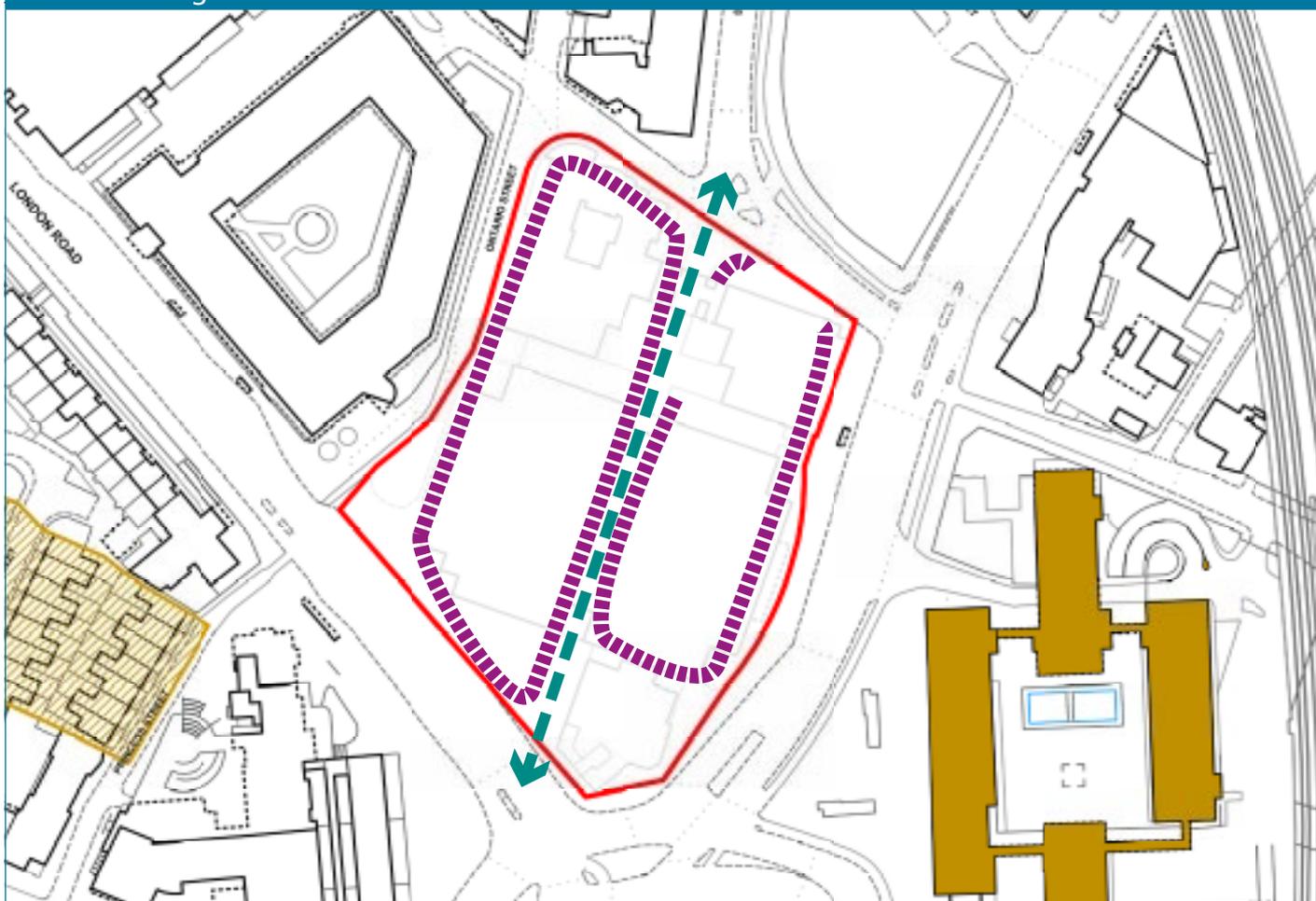
Redevelopment of the site should make the most of its highly accessible and prominent location by delivering a comprehensive mixed-use development at a higher density than currently exists. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

Redevelopment should release areas between buildings for public spaces and walking routes, creating a more active and permeable urban environment. Development should seek to complement and integrate with the aspirations for the wider Elephant and Castle opportunity area.

The building is within the setting of Grade II listed Metro Central Heights and the eastern half of the site lies within the 'Kennington Road and Elephant and Castle' Archaeological Priority Area. The area is especially important for Roman archaeology and Civil War defences.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

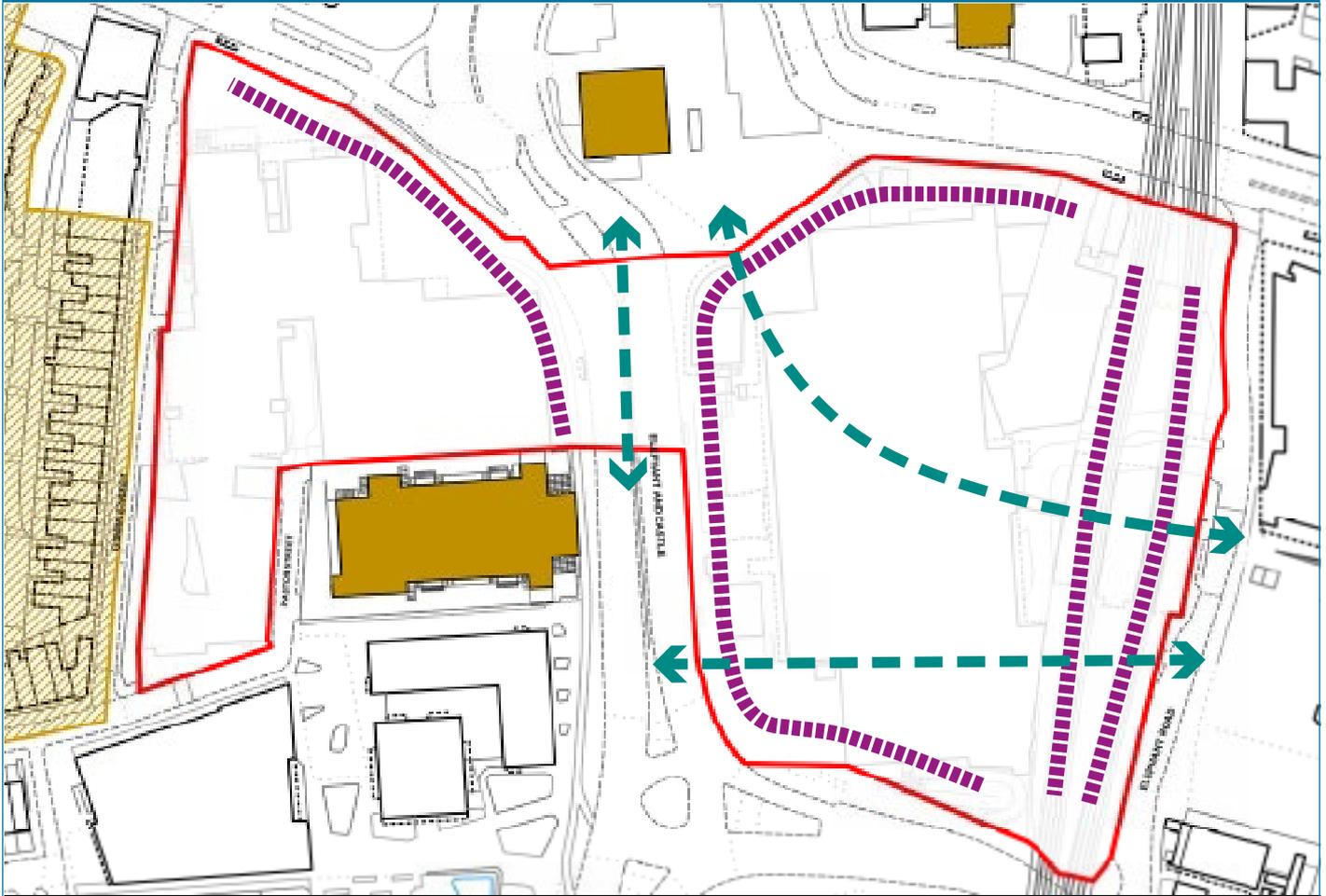
- Provide at least the amount of employment floorspace currently on the site including new offices (B1), education establishments (D1), retail, cafes and bars (A1, A2, A3, A4);
- Provide at least the amount of education floorspace (D1) currently on the site used by London College of Communication;
- Provide new homes (C3);
- Provide new civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct;
- Provide a new tube station entrance;
- Enhance the local townscape by providing high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations.

Redevelopment of the site may:

- Provide a new community health hub (D1).

<p>Site area</p>	<ul style="list-style-type: none"> • 36, 010 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • London College of Communication – 24,307 m² • Elephant and Castle Shopping Centre – 15,273 m² • B1 Office – 10,090 m²
<p>Design and accessibility guidance</p>	<p>This site represents one of the most significant growth opportunities in Southwark. Redevelopment takes advantage of the site’s potential to deliver a comprehensive mixed-use development in this highly accessible location, with substantial areas of landscaping and high quality public realm enhancements.</p> <p>It is anticipated that the Elephant and Castle Shopping Centre will be demolished to facilitate a restructuring of the area’s layout.</p> <p>Redevelopment should enhance connectivity to the existing cycle network and walking routes, improving the accessibility to the bus, tube and station interchange and enable the Low Line walking route. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> <p>The site falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.</p> <p>The site is within the setting of listed buildings on Newington Butts and St George’s Road, as well as numerous conservation areas in Southwark and Lambeth. The site is within the setting of the undesignated heritage asset of the railway viaduct running from north to south through Elephant and Castle.</p> <p>The site lies within the ‘Kennington Road and Elephant and Castle’ Archaeological Priority Area. The area is especially important for Roman archaeology, relating to the Roman road. The nationally important site of the Newington Butts Theatre once survived in this area. If any remains of the theatre were to survive on this site they would be nationally significant archaeological remains, and additionally would have an international group value as part of the group of Tudor playhouses that included the Rose, Globe, Hope, and Curtain sites. Civil War defences are projected in the area.</p>		

Site vision diagram



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- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter, for example by providing student halls of residence; • Provide for connected pedestrian environments, specifically direct walking routes through Elephant and Castle and links to the new safe cycle passage and a thoroughfare for all, It is anticipated that the redevelopment will happen over time and improved permeability and routes will be unlocked incrementally. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses (A1, A2, A3, A4, D1, D2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 51,660 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Research and education facilities

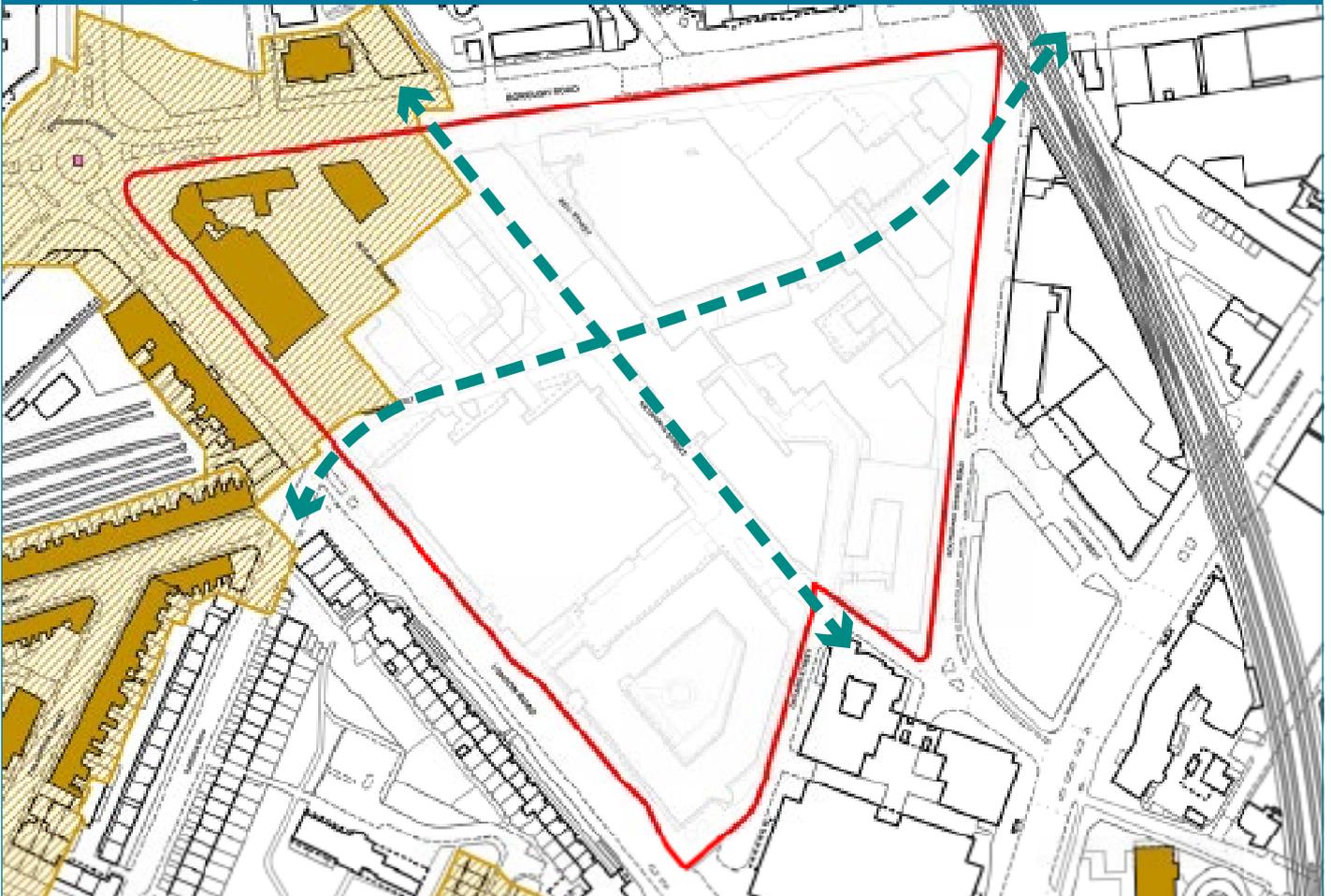
Design and accessibility guidance

Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Permeability should be improved through the site with the potential for improved connectivity for pedestrians and cyclists.

The site partially falls within the Centre of Bridge over the Serpentine to the Palace of Westminster background viewing corridor.

The site is not within a borough designated Archaeological Priority Area but it is partially within the St Georges Circus Conservation Area. The site is the location of the Blackfriars Road Music Hall. Civil War defences are recorded running to the south of the site. The site is within the setting of Grade II* listed Obelisk and Grade II listed buildings on London Road and Borough Road. The site includes Building at Risk. The site affects the setting of St George's Circus conservation area and West Square conservation area. An archaeological assessment is required for this large site.

Site vision diagram



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- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing St Georges Circus. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 772 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (B1) – 1,028 m² • Library / London School of Law (D1) – 1,034 m²

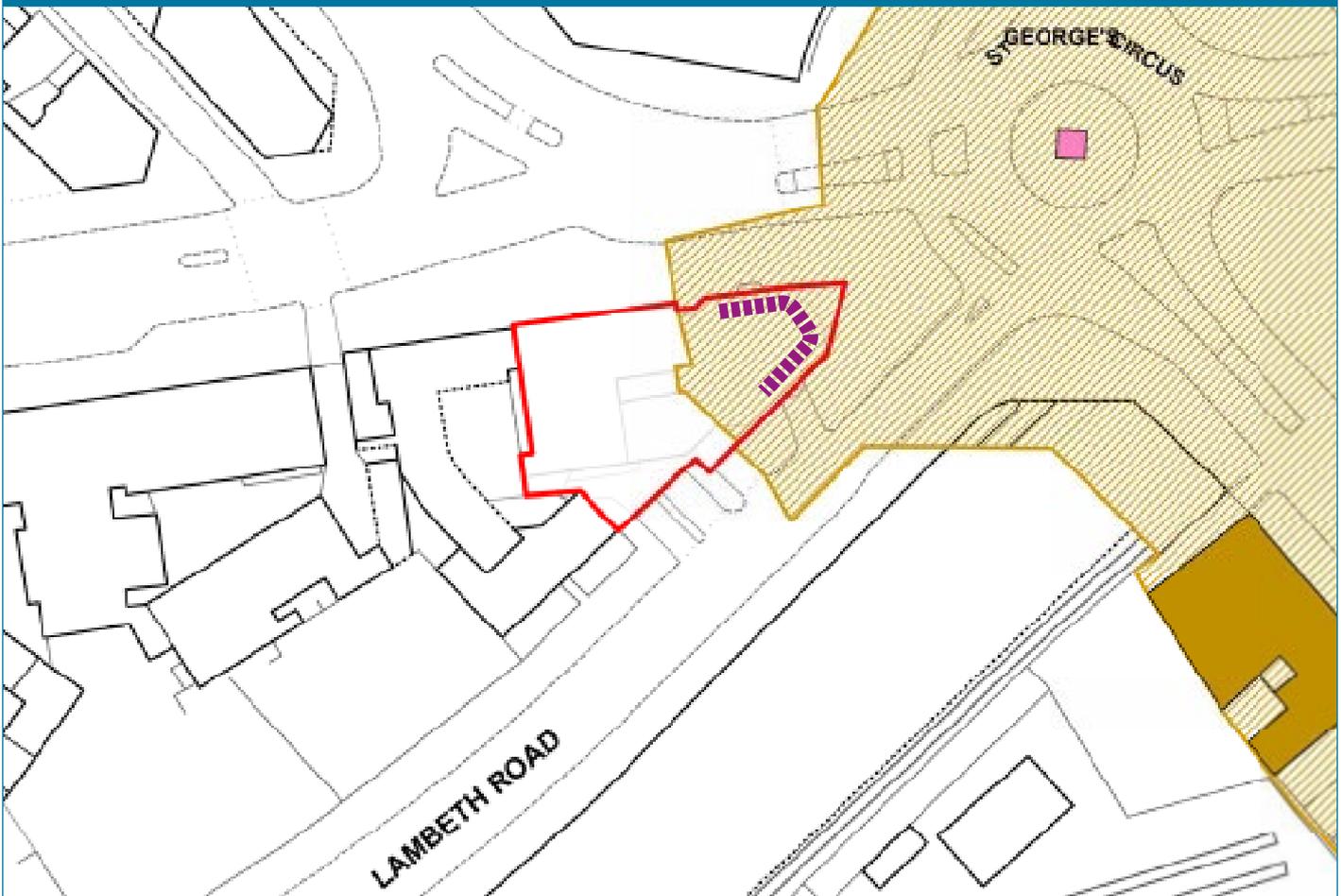
Design and accessibility guidance

A comprehensive mixed-use development will provide an uplift in floorspace, enabling the continued provision of office space and the library, alongside new residential units. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must successfully relate to the St George's Circus building line.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site is within the setting of St George's Circus and West Square conservation areas. Any redevelopment would affect the setting of the Grade II* Listed Obelisk and Grade II Listed buildings on London Road and Borough Road.

Site vision diagram



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Herne Hill and North Dulwich

Herne Hill and North Dulwich Area Vision Map



AV.09 Herne Hill and North Dulwich Area Vision

AV.01.1 Herne Hill and North Dulwich is:

- A residential neighbourhood which spans Southwark and Lambeth with many buildings of historic interest including the arts and crafts architecture of the Sunray Estate and Stradella Road Conservation Area. The area is characterised by family housing and leafy, wide streets,
- Home to a thriving shopping centre with a village feel, Sunday market and many independent shops, bars and restaurants for local residents on Half Moon Lane and Norwood Road. There is a concentration of eateries facing Brockwell Park which adds to the area's nightlife,
- Accessible by rail from Herne Hill and North Dulwich stations, along with some bus routes which provide connections to central London. The area has no tube connection and is not as well served by public transport as many other parts of Southwark,
- A place for sports and outdoor activities including the Herne Hill Velodrome, Brockwell Park and Sunray Gardens,
- Home to a local business park within and between the viaducts running south from Herne Hill to West Dulwich and Tulse Hill.

AV.01.2 Development in Herne Hill and North Dulwich should:

- Respect the character of the local area.
- Provide as many homes as possible at a range of tenures including social housing.
- Prioritise walking, cycling and public transport with street and junction improvements to make the town centre safer for vulnerable road users and reduce exposure to air pollution.
- Complement and improve the Herne Hill town centre including by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre and allow existing businesses to grow.
- Enhance public realm around the Half Moon Tavern and improve pedestrian access under the railway viaduct.
- Improve surface water drainage in the area to prevent flooding.

AV.01.3 Growth opportunities in Herne Hill and North Dulwich:

Whilst development opportunities in Herne Hill are relatively limited, Herne Hill has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Herne Hill and North Dulwich Site Allocation

The key development opportunity sites in Herne Hill and North Dulwich are:

- NSP50: Bath Trading Estate



<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the small business cluster, including creative and cultural industries, providing at least the amount of employment floorspace (B class) currently on the site; • Provide high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations, and space for small businesses (B1) in the arches of the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new link to Half Moon Lane to improve the permeability and legibility of the site; • Provide new homes (C3) on upper storeys facing Brockwell Park; • Provide new visitor accommodation (C1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 15,390 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Light Industrial (B1) – 2,553 m² • Retail (A1, A2, A3, A4, A5) – 2,041 m²

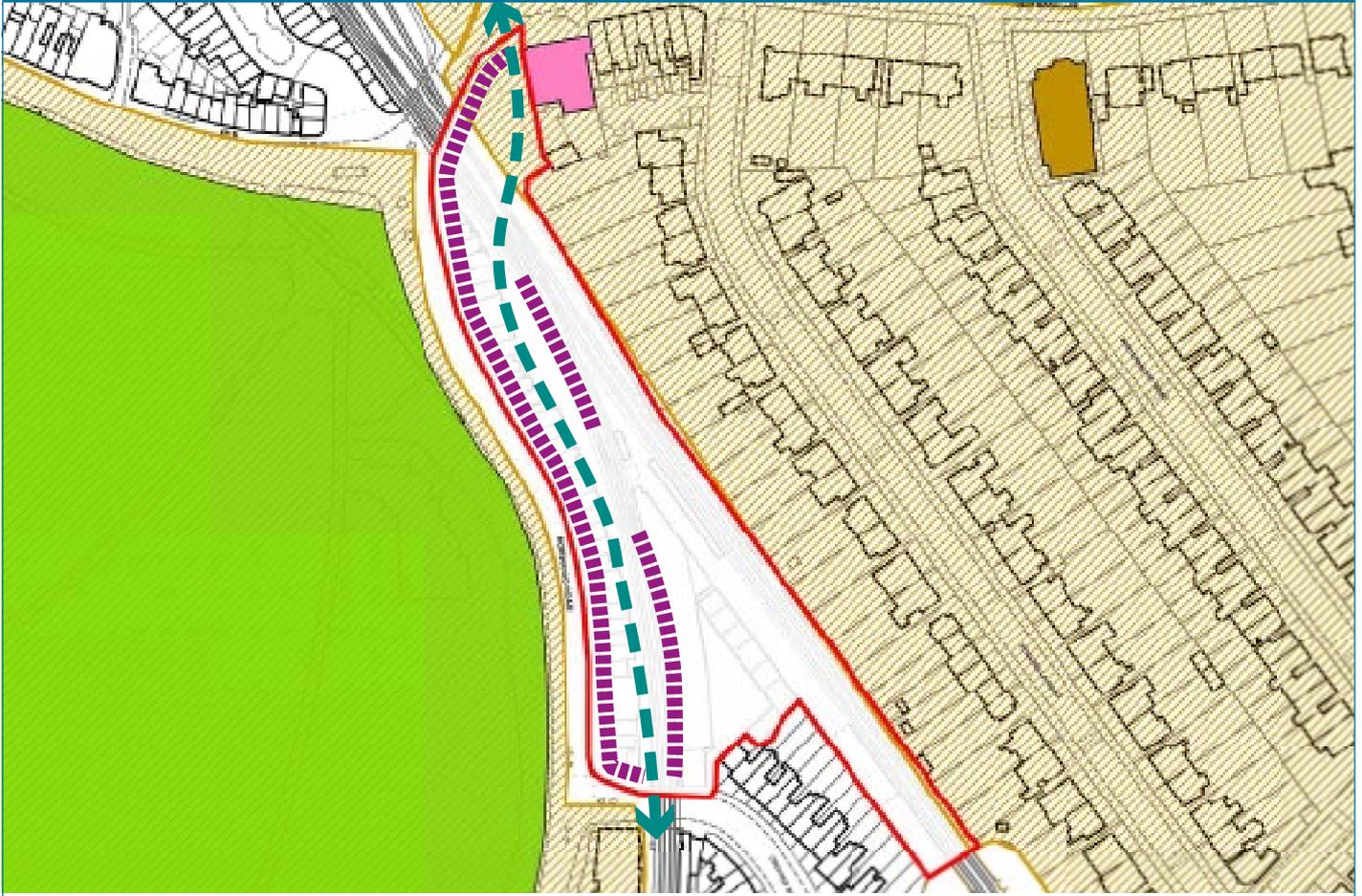
Any redevelopment should intensify and expand of employment uses and footfall to Herne Hill town centre. There may be opportunities for residential development on upper floors facing Brockwell Park on Norwood Road. However, any uplift in floorspace must be sensitive to the setting of Brockwell Park and proposed development should reflect existing building heights. Redevelopment should provide a new pedestrian link to Half Moon Lane from Bath Factory Estate.

Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies as set out in the Lambeth Local Plan.

The site is within the Stradella Road conservation area. It is also within the setting of the designated heritage asset of Brockwell Park (a Registered Landscape and Conservation Area) and an ornate cast iron railway viaduct to the south of the site (locally listed in Lambeth). Development proposals should seek to enhance the historic features of the site and its immediate surroundings.

Development proposals must recognise the sites close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to the provisions of policies and site allocations within reasonable proximity as set out in the Lambeth Local Plan.

Site vision diagram

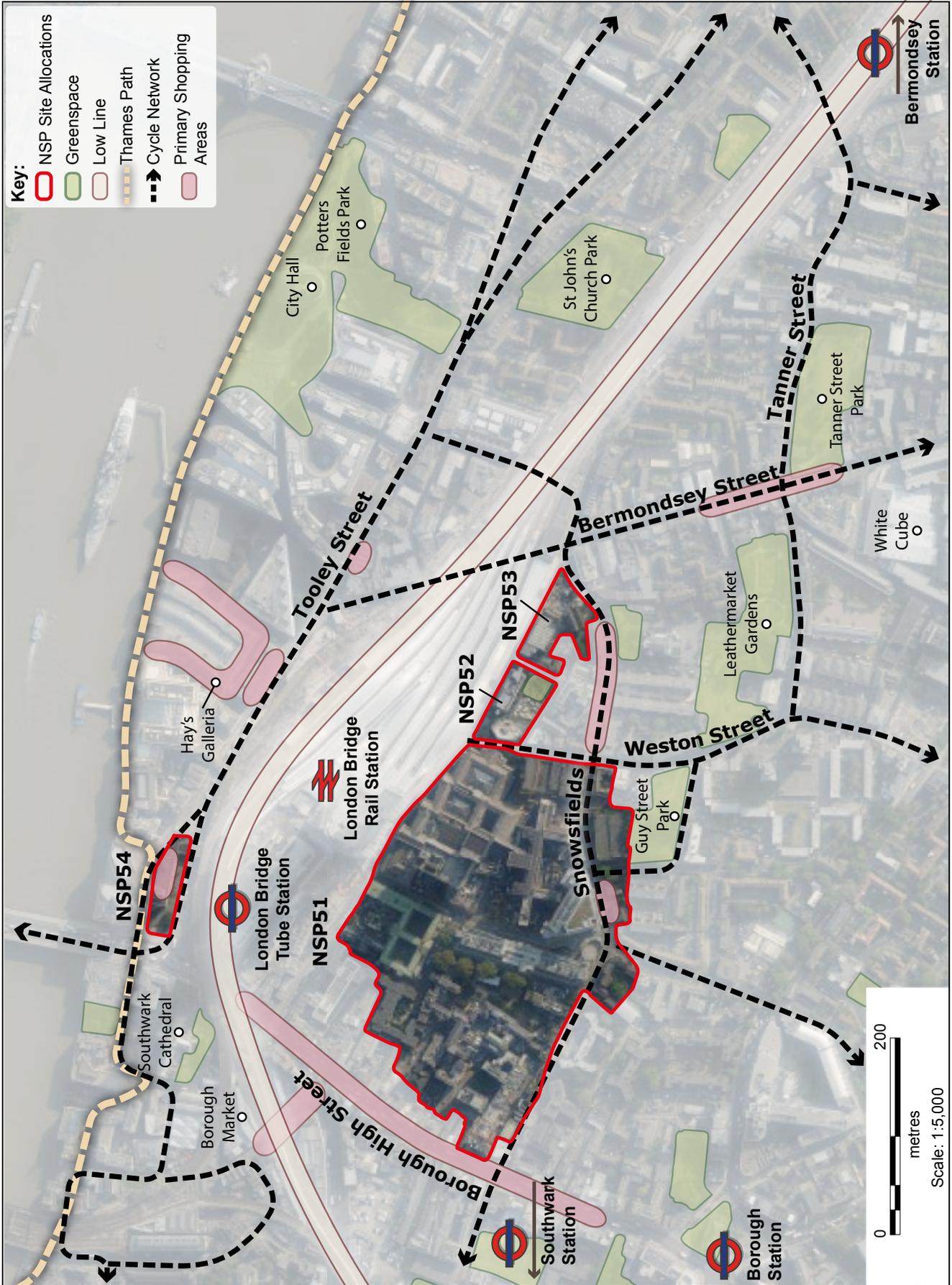


- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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London Bridge

London Bridge Area Vision Map



AV.10 London Bridge Area Vision

AV.10.1 London Bridge is:

- A globally significant central London business district which is home to international business headquarters, centres of academic and health excellence at King's College London and Guy's Hospital as well as a local destination and town centre.
- Internationally renowned for its prominent riverfront location providing cultural spaces and retail, including Borough Market and riverside access.
- An area with a rich heritage preserved in historic monuments, buildings, yards, public spaces, vistas, cityscapes and archaeology.
- One of the UK's busiest and fastest growing transport hubs, that has increased rail and river capacity and improved walking and cycling provision and the quality of the public realm.
- Of great archaeological interest, containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.

AV.10.2 Development in London Bridge should:

- Attract global commerce with headquarter and local offices and build on its reputation for arts and crafts, food and trade while serving local needs through its town centre role.
- Support the creation of a distinctive and inspiring world class environment through a mix of inspiring new architecture, restored and reactivated warehouses and other heritage revealed with 'placemarks', public art and quality public realm that provides openness, connectivity and a 'green grid'. Greenery and innovations in environmental resilience should be incorporated into buildings.
- Build on the fabric of local alleyways and yards to create quiet, green routes with clean air.
- Strengthen the cultural offer of the area and diversify activities and shops.
- Make sure the new standard of London Bridge Station is upheld and the Shard remains significantly taller and more visible than surrounding buildings as the station's landmark.
- Improve local accessibility and interchange at the station with enhanced walking, cycling, tube, bus and boat routes.
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- 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;

- Enhance the sense of place and visitor and cultural activities along the Thames riverfront, and encourage use of riverboat services, waterborne freight and the Thames Path in a safe and sustainable way;
- Support the development of vibrant new high streets on St Thomas Street, Crucifix Lane and Tooley Street, complementing the distinct character of nearby Bermondsey Street.

AV.10.3 Growth opportunities in London Bridge:

London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs.

London Bridge Site Allocations

The key development opportunity sites in London Bridge are:

- 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, and Snowsfields
- NSP54: Colechurch House, London Bridge Walk



<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide health, research and education facilities or otherwise support the functioning of London Bridge Health Cluster; • Improve pedestrian movement and permeability through the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses (A1, A2, A3, A4); • Provide other ancillary uses which would complement the health cluster (C2, D1). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 80,030 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Health, research and education facilities

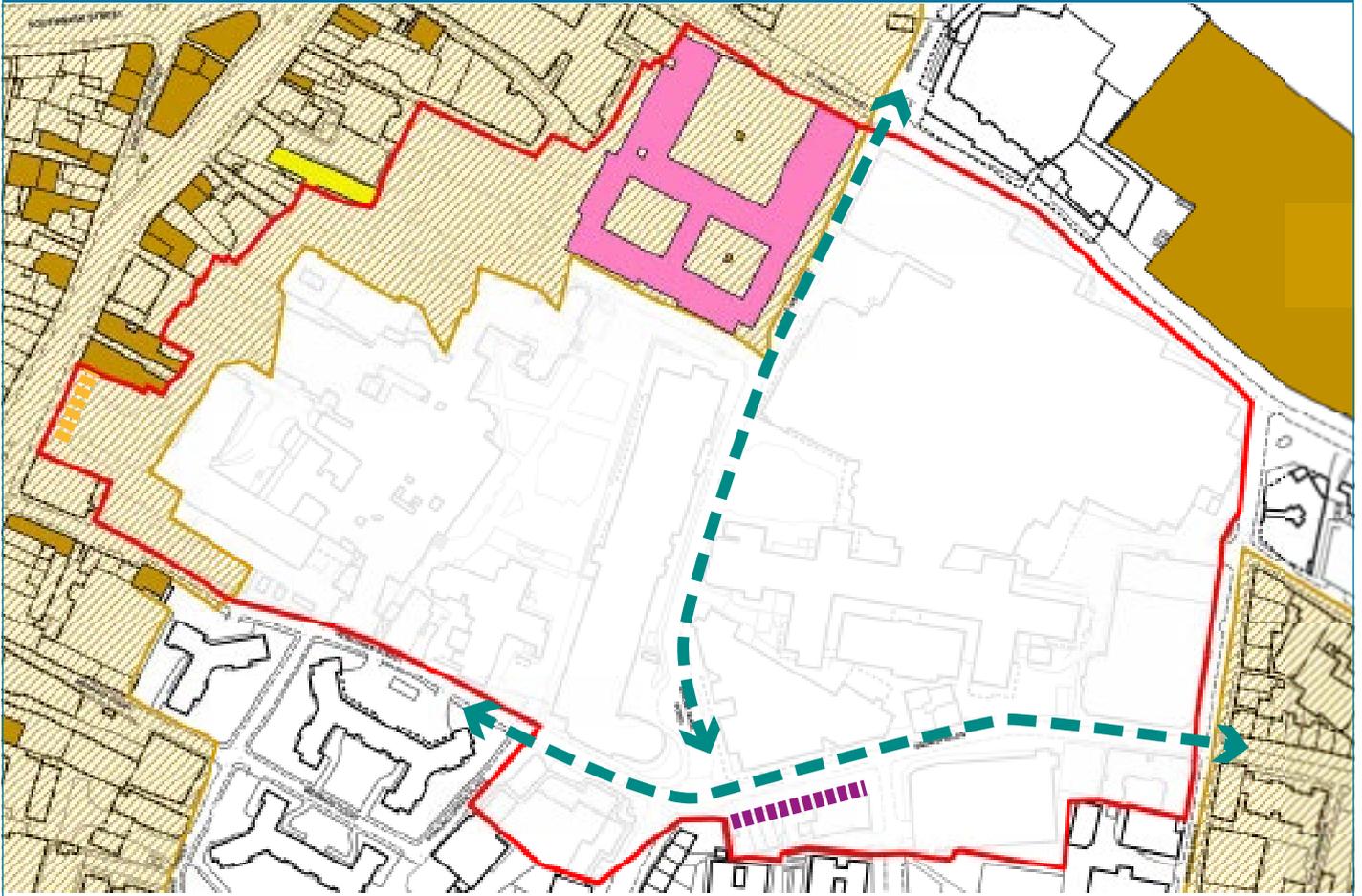
Redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The scale of any new buildings should step down towards the site boundaries.

The site partially falls within the borough view of St Paul's from Nunhead Cemetery viewing corridor, Parliament Hill Summit to St Paul's Cathedral background viewing corridor, and Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridor.

The site contains the Grade II* listed Guys Hospital main building, including wings and chapel, and affects the settings of numerous listed Buildings on Borough High Street and St Thomas Street, including the Grade I listed The George Inn. Redevelopment of the site may affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard. All redevelopment should retain and enhance heritage assets within and outside the site allocation.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area and partially within Borough High Street conservation area. The site contains nationally significant archaeological remains, including the scheduled monument of the Roman boat at New Guy's House, as well as some of the most important archaeological sites in Southwark relating to the Roman settlement, medieval and post-medieval occupation of the area.

Site vision diagram



- Site boundary
- ▨ Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- ▬ Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater,;
- Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor.

Redevelopment of the site should:

- Provide new homes (C3).

The site is subject to the following extant permission: 14/AP/4640

Site area

- 3,814 m²

Existing uses

- University building (D1) – 5,261 m²
- Car parking
- Office (B1) – 3,652 m²

Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

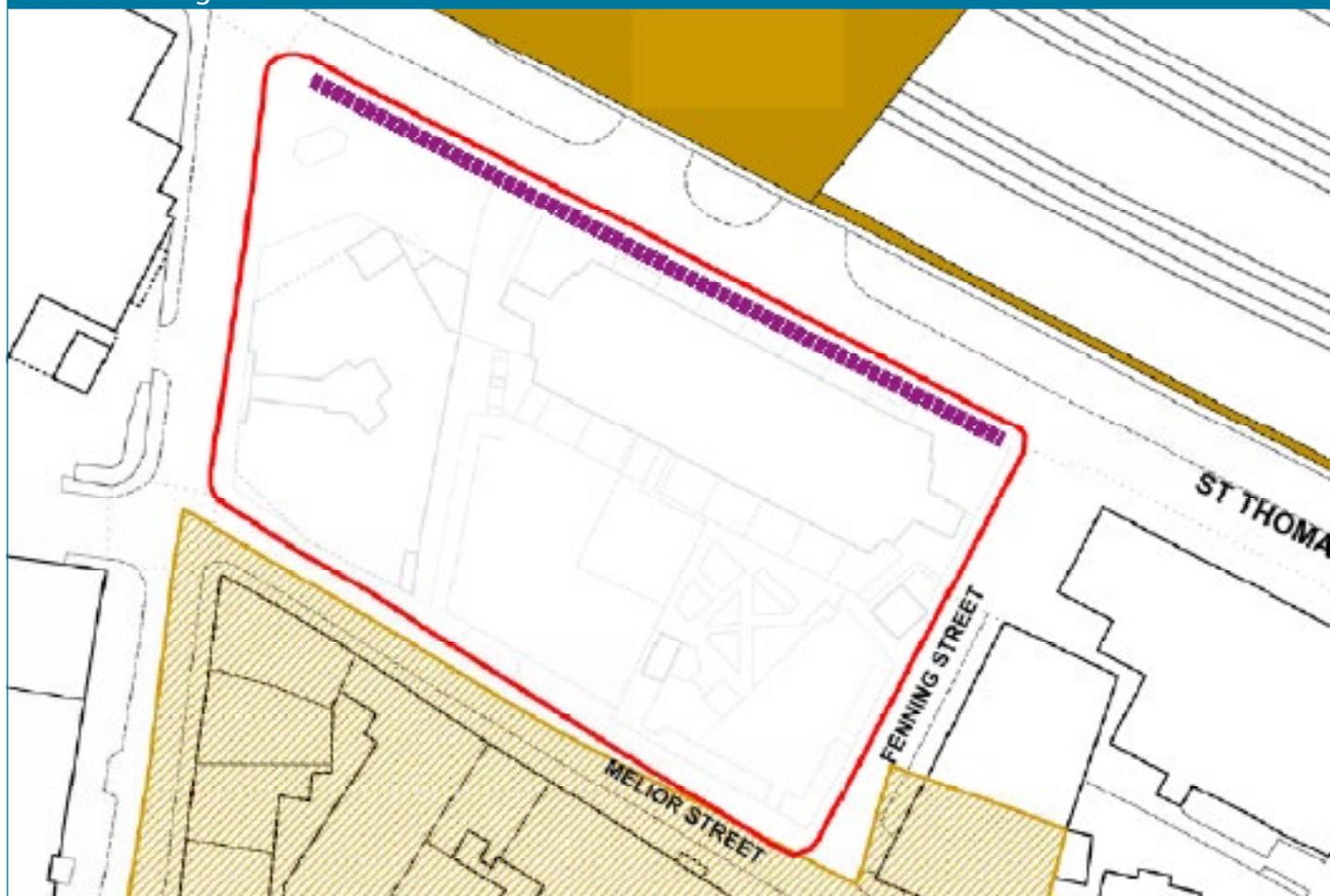
The site falls within both the Parliament Hill Summit to St Paul's Cathedral, and the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridors.

Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide public realm enhancements, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.

Proposals for the site should be sensitive to the surrounding context, and should sustain and enhance the setting of the Grade II listed Railway Arches and the Bermondsey Street conservation area to the east.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. Very significant archaeological remains are known within the immediate area.

Site vision diagram



- | | | | |
|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; • Provide a new north-south green link from Melior Place to St Thomas Street; • Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor; • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 4,033 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Office (temporary) (B1) – 2,691 m² • Light industrial with ancillary office and storage (B1) – 751 m² • Warehouse (vacant) – 1,117 m²

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.

Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

Open space will be secured because:

- London Bridge is deficient in parks and other greenspace, which the new space will address;
- It will mitigate the pressure from development on existing open space;
- The site is large enough to accommodate a meaningful open space at an achievable level;
- It will enhance the new high street on St Thomas Street; and
- It will enhance the setting of the Leather Warehouse and Horseshoe Pub.

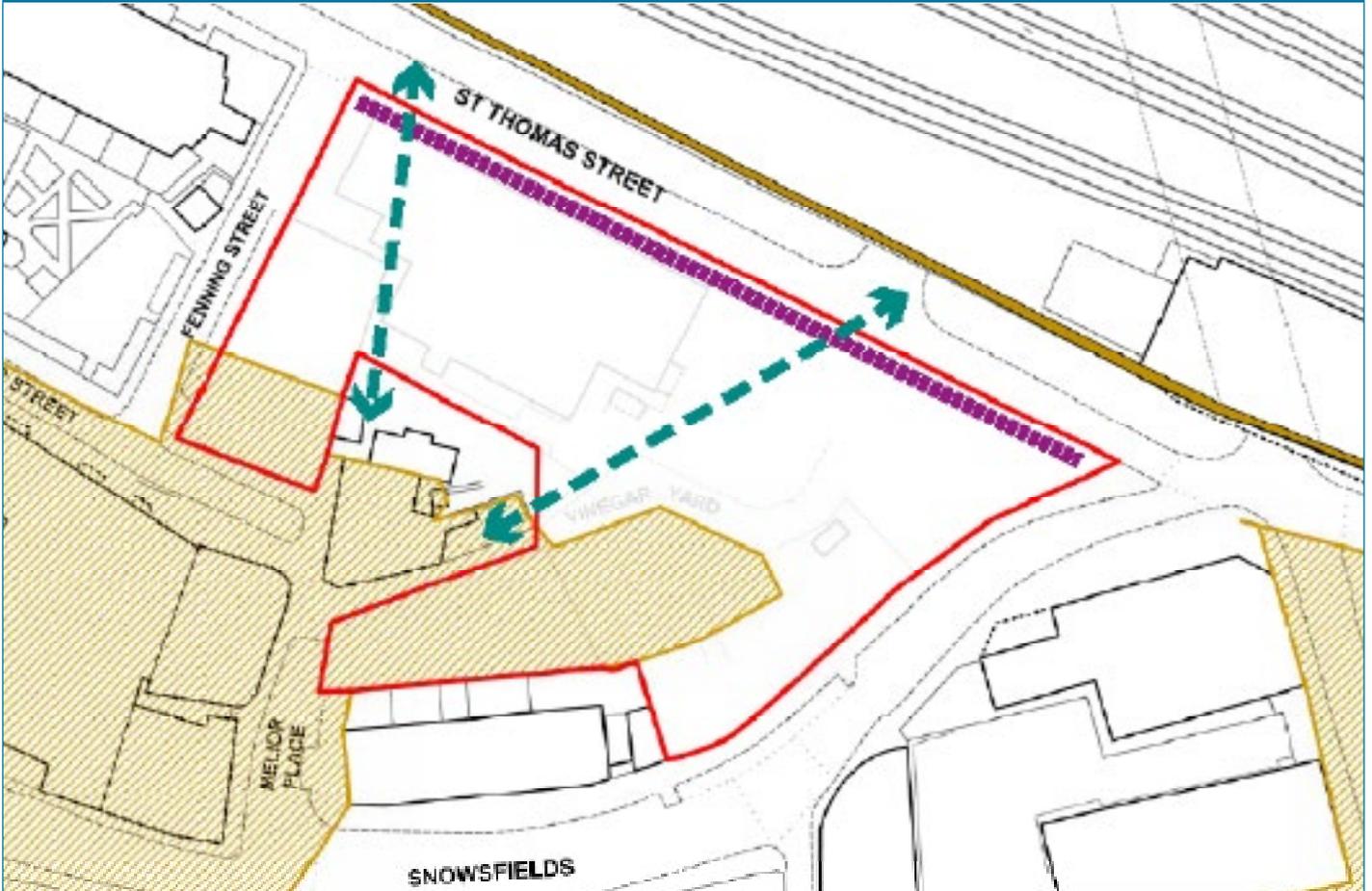
The site falls within both the Parliament Hill Summit to St Paul's Cathedral, and the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridors.

Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide new public open space.

The site is within the setting of the Grade II listed Railway Arches. The site is partially within the Bermondsey Street conservation area and includes an important unlisted building, The Leather Warehouse, which makes a positive contribution to the area. The site is also within the setting of the important unlisted Horseshoe Pub. Redevelopment should enhance the setting of these buildings. Development proposals should seek to retain and enhance where possible the townscape setting provided by key heritage assets including the unlisted leather warehouse on Snowfields Street, the Horseshoe Inn located on Vinegar Yard and the Grade II listed Railway Arches. Development proposals should complement local character and distinctiveness. The urban grain and street layout of the surrounding area should be retained.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area. Very significant archaeological remains are known within the immediate area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
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- Opportunity for active frontages
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- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide an uplift in office floorspace (B1); • Contribute to a vibrant pedestrian area with town centre uses (A1, A2, A3, A4, D1, D2) which create an active street frontage; • Provide a high quality pedestrian environment which links to London Bridge and the Thames Path; • Provide ground floor active frontages on Duke Street Hill, including town centre uses (A1, A2, A3, A4, D1, D2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 14,011 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Town centre uses (A1, A2, A3, A4, B1, B2,) – 12,674 m²

Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should not detract from the primacy of The Shard. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in closer proximity to the River Thames.

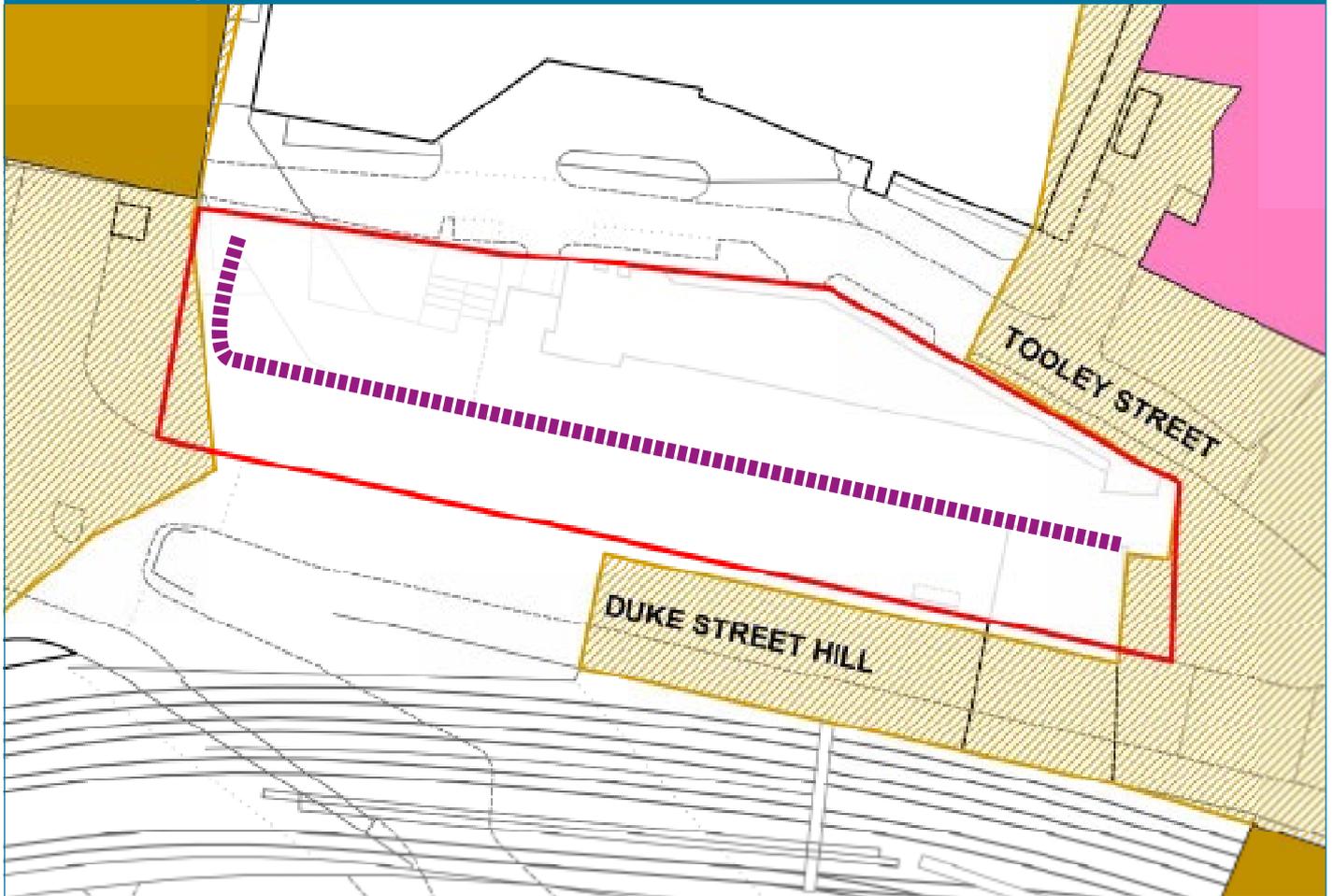
Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are in the area most in demand for delivery and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.

The site falls within both the Parliament Hill Summit to St Paul's Cathedral, and the Kenwood Viewing Gazebo to St Paul's Cathedral background viewing corridors.

The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Area and is on the edge of the Borough High Street and Tooley Street conservation areas. Very significant archaeological remains are known from the area, as the site is on the approach to the medieval 'Old London Bridge' and may retain elements of the bridgehead. The site has the potential to contain some of the most important archaeology of Southwark from a range of periods, including high status Roman occupation and riparian evidence.

The site is within the settings of a number of Listed Buildings on Tooley Street, including Grade II* listed St Olaf House and Grade II listed London Bridge Hospital. Redevelopment has the potential to affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard.

Site vision diagram



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- Registered Parks

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Nunhead

Nunhead Area Vision Map



AV.11 Nunhead Area Vision

AV.11.1 Nunhead is:

- A historic residential area with many pubs, a library and a local community centre.
- A visitor destination for Nunhead Cemetery, with a view of St Paul's Cathedral and Aquarius Golf Course.
- Accessible by rail from central London at Nunhead Station and by many local walking, cycling and bus routes.
- Home to a thriving shopping centre at Evelina Road with a wide range of independent shops around Nunhead Green that create a village environment. Local shopping parades meet local shopping needs at Forest Hill Road and Cheltenham Road.
- A place for sports and activities with good access to parks such as Peckham Rye.

AV.11.2 Development in Nunhead should:

- Provide as many homes as possible while respecting the local character of the area.
- Improve walking and cycling routes and public transport.
- Complement and improve the town centre offer at Evelina Road, Forest Hill Road and Cheltenham Road, including the retention of small shops.

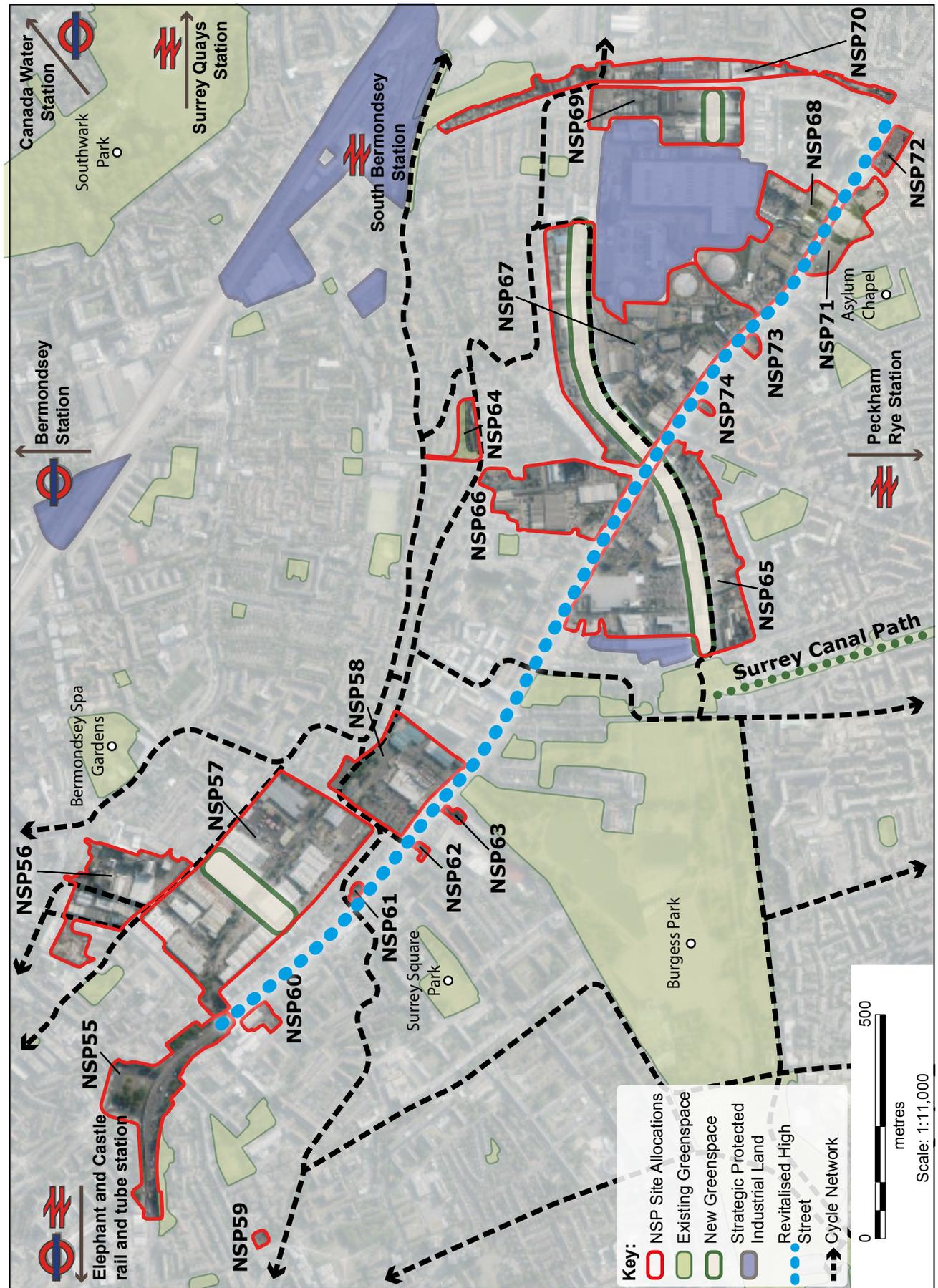
AV.11.3 Growth opportunities in Nunhead:

Whilst development opportunities in Nunhead are relatively limited, Nunhead has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Detailed development opportunities in Nunhead are set out in the Peckham and Nunhead Area Action Plan (2014). This includes adopted Site Allocations. There are no new development opportunity sites in Nunhead.

Old Kent Road

Old Kent Road Area Vision Map



AV.12 Old Kent Road Area Vision

AV.12.1 Old Kent Road is:

- Not just any old road. For 2000 years it has been a vital artery connecting the commerce and culture of one of the world's great cities to Europe. Its strength as a place to live, work and do business is its central London location and inner city character.
- A place with a strong community identity. It has excellent park and local spaces and there is a clear pride in locally maintained community gardens. Burgess Park nearby provides valuable wildlife, open space, play and sports facilities benefitting physical and mental health.
- A place with excellent schools, active voluntary organisations and home to many faith groups. Some 10,000 people are employed locally in a wide variety of jobs including manufacturing, transport, the arts, distribution and retail.
- Home to many different types of retail, from small shops and cafes on the high street to larger supermarkets, builders merchants and retail warehouses.
- A place where pockets of heritage survive from different eras including the Livesey gasworks and the ceramic mural which tells the story of the Old Kent Road.

AV.12.2 Development in Old Kent Road should:

- Deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure and health centres, and the creation of wide range of jobs.
- Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling which will help to tackle air and noise pollution, vital for the health of all but particularly the health of children.
- Help foster a community in which old and young can flourish. Building nursery schools together with older people's accommodation has had great success in other cities in reducing loneliness and social isolation. There will be opportunities to connect schools and further and higher education institutions with local employers to make the most of the diverse employment opportunities that exist in the Old Kent Road.
- Help grow the significant economic base in the Old Kent Road, not just for offices, but over a wide range of skills and job types, including the types of business that service Central London such as the distribution industry and new and growing sectors such as the arts industry. This includes promoting innovative ways of mixing homes with commercial uses and making the best use of space which, done with care, will deliver a place that is desirable to live and work in.
- Build new homes that come in a range of types from terraced houses to apartments with a high design quality including generous room sizes, high ceilings and big windows to ensure people have space to think and to rest.
- Link existing open spaces like Burgess Park to each other and new park spaces to provide a "Greener Belt" network accommodating play, sports, growing spaces, nature and places to just sit and contemplate

- The ambition is to create an environment that delights the senses. There will be new neighbourhoods that promote physical activity, social interaction and shield from pollution and feeling unsafe.
- Demonstrate excellent standards of environmental sustainability including pioneering new district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.

AV.12.3 Growth opportunities in Old Kent Road:

The Old Kent Road Area Action Plan will set out the physical framework that will enable the community to realise its potential. The construction of the Bakerloo Line Extension will drive the growth of central London southwards encompassing Old Kent Road. The Area Action Plan will identify the opportunities for growth and benefits for local communities including delivering 20,000 new homes, over 5,000 new jobs, new tube stations and a new major town centre for shopping. There should be no poverty of ambition or opportunity in Old Kent Road for any age group. Living at the centre of one of the worlds great cities, with its enviable economic and cultural capital should be an opportunity for all and not just a privileged few. We have a responsibility to make the most of that opportunity on behalf of the residents of Old Kent Road.

Old Kent Road Site Allocations

Detailed development opportunities in Old Kent Road will be set out in the Old Kent Road Area Action Plan. This includes adopted Site Allocations. The key development opportunity sites in Old Kent Road are:

- NSP 55: Bricklayers Arms
- NSP 56: 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



Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Reconfigure this busy junction, potentially removing the flyover, to enable the introduction of new street frontages and reduce severance caused by the current road layout;
- Take opportunities to integrate any reconfigured layout into the existing grain and network of routes around the junction whilst avoiding any adverse impact on the surrounding local highway network;
- Avoid adverse impacts on bus services such as increased journey times, reduced reliability or broken links.

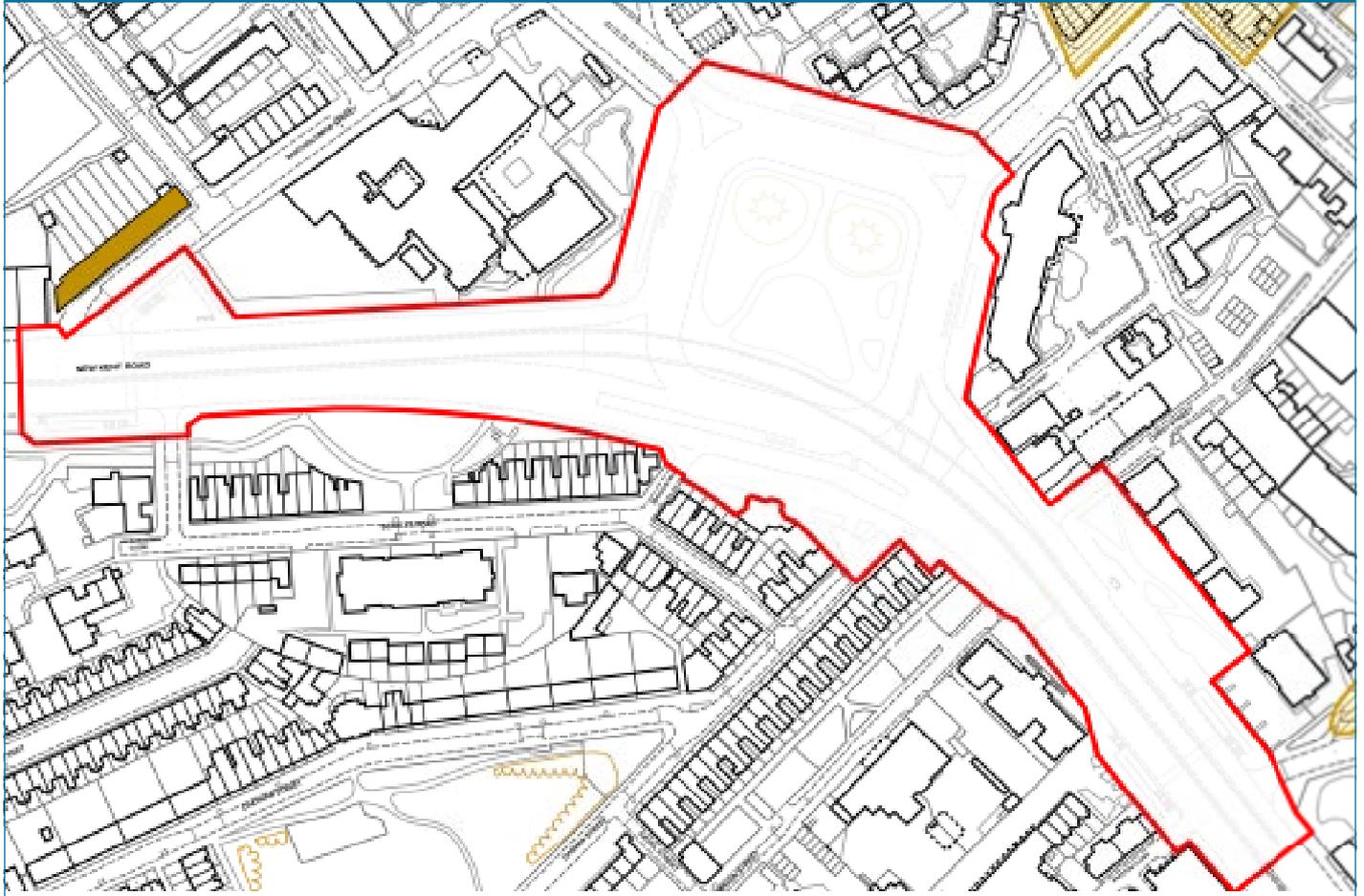
Redevelopment of the site should:

- Provide retail (A1, A2, A3, A4);
- Provide employment (B use class);
- Provide community uses (D use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of

	<p>the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p> <p>The site has the potential to host a new underground station as part of the Bakerloo Line Extension.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 14,011 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Town centre uses (A1, A2, A3, A4, B1, B2,) – 12,674 m²
<p>Design and accessibility guidance</p>	<p>There are significant opportunities for built development to create a new piece of townscape which stitches the site back into the city. The redevelopment of Bricklayers Arms should improve permeability for people walking and cycling and reduce severance created by the existing junction layout and the flyover. This should provide a high quality pedestrian environment and improved landscaping, maximising the opportunity to retain good quality trees. Development should reinforce the high street and provide a new part of the town centre.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings at Bricklayers Arms should preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park and the and the London panorama of St Pauls Cathedral from One Tree Hill. Redevelopment should improve the settings of Paragon Gardens and Driscoll House.</p> <p>The site lies within the ‘Borough, Bermondsey and Rivers’ and ‘Old Kent Road’ Archaeological Priority Areas. A strategy for archaeological investigation and mitigation is required for this site.</p>	

Site vision diagram



-  Site boundary
-  Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Opportunity for active frontages
-  Improved connectivity for pedestrians and cyclists
-  Grade II Listed Building
-  Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide employment uses (B use class);
- Provide community uses including gallery space/artists studios (D use class).

Redevelopment of the site may:

- Provide retail (A1, A2, A3, A4).

Part of the site is subject to the following extant permission: 15/AP/2474

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 37,660 m²

Existing uses

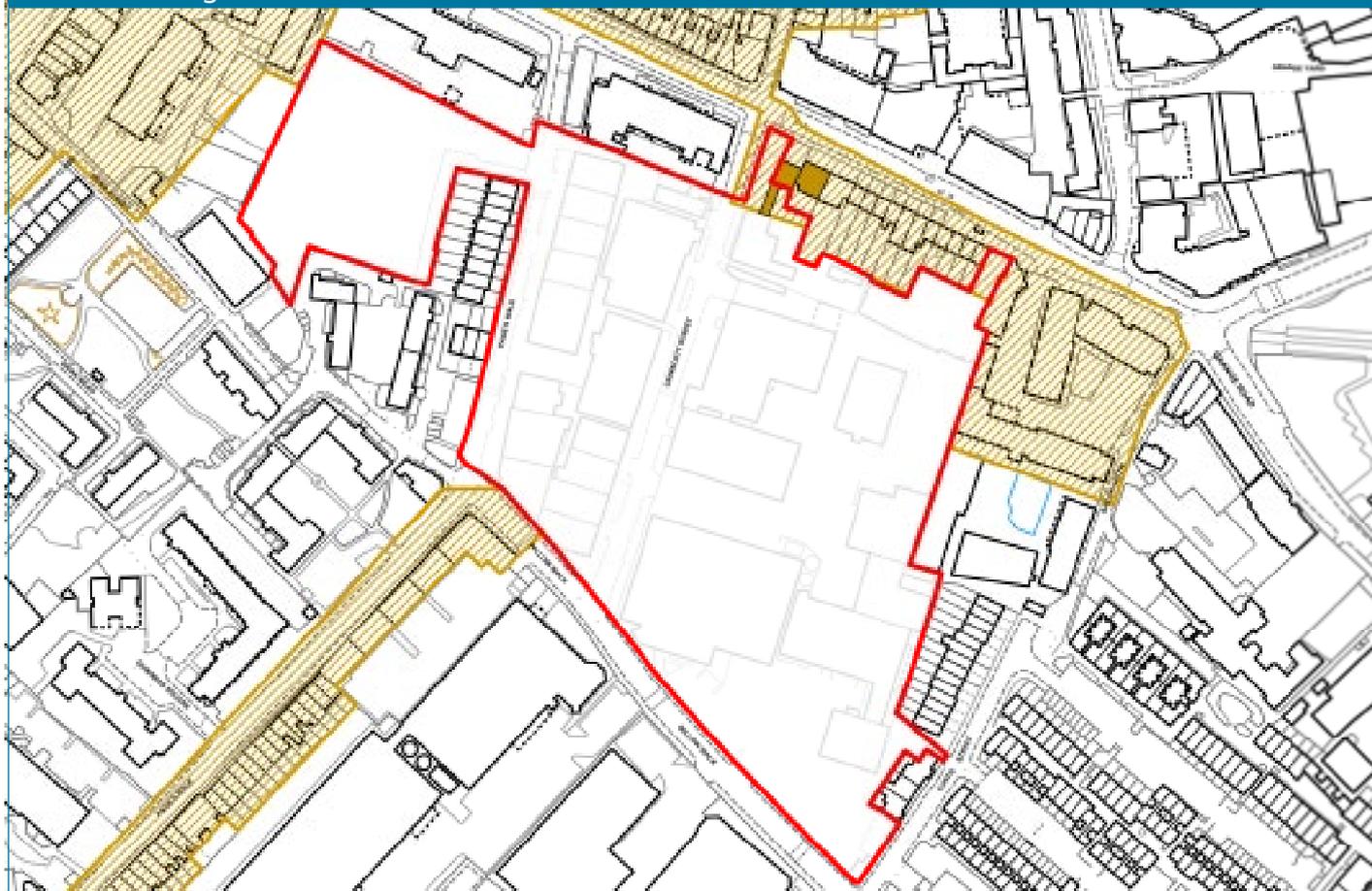
- Employment (B class uses) - 32,367 m²
- Churches (D class uses) – 1,371m²

Design and accessibility guidance

The site is not within a conservation area but development should enhance the setting of the Pages Walk and Bermondsey Street conservation areas.

The site lies within the 'Bermondsey Lake' Archaeological Priority Area. A strategy for archaeological investigation and mitigation is required for this site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide employment uses (B use class);
- Provide community uses (D use class);
- Provide strategic public open space;
- Create a new link from Hendre Way to Quietway 1 on Willow Walk.

Redevelopment of the site may:

- Provide retail (A1, A2, A3, A4).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 120,400 m²

Existing uses

- Employment (B class uses) - 107,717 m²

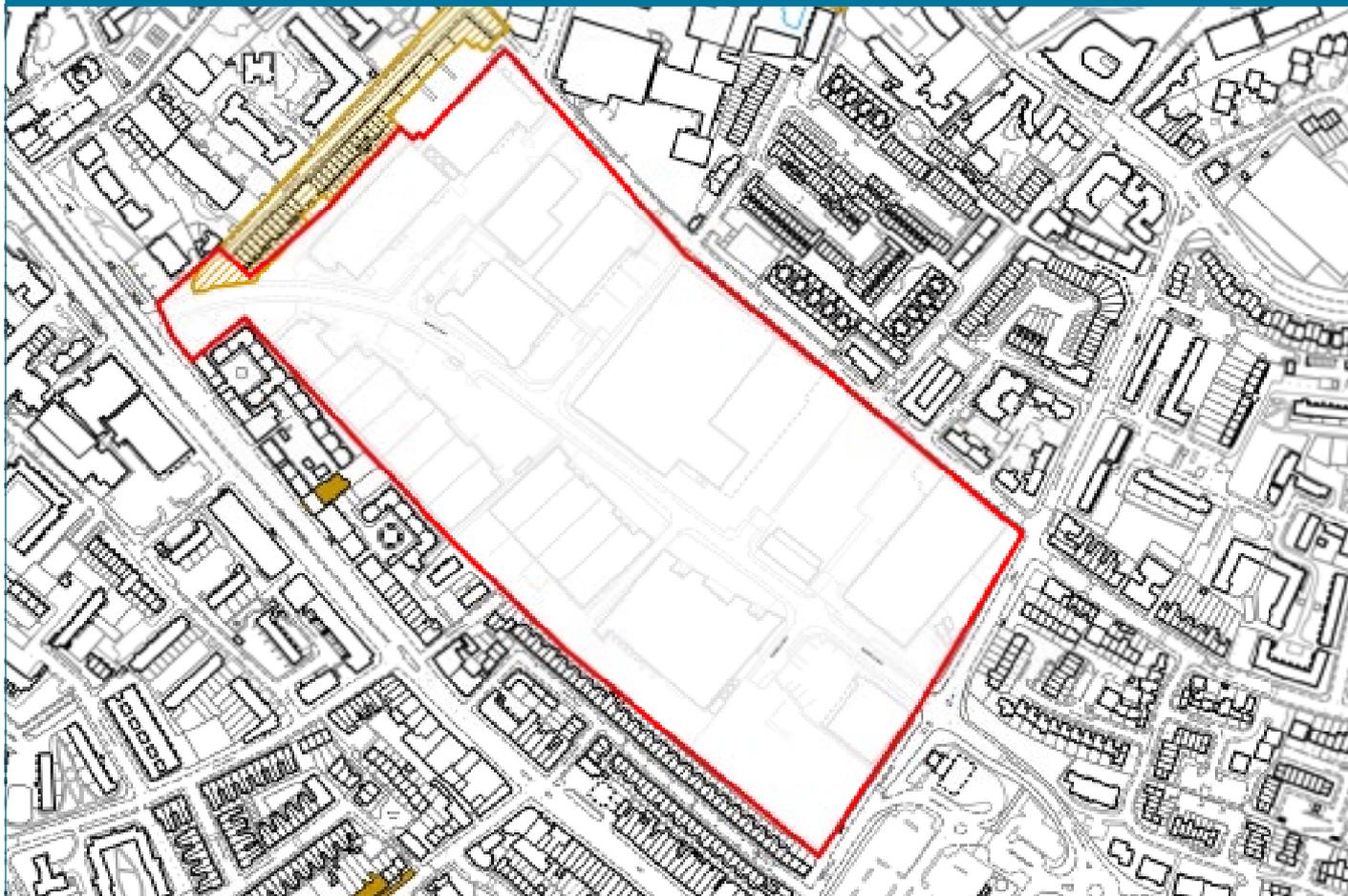
Design and accessibility guidance

The site partially lies within the view of St Paul’s Cathedral from Nunhead Cemetery and the London panorama of St Pauls Cathedral from One Tree Hill. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should also preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park.

The site is not within a conservation area but development should enhance the setting of the Pages Walk conservation area and the White House Grade II listed building.

The site lies within the ‘Bermondsey Lake’ Archaeological Priority Area. A strategy for archaeological investigation and mitigation is required for this site.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Description of site

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4);
- Provide community uses (D use class);
- Provide public open space to support a connection to Burgess Park;

Redevelopment of the site should:

- Provide employment uses (B use class);

Redevelopment of the site may:

- Provide new visitor accommodation (C1).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport Infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.

Site area	<ul style="list-style-type: none"> • 40,590 m² 	Existing uses	<ul style="list-style-type: none"> • Retail (A class uses) – 9,865 m² • Retail car parks
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Design and accessibility guidance

The site partially lies within the view of St Paul’s Cathedral from Nunhead Cemetery. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should also preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park.

Development should reinforce the high street and provide a new part of the town centre.

The site lies within the ‘Bermondsey Lake’ and ‘Old Kent Road’ Archaeological Priority Areas.

Site vision diagram



- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site boundary | Opportunity for active frontages |
| Conservation Area | ↔ Improved connectivity for pedestrians and cyclists |
| Grade I Listed Building | Grade II Listed Building |
| Grade II* Listed Building | Registered Parks |

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NSP59: Salisbury estate car park



Site vision

Redevelopment of the site must:

- Provide new homes (C3).

Redevelopment of the site may:

- Provide community uses (D use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site respond positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 1,037 m²

Existing uses

- Car Park

Design and accessibility guidance

The site is located in a residential area and residential development is appropriate.

Site vision diagram



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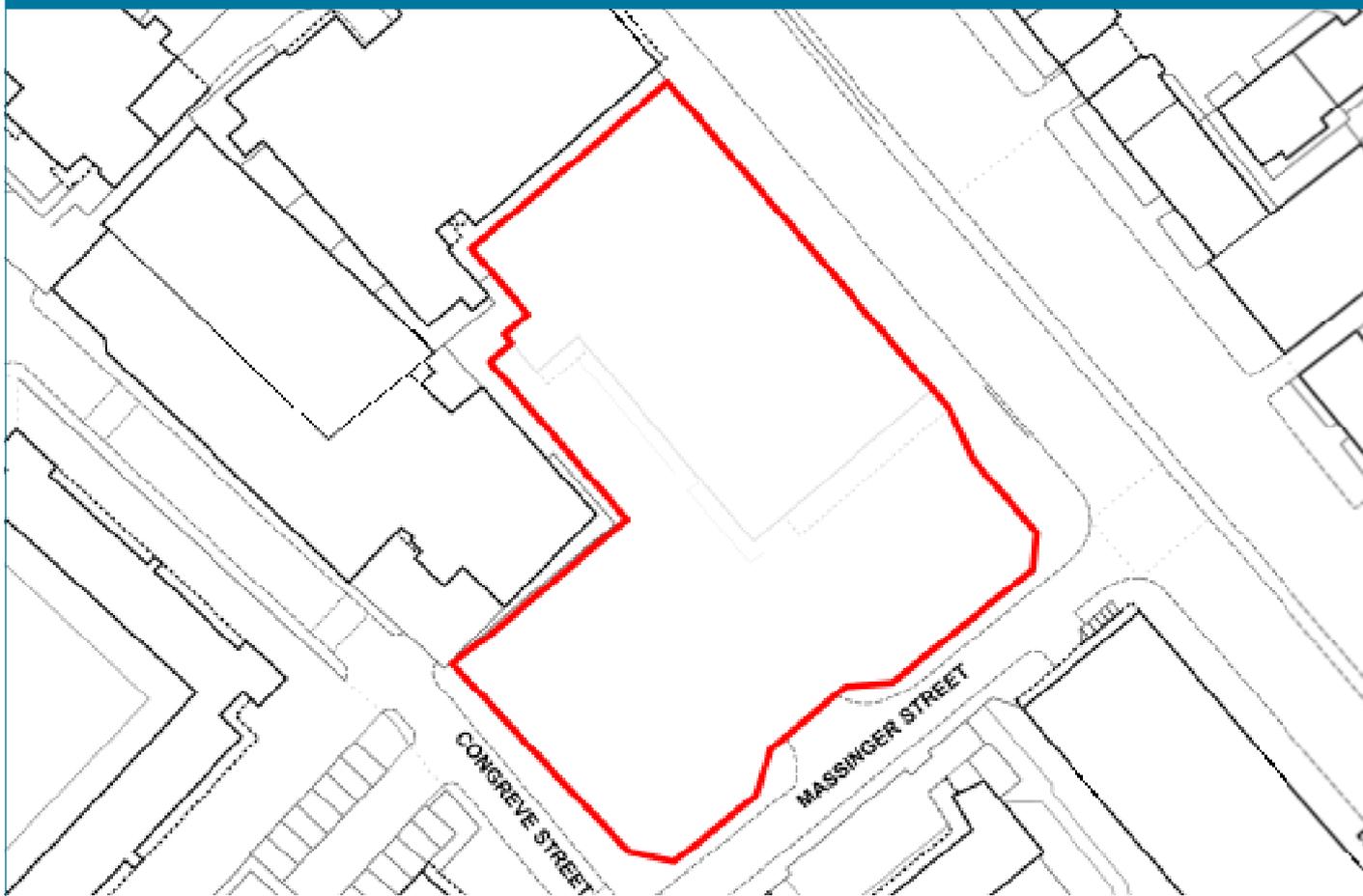


<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide retail (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class); • Provide employment uses (B use classes). <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 3,443 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Retail (A class uses) – 1,419 m² • Retail car park

Design and accessibility guidance

Development should reinforce the high street and provide a new part of the town centre. The site lies within the 'Old Kent Road' Archaeological Priority Area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP61: Former petrol filling station, 233-247 Old Kent Road



Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:

- Provide community uses (D use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 870 m²

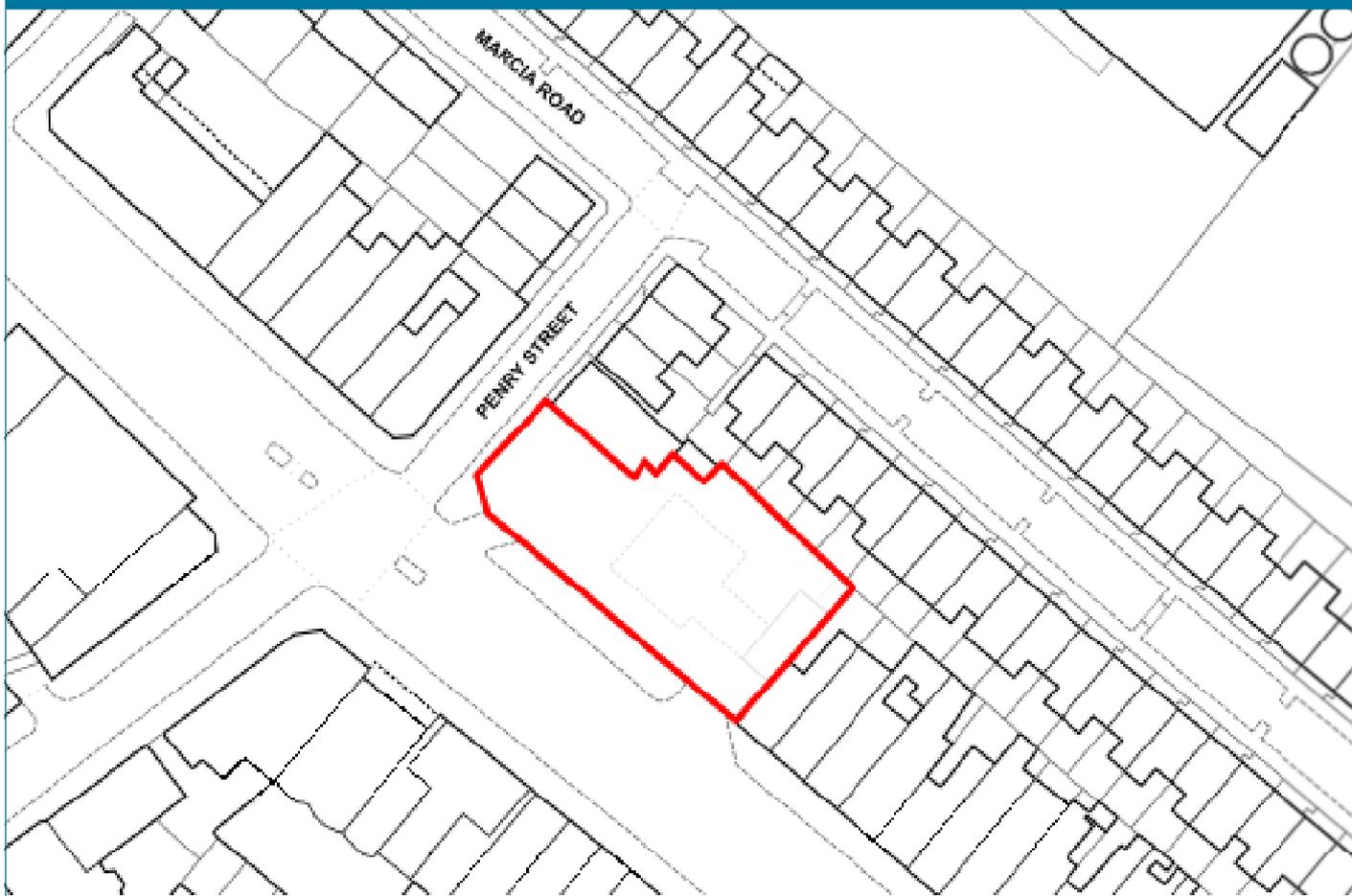
Existing uses

- Hand car wash (sui generis)

Design and accessibility guidance

The site lies within the 'Old Kent Road' Archaeological Priority Area. Development should reinforce the high street and provide a new part of the town centre.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4) on Old Kent Road frontage.

Redevelopment of the site may:

- Provide community uses (D use class).

The site is subject to the following extant permission: 16/AP/4589

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 750 m²

Existing uses

- MOT garages (sui generis)

Design and accessibility guidance

The site lies within the 'Old Kent Road' Archaeological Priority Area. Development should reinforce the high street and provide a new part of the town centre.

Site vision diagram



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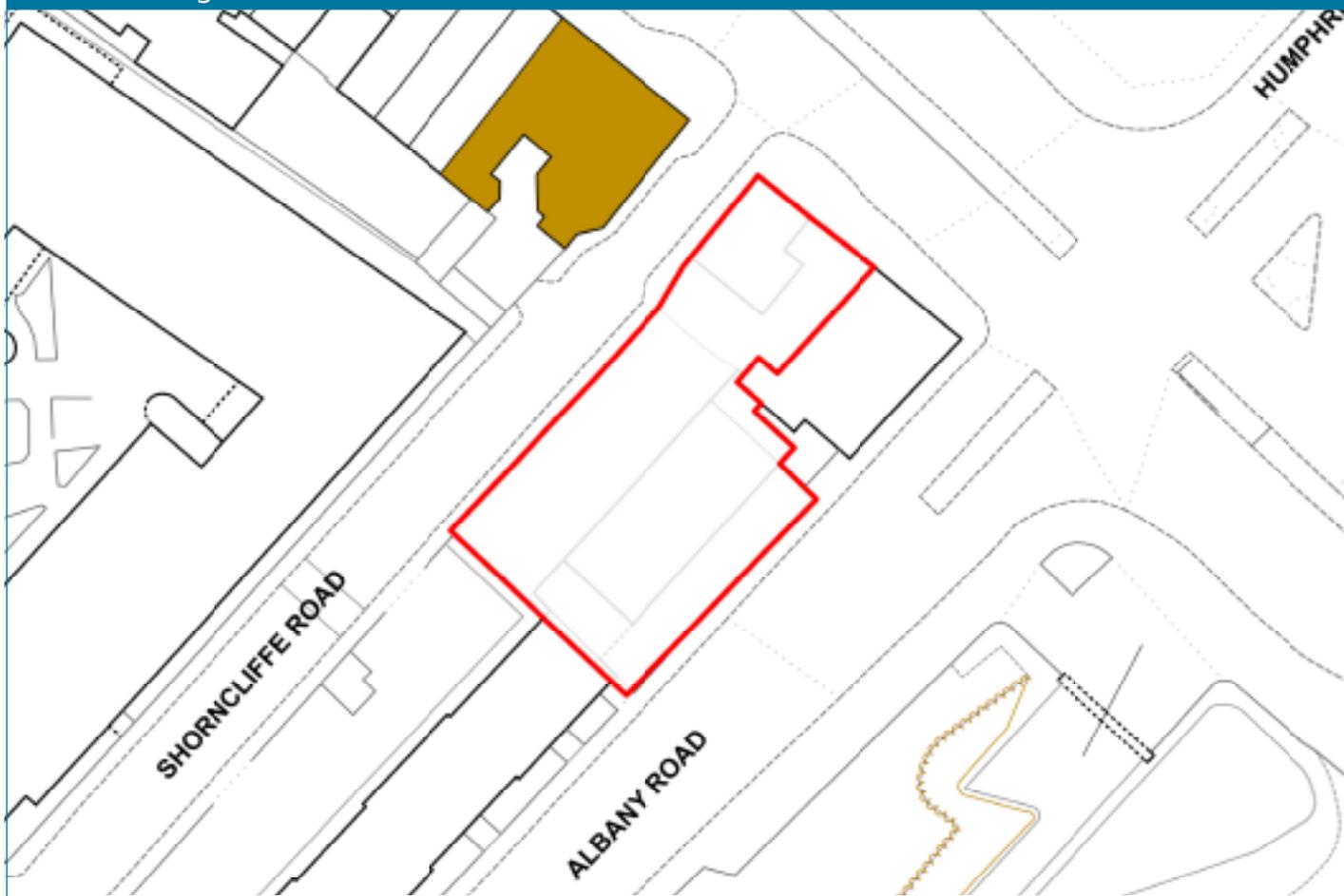
<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide retail (A1, A2, A3, A4) on Old Kent Road frontage. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class). <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 1,080 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Retail (A class uses) – 452 m² • Car park • Hand car wash

Design and accessibility guidance

The site lies within the 'Old Kent Road' Archaeological Priority Area.

Development should reinforce the high street and provide a new part of the town centre.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide employment uses (B use class); • Provide public open space. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class). <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 6,248 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Employment (B class uses) – 2,613m² • Open space

Design and accessibility guidance

The former Southern Railway Stables are identified as a building of architectural and historic interest. The space immediately adjacent is designated as 'Other Open Space' although it is not publicly accessible. Together, the sites could provide a new publicly accessible open space. The stables should be retained or repurposed for employment uses.

The site lies within the 'Bermondsey Lake' Archaeological Priority Area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4);
- Provide community uses (D use class);
- Provide employment uses (B use class);
- Provide strategic public open space including the Surrey Canal Linear Park.

Redevelopment of the site may:

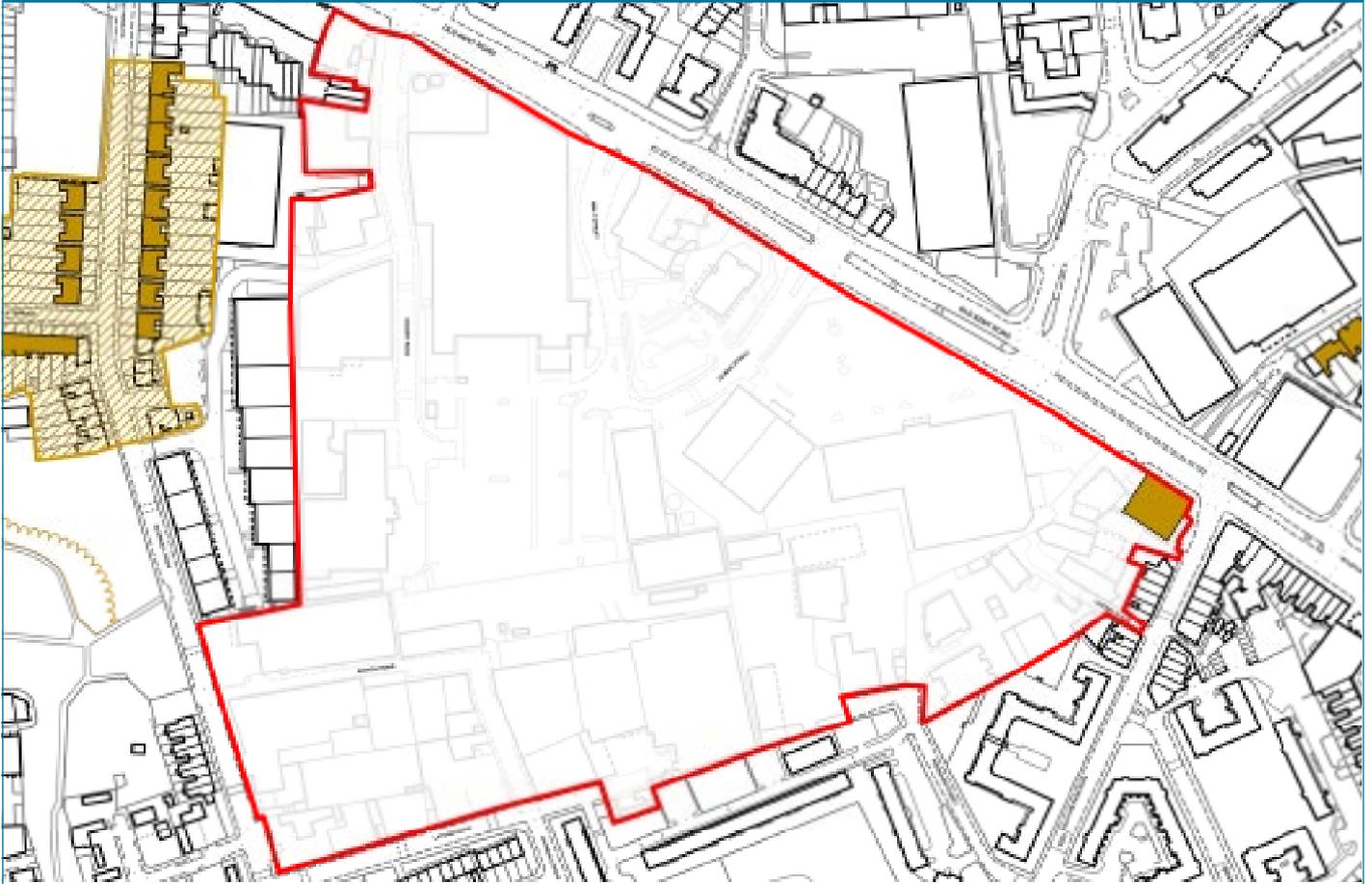
- Provide visitor accommodation (C1).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.

<p>Site area</p>	<ul style="list-style-type: none"> • 111,250 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Employment (B class uses) – 50,181 m² • Retail (A class uses) – 18,788 m² • Churches (D class uses) – 8,563 m² • Retail car parks
<p>Design and accessibility guidance</p>	<p>The site partially lies within the view of St Paul's Cathedral from Nunhead Cemetery Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> <p>The site is not within a conservation area but development should enhance the setting of the Glengall Road conservation area.</p> <p>The site lies partially within the 'Bermondsey Lake' and 'Old Kent Road' Archaeological Priority Areas.</p> <p>Development should reinforce the high street and provide a new part of the town centre.</p>		

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage
- Provide community uses (D use class);
- Provide employment uses (B use class);
- Provide public open space

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 39,600 m²

Existing uses

- Employment (B class uses) –
- 13,755 m²
- Retail (A class uses) – 2,850 m²
- Car parks

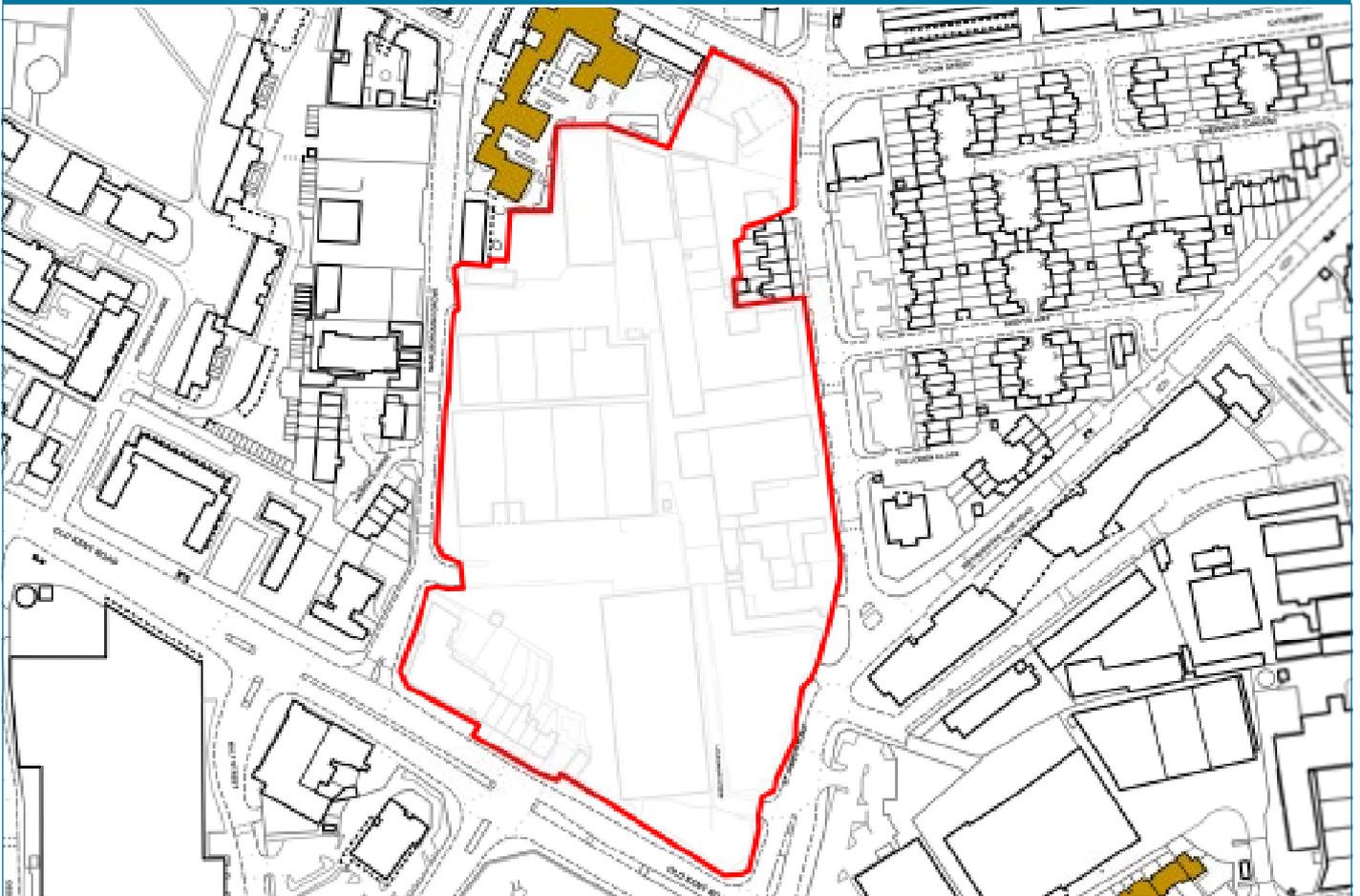
Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the 'Bermondsey Lake' and 'Old Kent Road' Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage
- Provide community uses (D use class);
- Provide employment uses (B use class);
- Provide public open space including the Surrey Canal Linear Park.

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 127,600 m²

Existing uses

- Employment (B class uses)– 58,932 m²
- Retail (A class uses) – 8,136 m²
- Churches (D class uses) – 4,142 m²
- Retail car parks

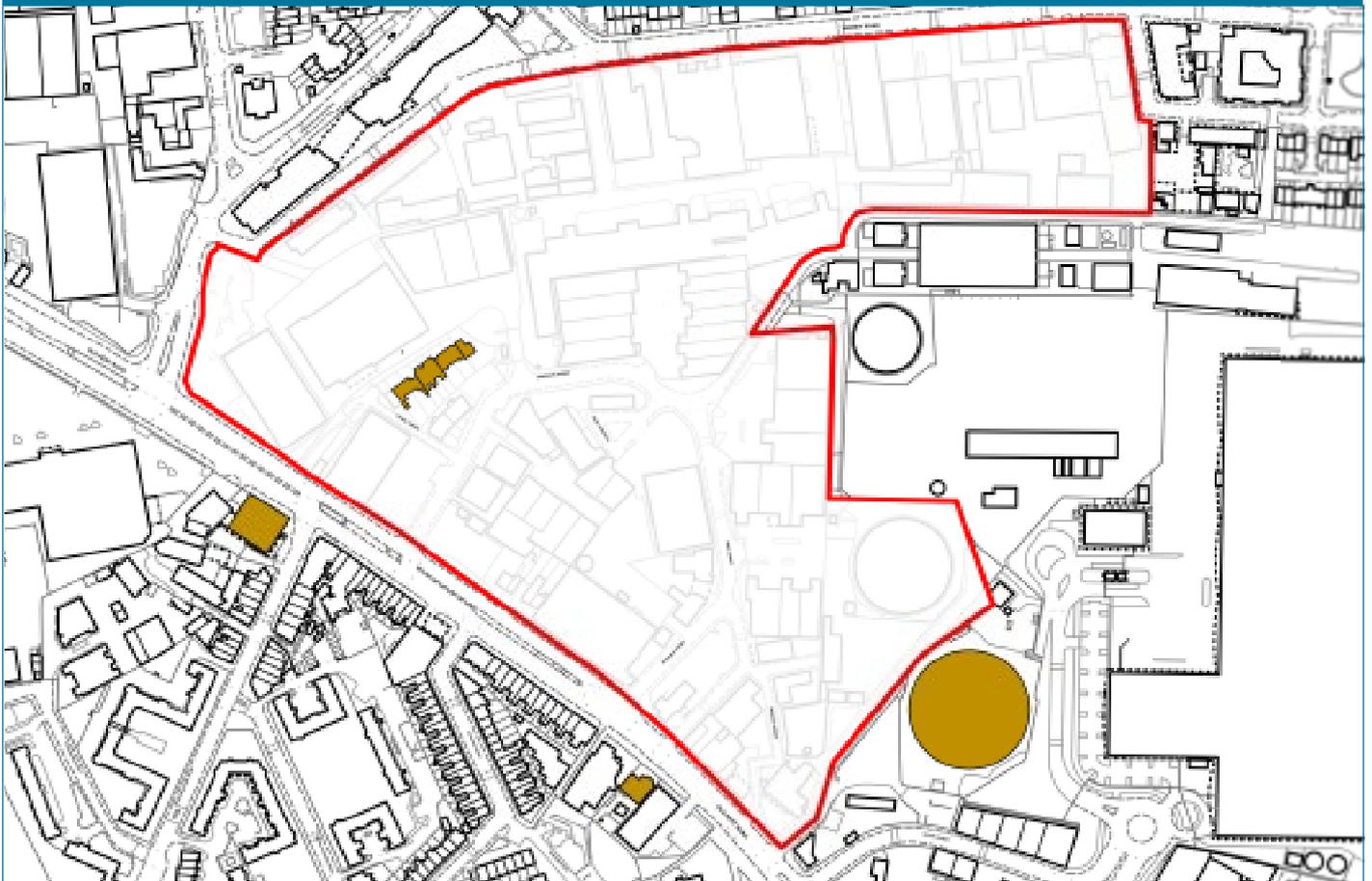
Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the 'Bermondsey Lake' and 'Old Kent Road' Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
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- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide community uses (D use class);
- Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage;
- Provide employment uses (B use class);
- Provide public open space.

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 44,170 m²

Existing uses

- Employment (B class uses)–13,170 m²
- Retail (A class uses) – 4,458 m²
- Churches (D class uses) – 2,041 m²
- Car parks

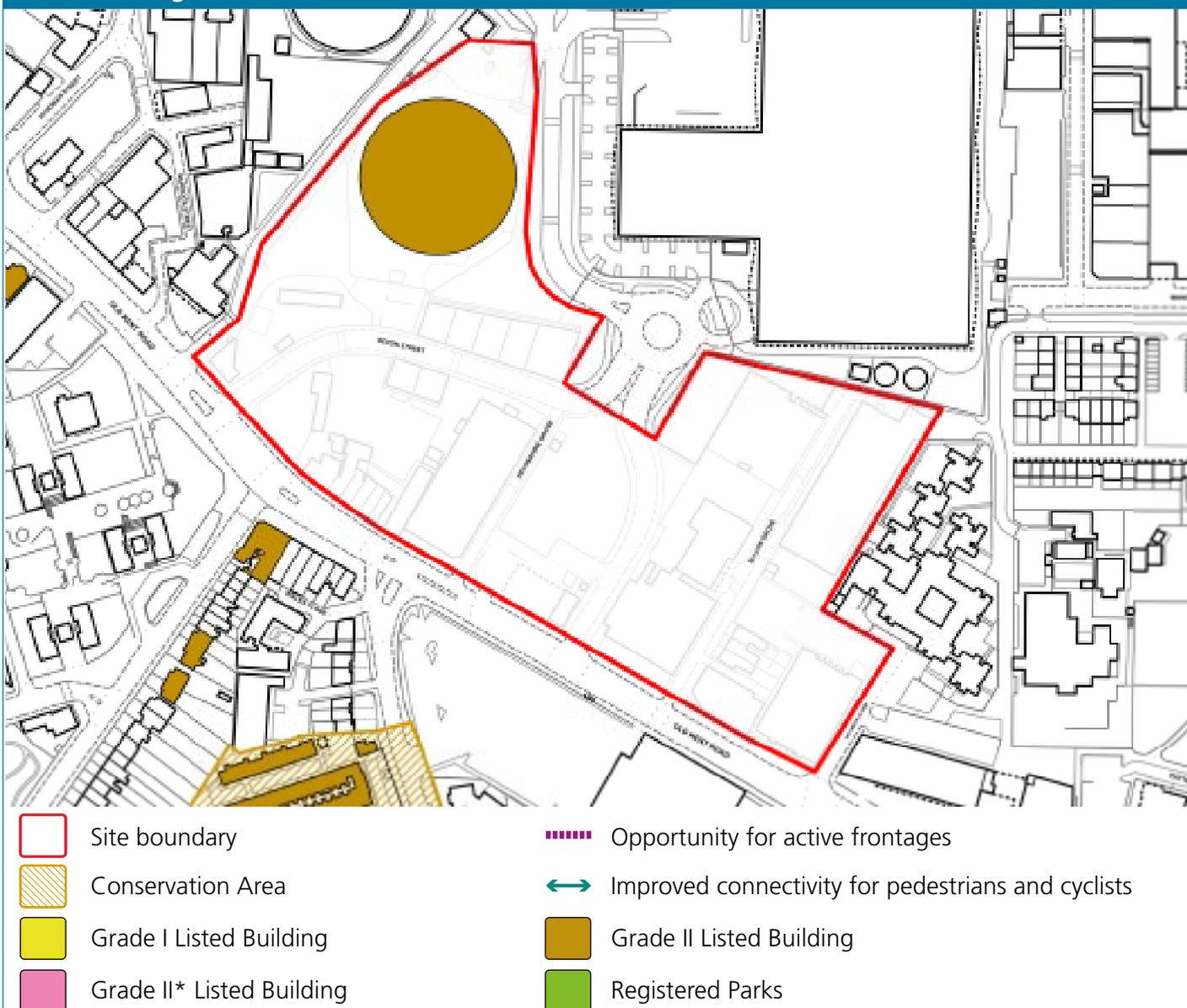
Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site also contains the no.13 listed gasholder which may be re-purposed for an alternative use. The site lies within the 'Bermondsey Lake' and 'Old Kent Road' Archaeological Priority Areas.

Development should reinforce the high street and provide a new part of the town centre.

Site vision diagram



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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide employment uses (B use class);
- Provide public open space.

Redevelopment of the site may:

- Provide retail (A1, A2, A3, A4);
- Provide community uses (D use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 34,140 m²

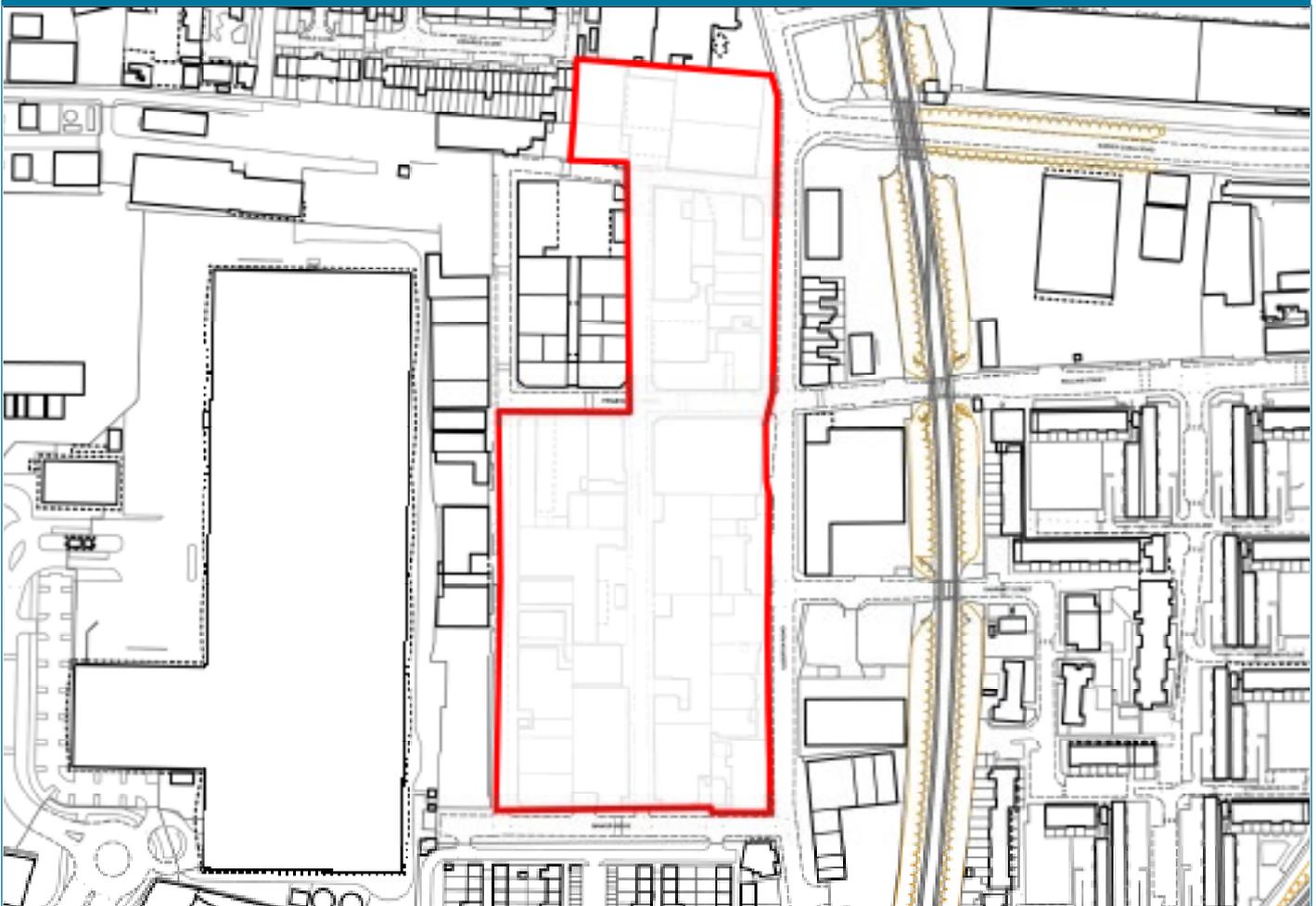
Existing uses

- Employment (B class uses)– 34,527 m²
- Churches (D class uses) – 13,822 m²

Design and accessibility guidance

The site lies within the 'Bermondsey Lake' Archaeological Priority Area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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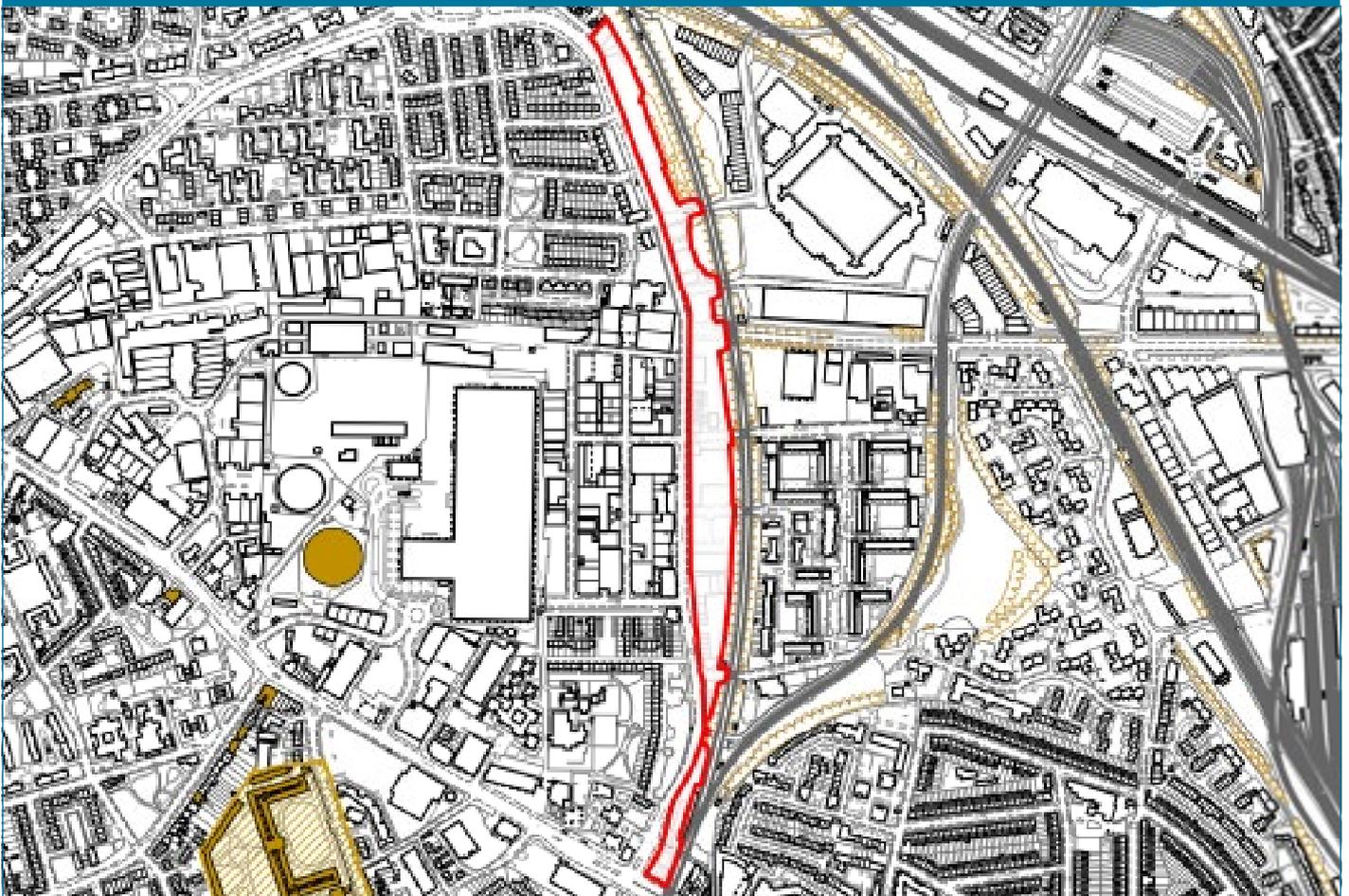
<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide employment uses (B use class). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class); • Provide retail (A1, A2, A3, A4). <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 32,700 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Employment (B class uses) – 8,512 m² • Retail (A class uses) – 595 m² • Churches (D class uses) – 1,365 m² • Builders yards and car parks – 13,214 m²

Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

The site lies within the 'Bermondsey Lake' Archaeological Priority Area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site should:

- Provide community uses (D use class);
- Provide employment uses (B use class).

Redevelopment of the site may:

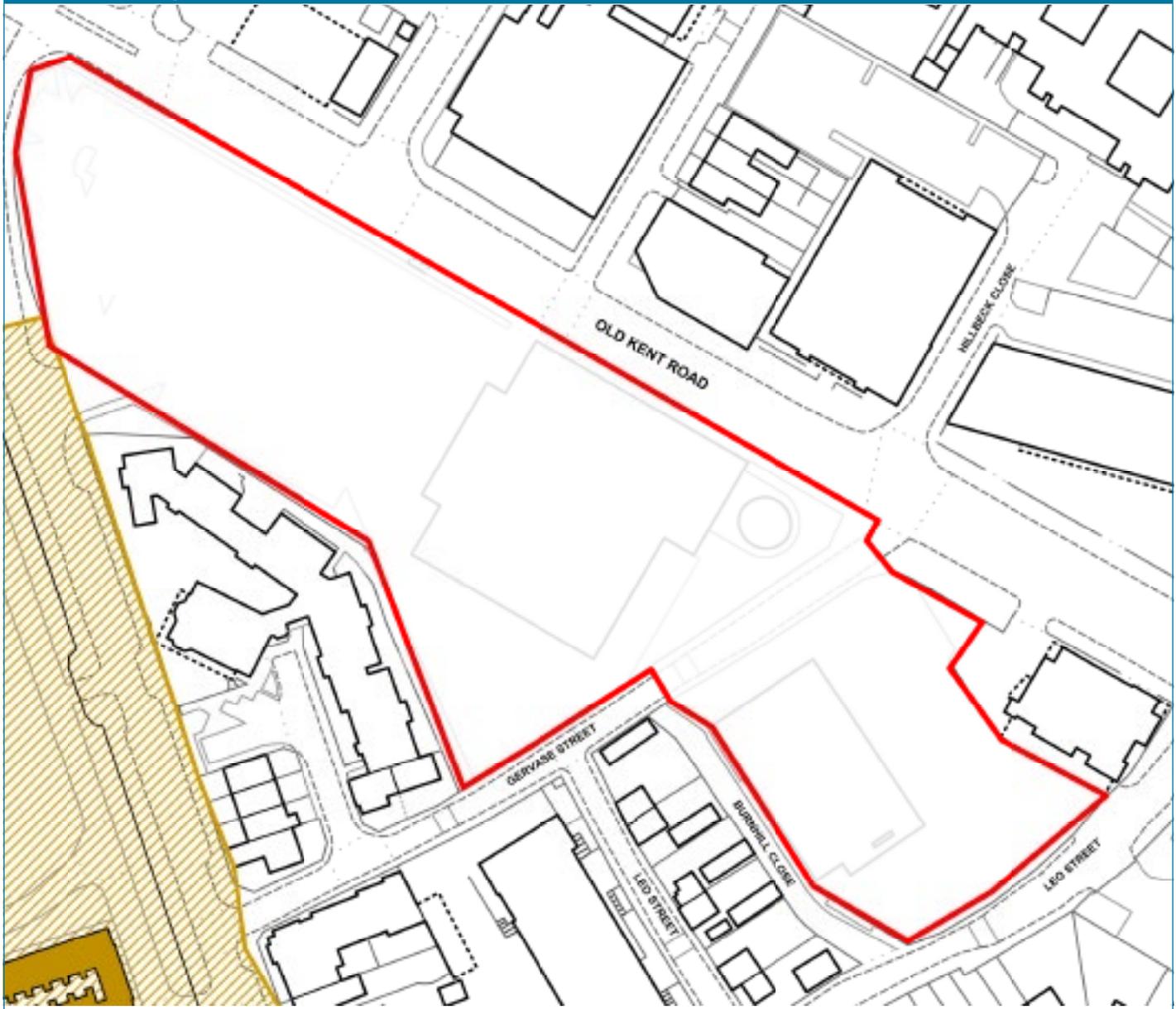
- Provide visitor accommodation (C1).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

The site has the potential to host a new underground station as part of the Bakerloo Line Extension.

<p>Site area</p>	<ul style="list-style-type: none"> • 14,500 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Retail (A class uses) – 4,200 m² • Retail car park
<p>Design and accessibility guidance</p>	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</p> <p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site lies within the 'Old Kent Road' Archaeological Priority Area.</p>		

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:

- Provide community uses (D use class);
- Provide employment uses (B use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 4,500 m²

Existing uses

- Retail (A class uses) - 1,774 m²
- Retail car park

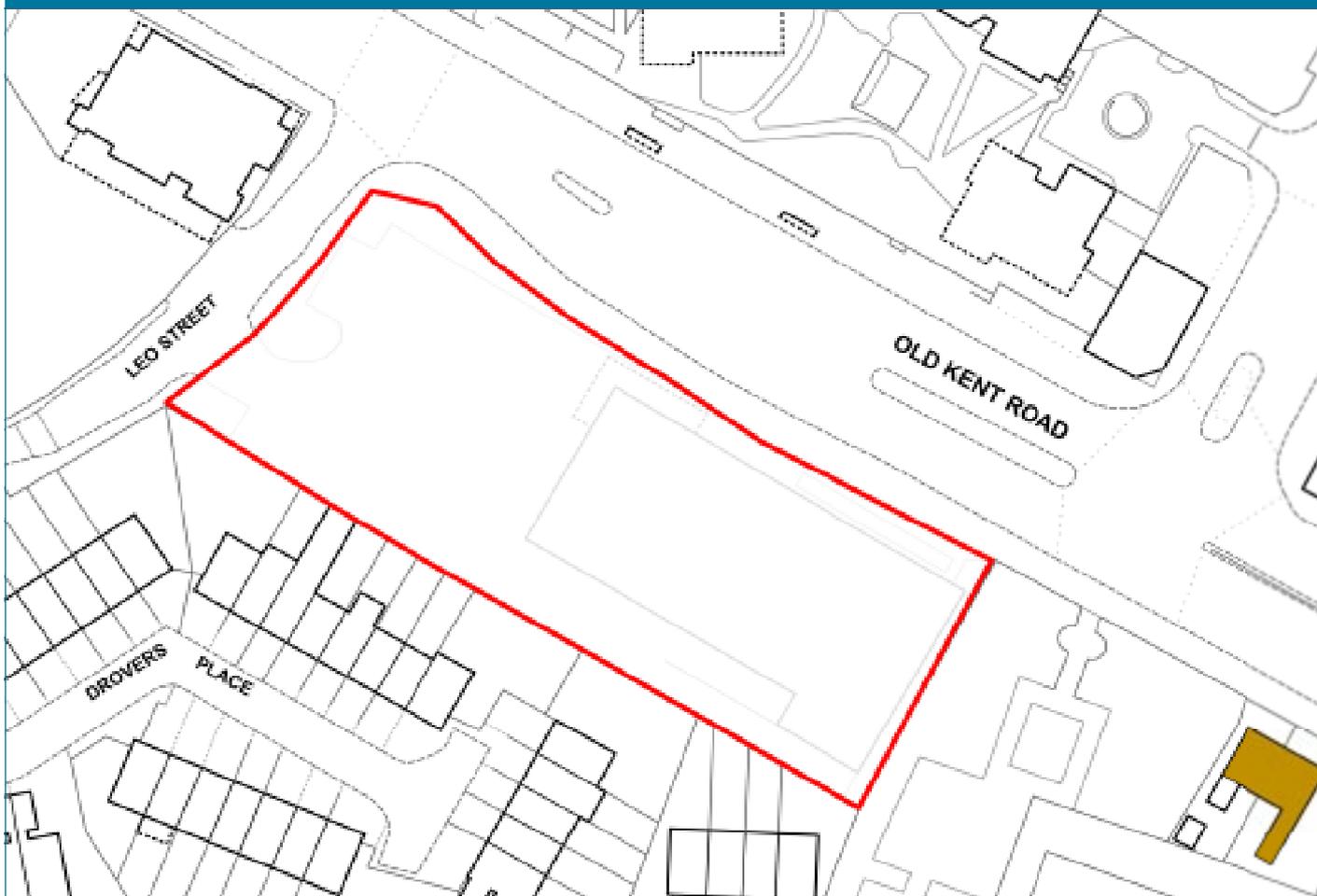
Design and accessibility guidance

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Development should reinforce the high street and provide a new part of the town centre.

The site lies within the 'Old Kent Road' Archaeological Priority Area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:

- Provide community uses (D use class);
- Provide employment uses (B use class).

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 1,500 m²

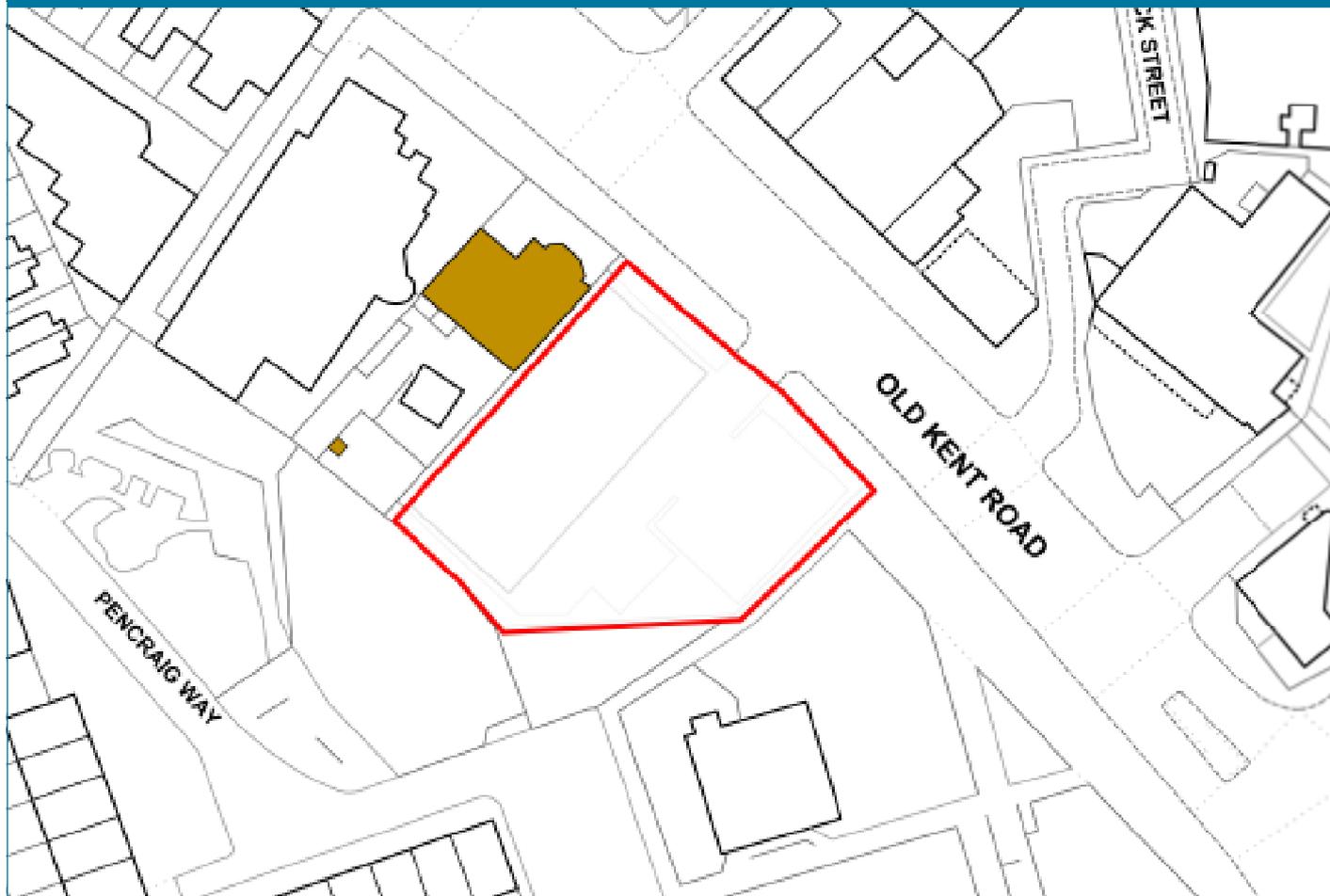
Existing uses

- Retail (A class uses) – 561 m²
- Retail car park

Design and accessibility guidance

Development should reinforce the high street and provide a new part of the town centre.
 The site lies within the 'Old Kent Road' Archaeological Priority Area.

Site vision diagram



- Site boundary
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- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Registered Parks

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Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide retail (A1, A2, A3, A4).

Redevelopment of the site may:

- Provide community uses (D use class);

The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.

Site area

- 900 m²

Existing uses

- Retail (A class uses) - 1,240 m²
- Retail car park

Design and accessibility guidance

Development should reinforce the high street and provide a new part of the town centre.
 The site lies within the 'Old Kent Road' Archaeological Priority Area.

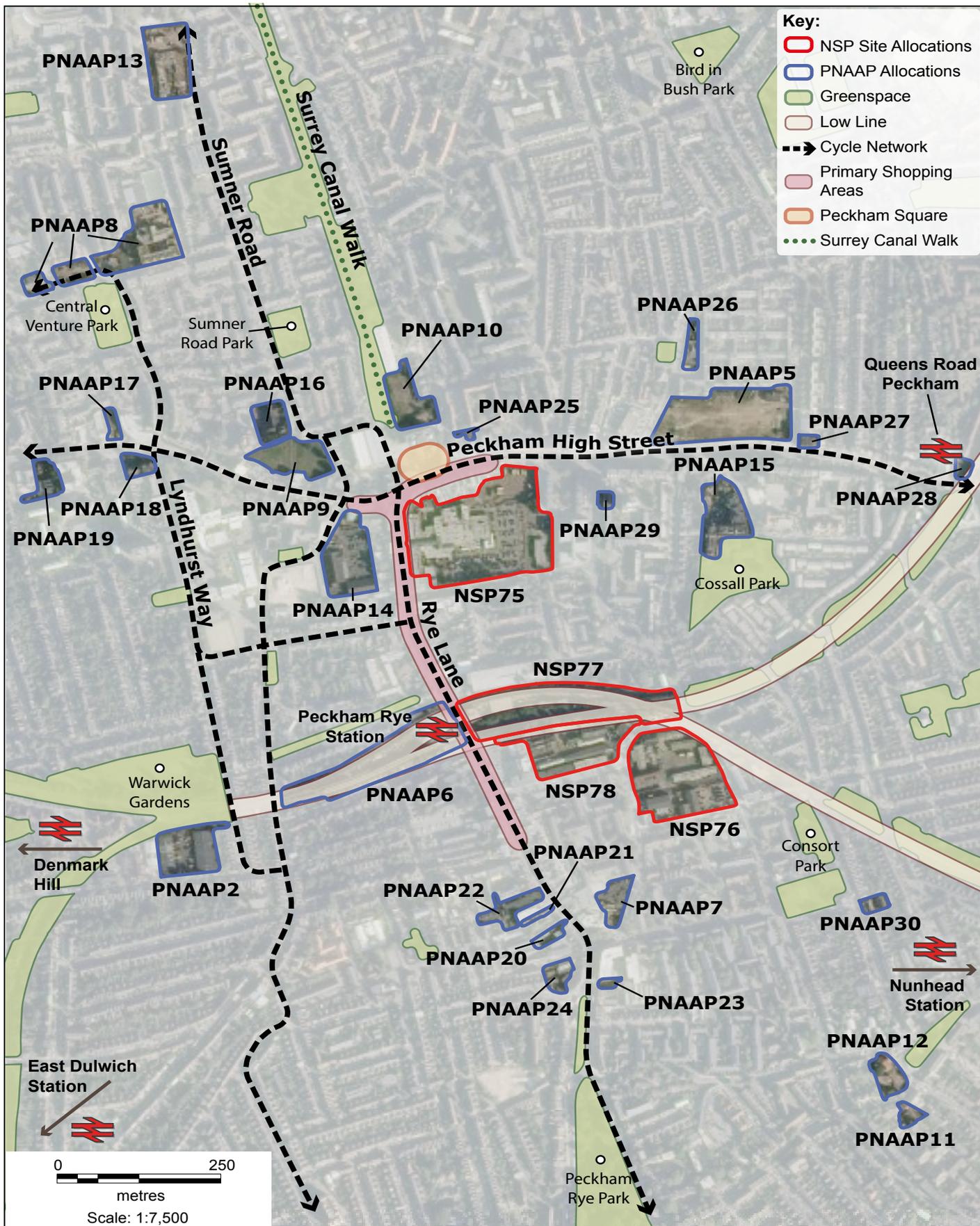
Site vision digram



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Peckham

Peckham Area Vision Map



AV.13 Peckham Area Vision

AV.13.1 Peckham is:

- A lively town centre providing a range of daytime and night time activities on Rye Lane including a library, a leisure centre, cinema, market traders and many independent retailers which specialise in West African goods. Bellenden Road is a quieter alternative. Much of the town centre activity spills over to busy side streets and the area is further enlivened by active faith and other community groups.
- An area with a burgeoning sector of small and medium enterprises, many of which are creative industries. Copeland Park and the Bussey Building, the railway arches, Peckham Rye Station and Peckham Levels have become a focus for these industries.
- An area of heritage value, particularly in the conservation areas with many interesting Victorian, Edwardian and inter-war buildings, including Peckham Rye Station, and the Baptist church with the former Jones and Higgins department store at the heart of Peckham town centre. Outside designated conservation area the historic residential layout remains intact.
- A place for sports and activities with local parks which support leisure and cultural activities. Examples include Peckham Square, Peckham Rye Station Square, Peckham Rye Common and the Surrey Canal Walk connecting Peckham to Burgess Park and beyond.
- Accessible by rail from central London and wider London with stations at Peckham Rye and Queen's Road along with many bus routes. Peckham is very accessible for walking and cycling.

AV.13.2 Development in Peckham should:

- Complement and improve the town centre with more large and small shops, market stalls, and entertainment, cultural, community and leisure spaces alongside new employment space for small and medium enterprises including start-ups.
- Provide as many homes as possible of all tenures including social housing while respecting the local character. Residential development must not compromise the operation of existing commercial and night time uses, particularly in the town centre.
- Support new educational centres which will increase education and employment opportunities and bring new footfall to the town centre.
- Increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure.
- Prioritise walking, cycling and improve public transport, including accessibility to Peckham Rye station from the new square, while improving servicing and waste management on the high street.
- Contribute towards the development of the Low Line and the Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Reveal and enhance Peckham's underlying historic townscape.

AV.13.3 Growth opportunities in Peckham:

Large development sites in Peckham will provide new homes and employment space. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

Peckham Sites

Detailed development opportunities in Peckham are set out in the Peckham and Nunhead Area Action Plan (2014). This includes adopted Site Allocations. **The key new and revised development opportunity sites in Peckham are:**

- 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

NSP75: Aylesham Centre and Peckham Bus Station



Site vision

Redevelopment of the site must:

- Retain the supermarket use (A1);
- Retain the bus station if the use is still required. If the bus station is surplus to requirements, the equivalent space should be provided as small business space (B1);
- Provide enhanced public realm and civic space;
- Provide new north-south and east-west green links;
- Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing Rye Lane and Peckham High Street;
- Diversify and complement the existing retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham;
- Provide new homes (C3);
- Provide new intermediate affordable housing through a community land trust.

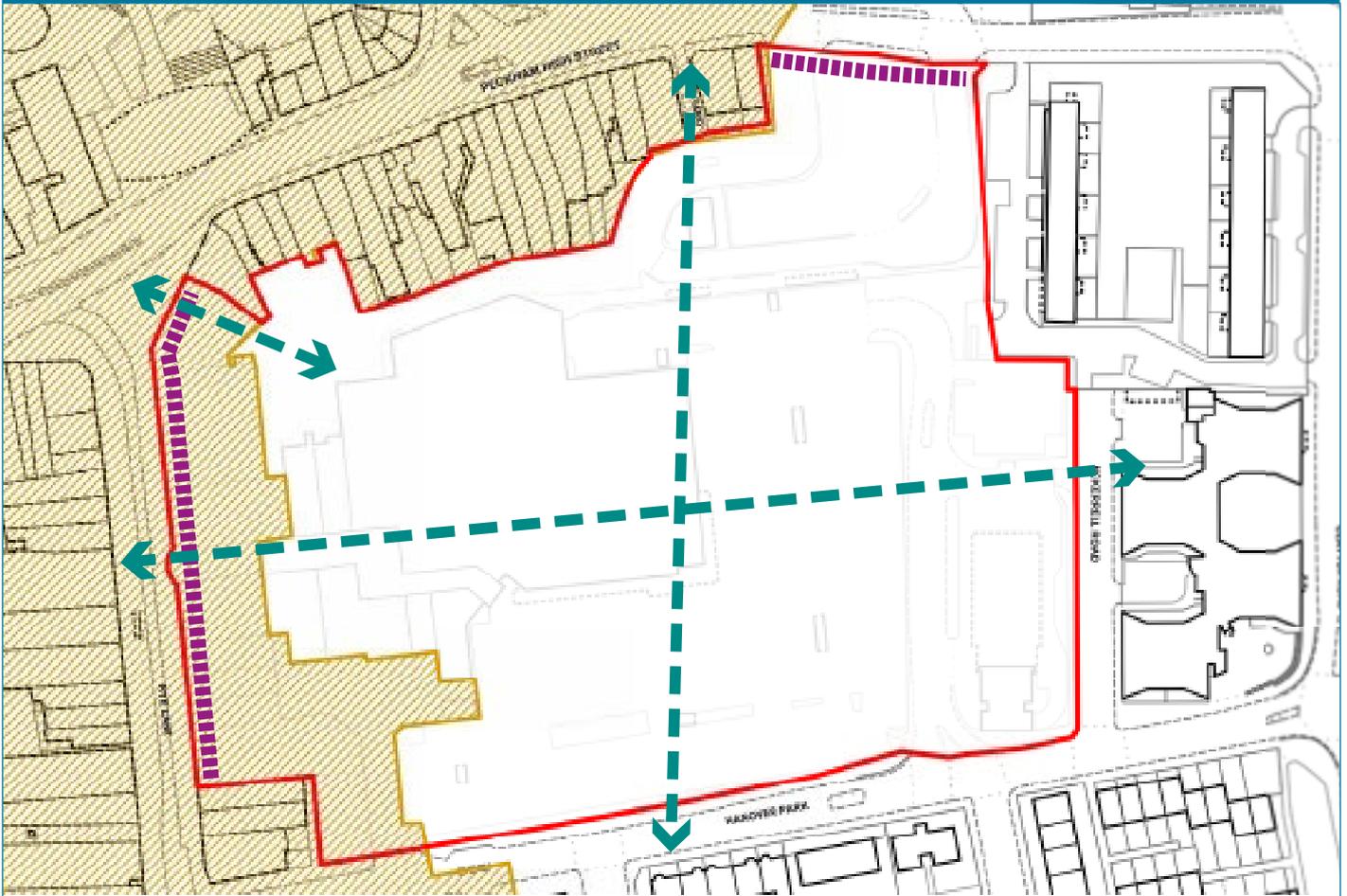
Redevelopment of the site may:

- Accommodate meanwhile uses on the car park.

This Site Allocation should be read in conjunction with 'PNAAP 1: Aylesham Centre' in the Peckham and Nunhead Area Action Plan.

<p>Site area</p>	<ul style="list-style-type: none"> • 31, 330 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Retail (including supermarket use) – 11,420 m² • Bus station (sui generis) – 3,700 m² • Petrol station (sui generis) – 600 m²
<p>Design and accessibility guidance</p>	<p>The Aylesham Centre is identified within the Peckham and Nunhead Area Action Plan for redevelopment. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Assessment of the site in the Peckham and Nunhead Area Action Plan (PNAAP 26) concluded that development of up to 20 storeys could be appropriate in this location. The site is within the setting of Rye Lane Peckham and Peckham Hill Street conservation areas, so any taller development would have to be set back from the Rye Lane shopping frontage, towards the eastern end of site, to mitigate its impact. Development massing should be directed to the east of the site to minimise impact on the view to the City from the Bussey Building rooftop. In any case a 20m height restriction on development proposals should be observed to conform to guidance set out in the Peckham and Nunhead Area Action Plan. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p> <p>Redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. Currently there is poor access to Peckham High Street and Queens Road due to the location of the bus station. Redevelopment should maximise opportunities to improve links across the site, provide new civic space and connect to the existing road and public realm layout, while retaining bus station provision on the site.</p> <p>The site is within the setting of Grade II listed Rye Lane Chapel and a group of listed buildings on Highshore Road. The site is also within the setting of a number of important unlisted buildings on Peckham High Street and Rye Lane, including Jones and Higgins Clock Tower and 43-49 Rye Lane. The site lies within the 'Peckham Village' Archaeological Priority Area. Archaeological investigations have taken place on this site and revealed multi-phase archaeological deposits (predominantly prehistoric in date).</p>		

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Re-provide at least the amount of employment floorspace (B class) currently on the site; • Enhance permeability, including a new north-south green link aligned with Pilkington Road and Consort Road; • Retain or re-provide bus garage (sui generis), subject to need. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new extra care housing (C2). 	
<p>Site area</p>	<ul style="list-style-type: none"> • 17,580 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Business and industrial uses (B1, B2, B8) – 13,017 m²

Design and accessibility guidance

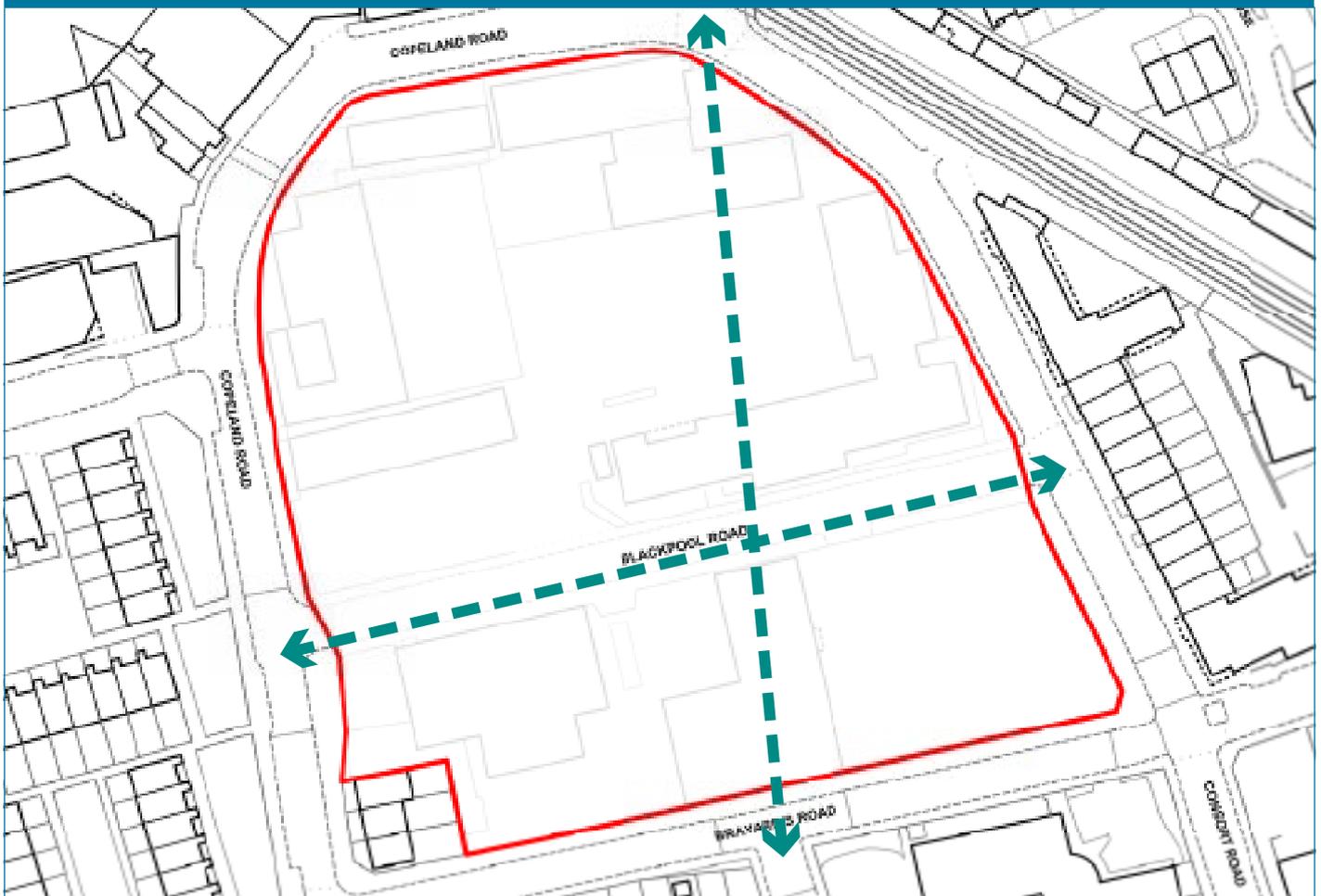
The site is not located within an Archaeological Priority Area or conservation area. An archaeological assessment is required for this large site, which lies close to the site of the Camberwell Workhouse.

The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the north of the site is an important undesignated heritage asset. Development should seek to enhance and retain Victorian heritage assets, including former industrial buildings.

Commercial uses and taller buildings should be concentrated towards the north of the site. Development should provide new amenity space and enhance permeability of the site with an east-west pedestrian route and exploring opportunities of opening up a route between the north side of the railway line and Bournemouth Road or Copeland Road. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.

It may be appropriate to incorporate Blackpool road into proposals for this site to maximise development opportunity, although it remains important to retain east-west connectivity.

Site vision diagram



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- Registered Parks

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NSP77: Land between the railway arches (East of Rye Lane including railway arches)



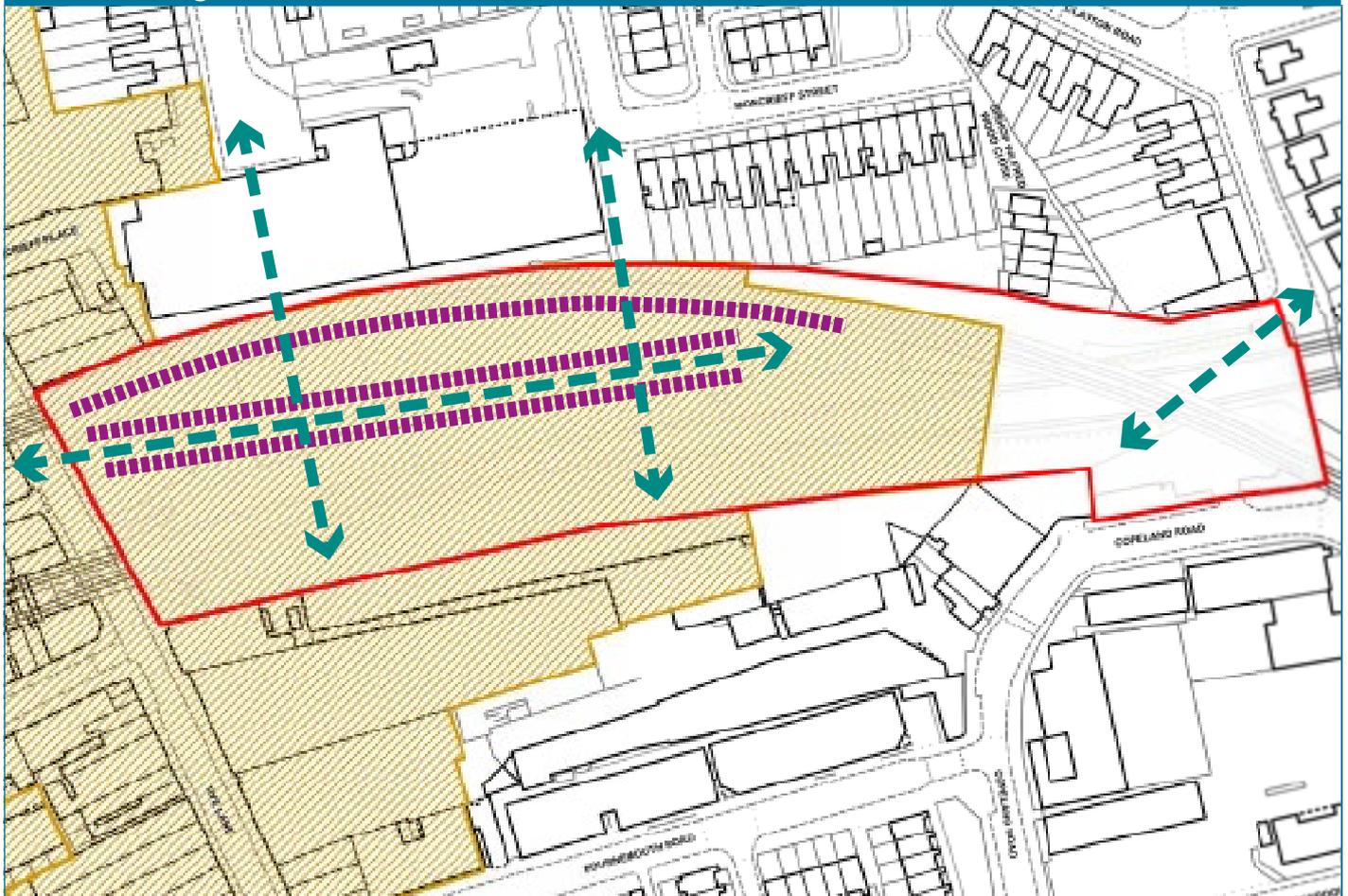
<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide employment floorspace (B class); • Provide new retail space (A1-A4); • Support the implementation of the Peckham Coal Line. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide leisure and community uses for the benefit of the local community (D class). <p>This Site Allocation should be read in conjunction with 'PNAAP 3: Land between the railway arches (East of Rye Lane including railway arches)' in the Peckham and Nunhead Area Action Plan.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 20,460 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Employment uses – 3,741 m² • Town centre uses – 498 m²

Design and accessibility guidance

The site is suitable for a mixed use development with small scale businesses, cultural, leisure and retail elements. There is the opportunity to create a market within this site, which would help promote the local economy. The site provides great opportunities to increase the linkages both to the north and east to west. There is scope to open up some of the railways arches to create alternative links.

The site is partially within the Rye Lane Peckham conservation area. Development on this site should seek to conserve and enhance the wider heritage setting.

Site vision diagram



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- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide employment floorspace (B class), including retention of the Bussey building to support creative and artistic enterprises; • Provide new retail space (A1-A4); • Provide cultural, leisure and community uses for the benefit of new residents and the existing local community (D class); • Provide public realm improvements. <p>This Site Allocation should be read in conjunction with 'PNAAP 4: Copeland Industrial Park and 1-27 Bournemouth Road' in the Peckham and Nunhead Area Action Plan.</p>	
<p>Site area</p>	<ul style="list-style-type: none"> • 11,630 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Mixed town centre uses – 11,132 m² <p>(Parts of the site at the time of publication have temporary uses)</p>

The site's close proximity to Peckham Rye Station and its large size provide a variety of options to develop this site. Mixed-use development should be centred around the retention of the historic Bussey building and should include new public realm improvements to provide space for new residents, workers and visitors. No residential uses should be located on Bournemouth Road.

The continued use of the Bussey building by creative and artistic enterprises will be supported and encouraged. In the past few years a number of creative industries have appeared on the site and in the Bussey building. There is opportunity to build on this and create a new cultural and creative quarter for Peckham to attract visitors from outside the area.

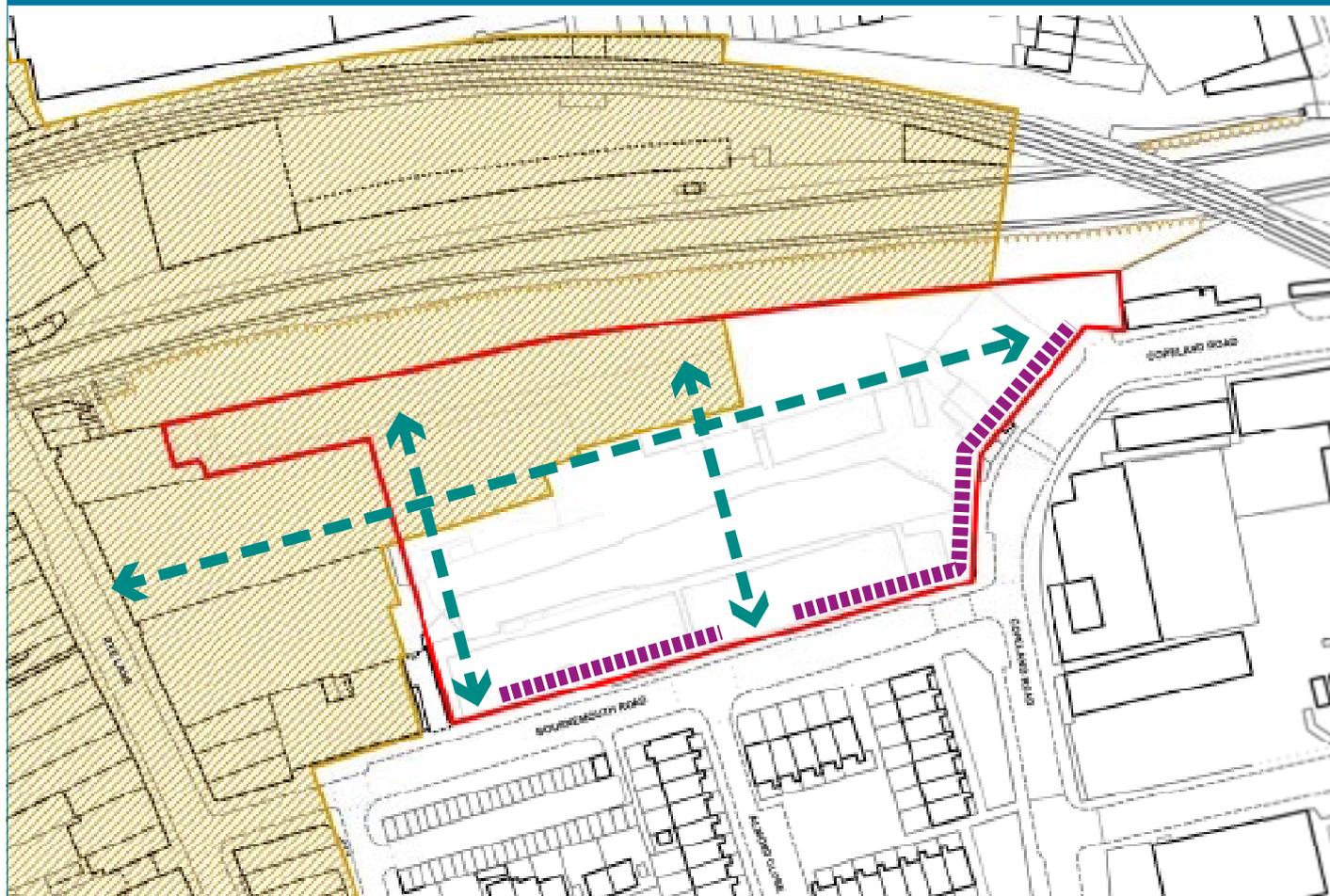
Opportunities to improve and extend links west to Rye Lane and north-south through the railway arches should be explored. Opportunities to create improved public realm and a possible public square/space within the site should be maximised.

The town centre suffers from a lack of east-west pedestrian routes. The opening of the Copeland Industrial Park and 1-27 Bournemouth Road to Rye lane and through the site will encourage greater pedestrian flow to surrounding residential areas and relieve pedestrian congestion along Rye Lane. Development should provide a second north-south link through the railway arches to the north and linking development sites which will provide further relief to Rye Lane.

The size of the site provides the opportunity for a variety of larger floorplate retail units which are lacking in the town centre. Larger retail units will provide the type of shopping associated with town centres and attract more people to Peckham, including the potential for a cinema to be located on the site.

The site's central town centre location also provides an opportunity for a taller landmark building of up to 15 storeys towards to east of the site, to identify the regeneration of the site and provide a point of reference for people within the town centre. If a taller building is to be built on this site, careful consideration must be given to the Rye Lane Peckham conservation area which covers the northern part of the site, and the Bussey Building. The site is not within a borough designated Archaeological Priority Area, but an archaeological assessment is required as the first stage of archaeological mitigation for this large site. Development on this site should conserve and enhance its heritage setting associated to the Rye Lane Conservation Area.

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Registered Parks

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Rotherhithe

Rotherhithe Area Vision Map



AV.14 Rotherhithe Area Vision

AV.14.1 Rotherhithe is:

- A relatively new residential neighbourhood built on former docks and surrounded by historic riverside development. The transformation of the Rotherhithe peninsula is incomplete and there are significant opportunities for further growth.
- Home to a thriving town centre at Canada Water that is a busy destination for shopping and entertainment and higher density homes. Local shopping is provided in shopping parades at Albion Street and Lower Road.
- Accessible by tube and rail from Canada Water and Surrey Docks stations with improved bus connections, walking and cycling routes. However, accessibility for all modes of transport and congestion require improvement.
- A place for sports and activities with a network of parks, woodland, docks, marina, leisure and water sports centres and a long stretch of the Thames riverside.
- Of historical and archaeological interest, containing significant sites relating to the prehistoric development of Rotherhithe Peninsular as a landform, connections with the Mayflower, the historic village of Rotherhithe and the industrial history of the Surrey Commercial Docks.

AV.14.2 Development in Rotherhithe should:

- Create a new destination around the Canada Water basin which combines shopping, civic, education, and leisure, business and residential uses.
- Provide as many homes as possible of a range of tenures including social housing while respecting the local character. There will be opportunities for taller buildings on key development sites.
- Transform the Canada Water into a new heart for Rotherhithe with a new leisure centre, shops and daytime and evening events and activities around the basin and in the Harmsworth Quays Printworks. A further 35,000 m² of retail space will be provided including a new department store and independent shops, offices and places to eat and drink.
- Provide new education opportunities and health services which will include new school places and a health centre with GPs and could include colleges and universities.
- Complement and improve the historic character, including the docks, and the unique network of open spaces, water and riverside.
- Prioritise walking and cycling and improve public transport, including improved links to Southwark Park, the river, boat services and docks, completion of the Thames Path, a new river crossing to Canary Wharf, better circulation of buses, enhanced cycle routes and creating 'healthy streets'.
- Improve traffic flow on the road network, particularly on Jamaica Road and Lower Road.
- Provide a range of flexible employment spaces, including premises suitable for smaller businesses.
- Improve roads, pavements and cycleways, particularly the local environment around Albion Street and Lower Road.

AV.14.3 Growth opportunities in Rotherhithe:

Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. King's College are building a campus with teaching and student accommodation. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. Larger sites and smaller infill sites could provide new homes outside the town centre.

Rotherhithe Site Allocations

Detailed development opportunities in Rotherhithe are set out in the Canada Water Area Action Plan (2015). This includes adopted Site Allocations. **The key new and revised development opportunity sites in Rotherhithe are:**

- 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



Site vision

Redevelopment of the site must:

- Provide new homes (C3);
- Provide a new green link between Salter Road and Windrose Close.

Redevelopment of the site may:

- Provide new extra care housing (C2).

Site area

- 9,597 m²

Existing uses

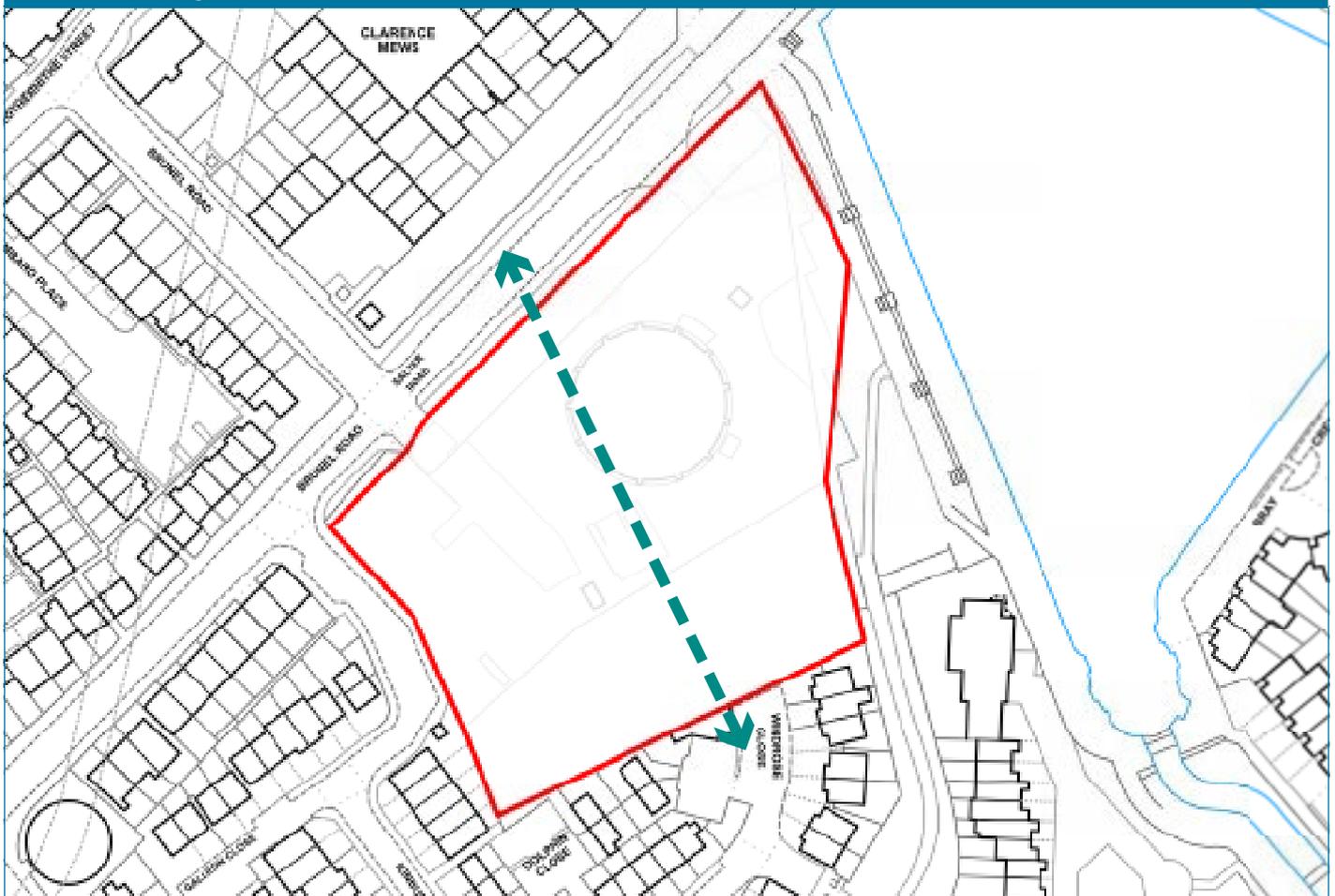
- Gasometer and undeveloped land (sui generis) – 2,519 m²

Design and accessibility guidance

The development should respond to the surrounding context in terms of scale and height. A new green link between Salter Road and Windrose Close will provide access to Canada Water town centre and the woodland to the south of the development site.

The site is located within the 'Rotherhithe Peninsula' Archaeological Priority Area. The site is located within the setting of the undesignated heritage asset Surrey Water basin. Gas containers are recognised across London as heritage assets and appropriate safeguards are required for their preservation and/or recording. Consideration should be given to the potential for innovative design solutions such as retention of the gasometer.

Site vision diagram



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Site vision

Redevelopment of the site must:

- Re-provide at least the amount of employment floorspace (B class) currently on the site;
- Provide high quality public realm linking to the protected open space to the south.

Redevelopment of the site should:

- Provide new homes (C3).

Site area

- 5,384 m²

Existing uses

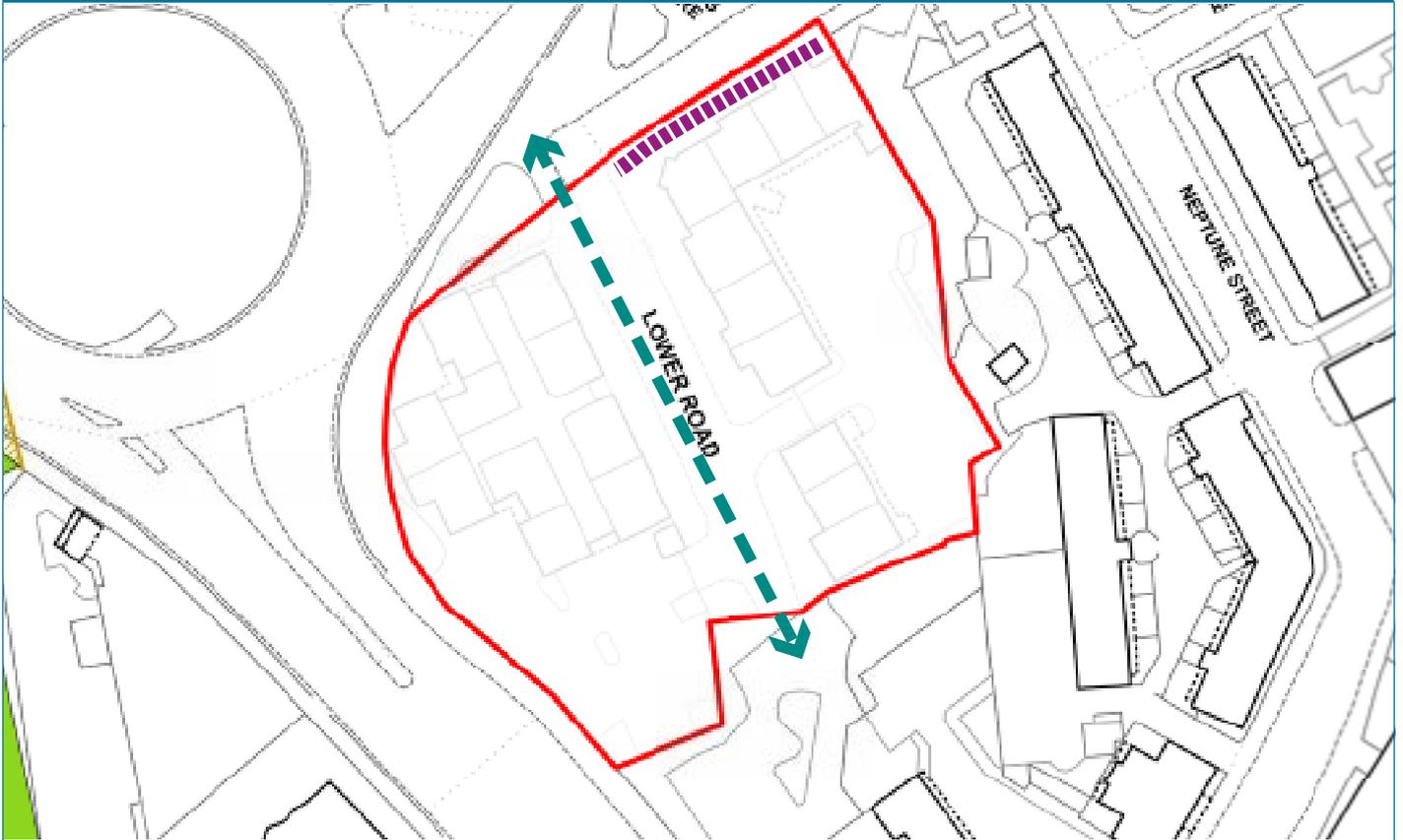
- Small business workspace (B1) – 4,550 m²

Design and accessibility guidance

The site is partially located within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor and the setting of Grade II Listed St Olaf Church and Rotherhithe Tunnel Entrance, as well as the setting of King Edward III CA. Higher density elements of the scheme should be located on the western portion of the site, close to the roundabout.

The site is located within the 'Rotherhithe Peninsula' Archaeological Priority Area.

Site vision diagram



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NSP81: Decathlon Site and Mulberry Business Park



Site vision

Development of the site must:

- Provide retail uses (A1, A2, A3, A4);
- Provide new homes (C3);
- Provide community uses (D1, D2);
- Provide enhanced public realm and civic space;
- Provide employment floorspace (B1).

Development of the site may:

- Provide leisure uses (D2);
- Provide student accommodation (sui generis);
- Provide new visitor accommodation (C1).

This Site Allocation replaces 'CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park' and 'CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park' in the Canada Water Area Action Plan.

The site is subject to the following extant permissions: 12/AP/4126 and 13/AP/1429

Site area

• 48,520 m²

Existing uses

• Retail (A1) – 8,110 m²

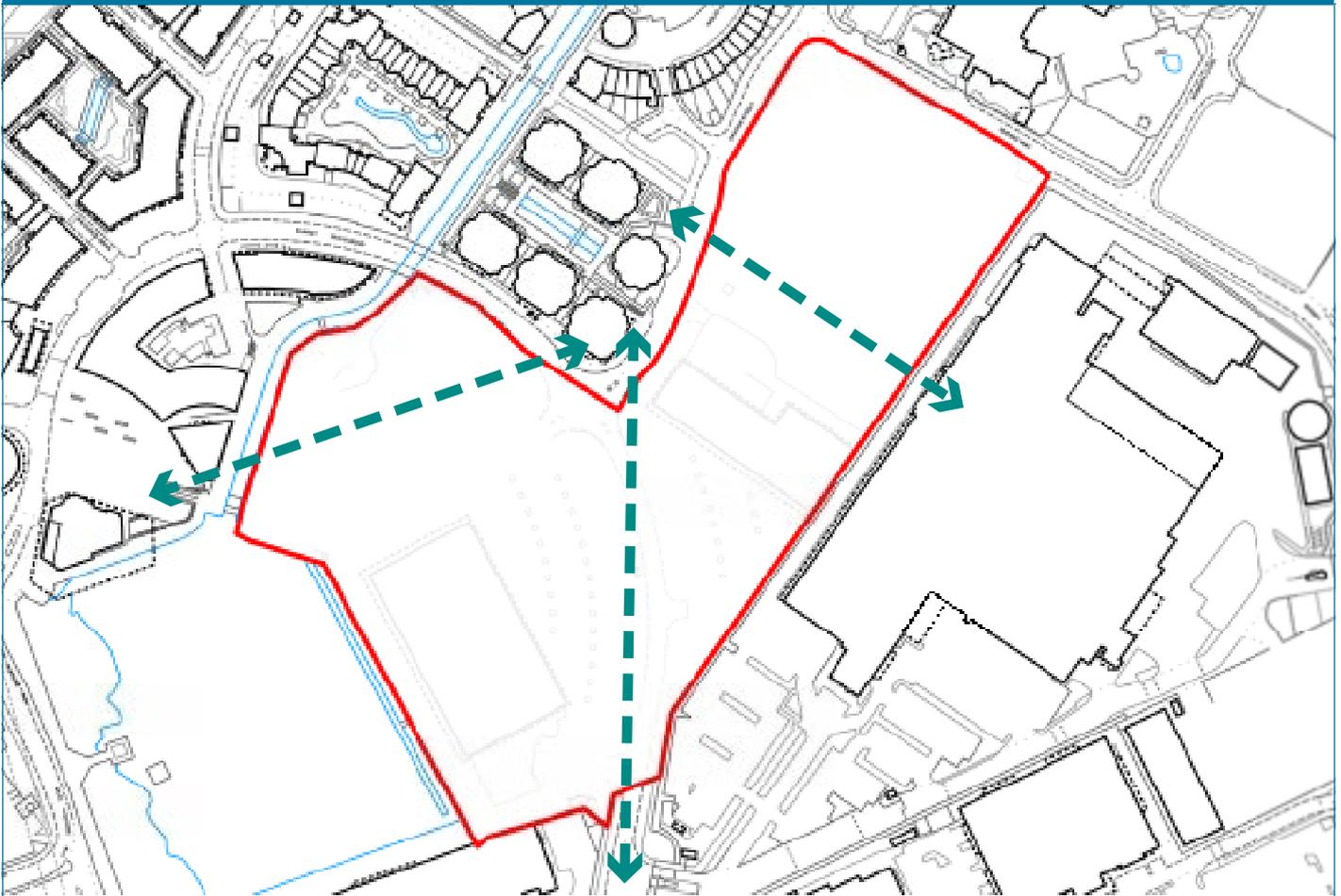
Design and accessibility guidance

Canada Water is a major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre.

Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The site partially falls within the Greenwich Park Wolfe Statue to Tower Bridge foreground viewing corridor. The site is within the setting of Canada Water Basin and, potentially, Greenland Dock and the Grade II Listed Former Dock manager’s Office. The site is located within the borough Rotherhithe Peninsula Archaeological Priority Area.

The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).

Site vision diagram



- Site boundary
- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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NSP82: Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close



Site vision

Development of the site must:

- Provide retail uses (A1, A2, A3, A4);
- Provide a new health centre (D1) of approximately 2,000 m2;
- Provide new education places for 14-19 year olds (D1);
- Provide new homes (C3);
- Provide enhanced public realm and civic space;
- Provide employment floorspace (B1);
- Provide leisure uses (D2).

Development of the site may:

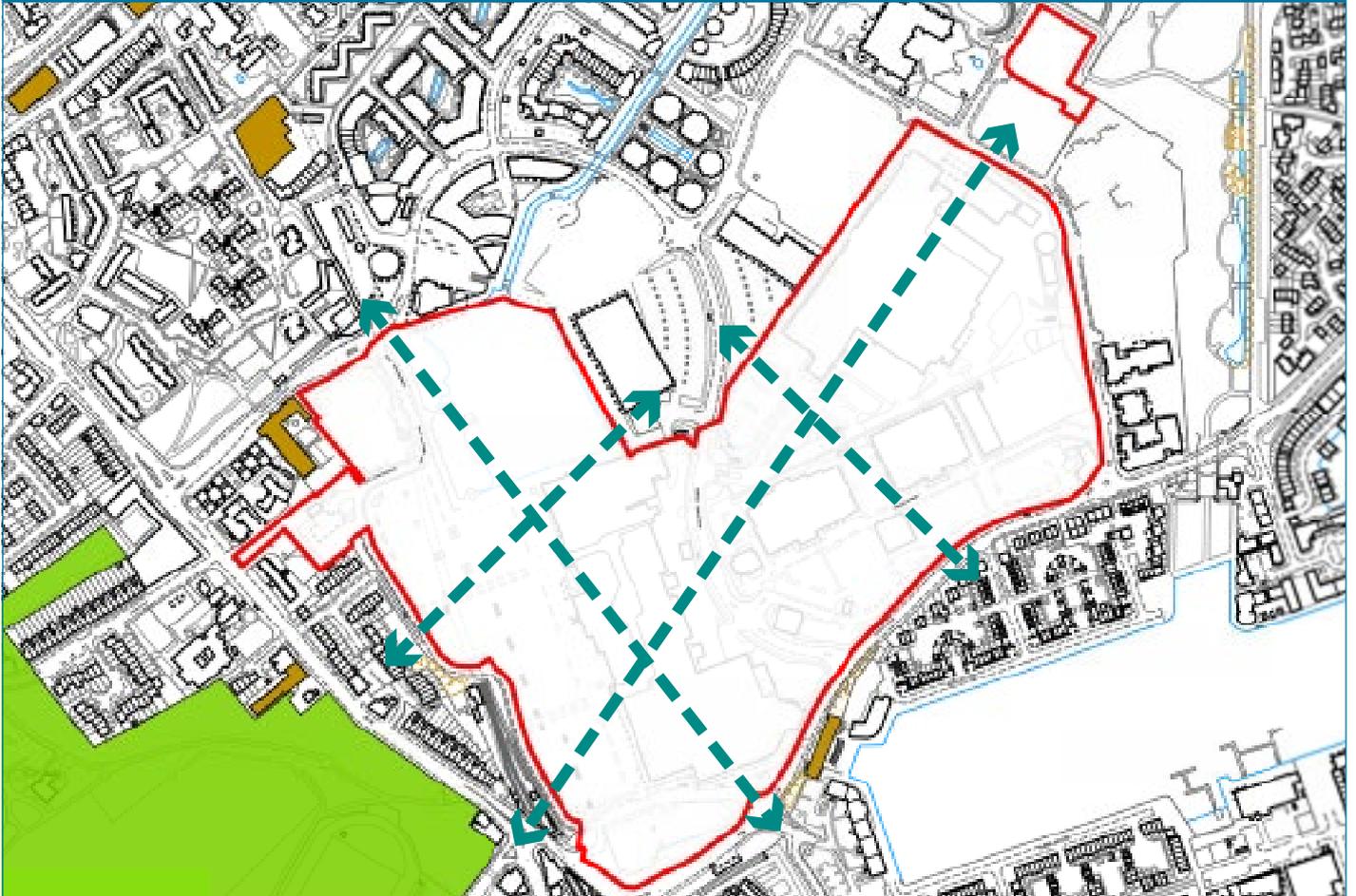
- Provide student accommodation (sui generis);
- Provide new visitor accommodation (C1);
- Provide extra care housing (C2);
- Provide community uses (D1, D2).

This Site Allocation replaces 'CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park' and 'CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park' in the Canada Water Area Action Plan.

The Leisure Park is subject to the following extant planning permission: 09/AP/1999.

Site area	<ul style="list-style-type: none"> • 207,000 m² 	Existing uses	<ul style="list-style-type: none"> • Employment floorspace (B1, B2, B8) – 17,629 m² • Town centre uses (A1, A2, A3, A4) – 24,760 m² • Entertainment facilities (D2) – 6,710 m² • Car Park (Sui Generis) – approximately 2,000 spaces
Design and accessibility guidance	<p>The Canada Water AAP vision is to transform Canada Water into a new major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking. Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities which will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).</p> <p>The site is located within the borough designated – ‘Rotherhithe Peninsula’ Archaeological Priority Area.</p> <p>The site includes Canada Water Basin and is within the setting of Greenland Dock and the Grade II Listed Former Dock manager’s Office. Redevelopment should enhance Canada Water Basin for people and wildlife.</p>		

Site vision diagram



- | | | | |
|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------|
|  | Site boundary |  | Opportunity for active frontages |
|  | Conservation Area |  | Improved connectivity for pedestrians and cyclists |
|  | Grade I Listed Building |  | Grade II Listed Building |
|  | Grade II* Listed Building |  | Registered Parks |

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AV.14 Walworth Area Vision

AV.14.1 Walworth is:

- A residential part of central London and is distinctive for its heritage value and network of small parks and squares linked by accessible cycling and walking routes.
- An area of historic importance that includes a Georgian high street whose value has been recognised with its designation as a Conservation Area, the listed Walworth Town Hall, Newington Library and Health Centre buildings and the Grade I listed St Peter's Church.
- An area which has undergone sensitive regeneration to provide high quality, modern new homes.
- A successful shopping destination which offers a diverse range of independent shops and services along Walworth Road and East Street Market.
- Accessible by tube and rail from Elephant and Castle as well as providing many walking and cycling routes and the TfL bike hire scheme.
- A place for sports and community activities such as Pembroke House, East Street library, the Southwark Resource Centre, local parks and leisure activities with walking and cycling routes.

AV.14.2 Development in Walworth should:

- Provide as many homes as possible while respecting the local character of the area.
- Improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements.
- Improve cycling and walking routes between Old Kent Road, Elephant and Castle, Burgess Park and Walworth Road.
- Improve the connections of neighbourhoods and communities across Walworth Road and the creation of local centres.
- Improve the local parks and green links between Burgess Park, Nursery Row Park, Lorrimore Square gardens and Surrey Square.
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Provide new Walworth Road and East Street, railway arches and Pullens Yards should provide small, independent businesses for the local communities with such diverse cultures.

AV.14.3 Growth opportunities in Walworth:

Walworth has the potential to provide a significant number of new homes, particularly in the former Aylesbury Estate where there will be over 4000 new homes, new community facilities and improvements to the street network. There are also smaller scale opportunities for infill development and public realm and shop front improvements. There will be a new library relocated from East Street

Walworth Site Allocations

Detailed development opportunities in Walworth are set out in the Aylesbury Area Action Plan (2010). This includes adopted Site Allocations. **The key development opportunities in Walworth are:**

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



Site vision

Redevelopment of the site must:

- Retain the supermarket use (A1);
- Provide new homes (C3);
- Support the Low Line walking route adjacent to the railway viaduct.

Site area

- 5,114 m²

Existing uses

- Supermarket (A1) – 2,403 m²
- Car parking (sui generis) – 2,711 m²

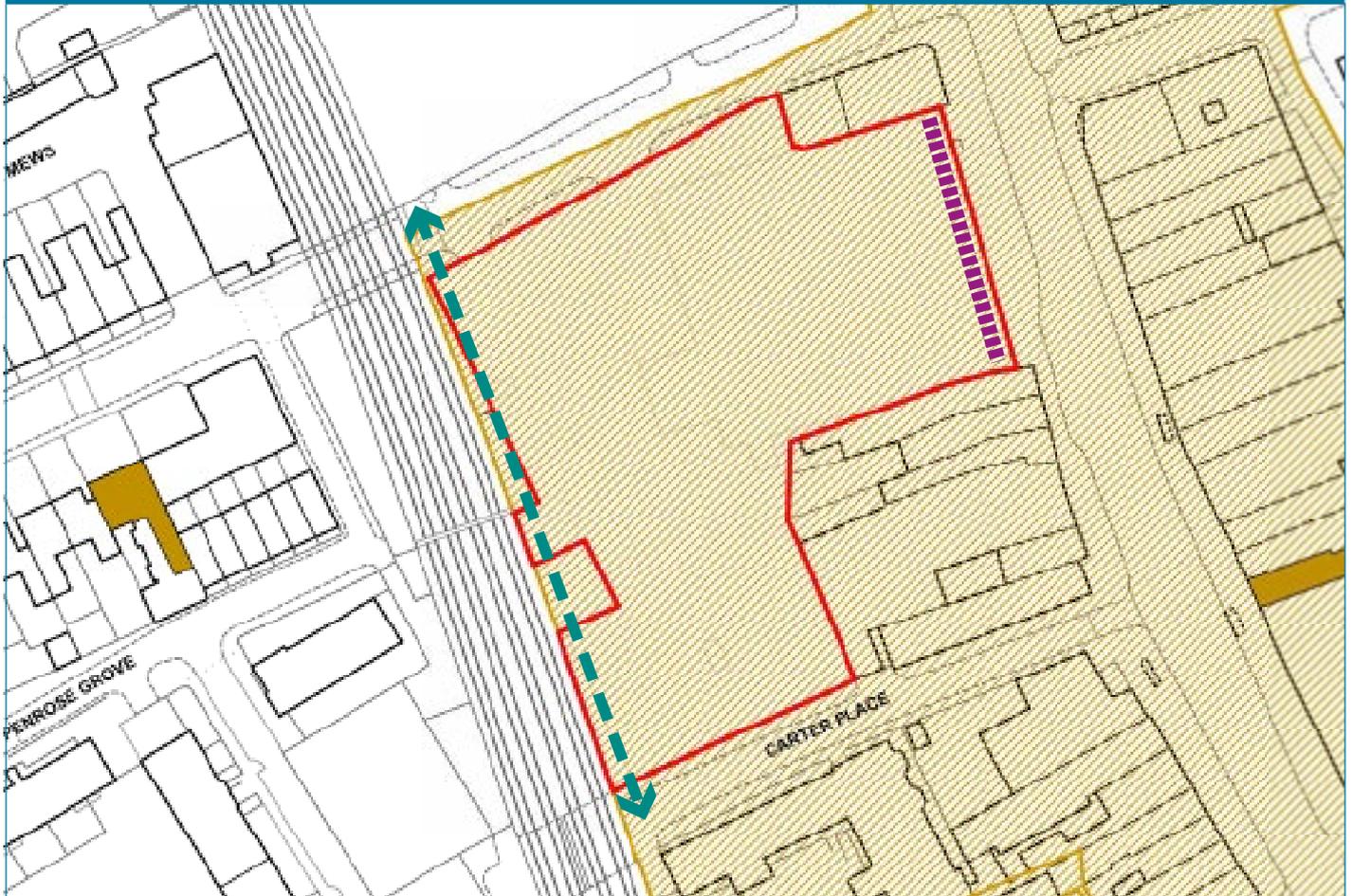
Design and accessibility guidance

There is scope for intensification of the site and making more efficient use of the land, principally on the car parking and servicing area to the rear. Redevelopment should enable the Low Line walking route and enhance accessibility to bus stops and the existing cycle network.

The site partially falls within the borough view of St Paul's along Camberwell Road foreground viewing corridor.

The site lies within the 'Walworth Village' Archaeological Priority Area and the Walworth Road conservation area. It adjoins the important undesigned heritage asset of the railway viaduct to the rear.

Site vision diagram



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- Grade I Listed Building
- Grade II* Listed Building
- Opportunity for active frontages
- ↔ Improved connectivity for pedestrians and cyclists
- Grade II Listed Building
- Registered Parks

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<p>Site vision</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide town centre uses (A1, A2, A3, A4, D1, D2) on the ground floor with active frontages on Walworth Road. • Provide a gym (D1) of equivalent size to that existing on the site; • Provide new homes (C3). • Support the Low Line walking route adjacent to the railway viaduct. 	
<p>Site area</p>	<ul style="list-style-type: none"> • 2,961 m² 	<p>Existing uses</p> <ul style="list-style-type: none"> • Retail (A1) – 2,339 m² • Gym (D1) – 1,800 m²

Design and accessibility guidance

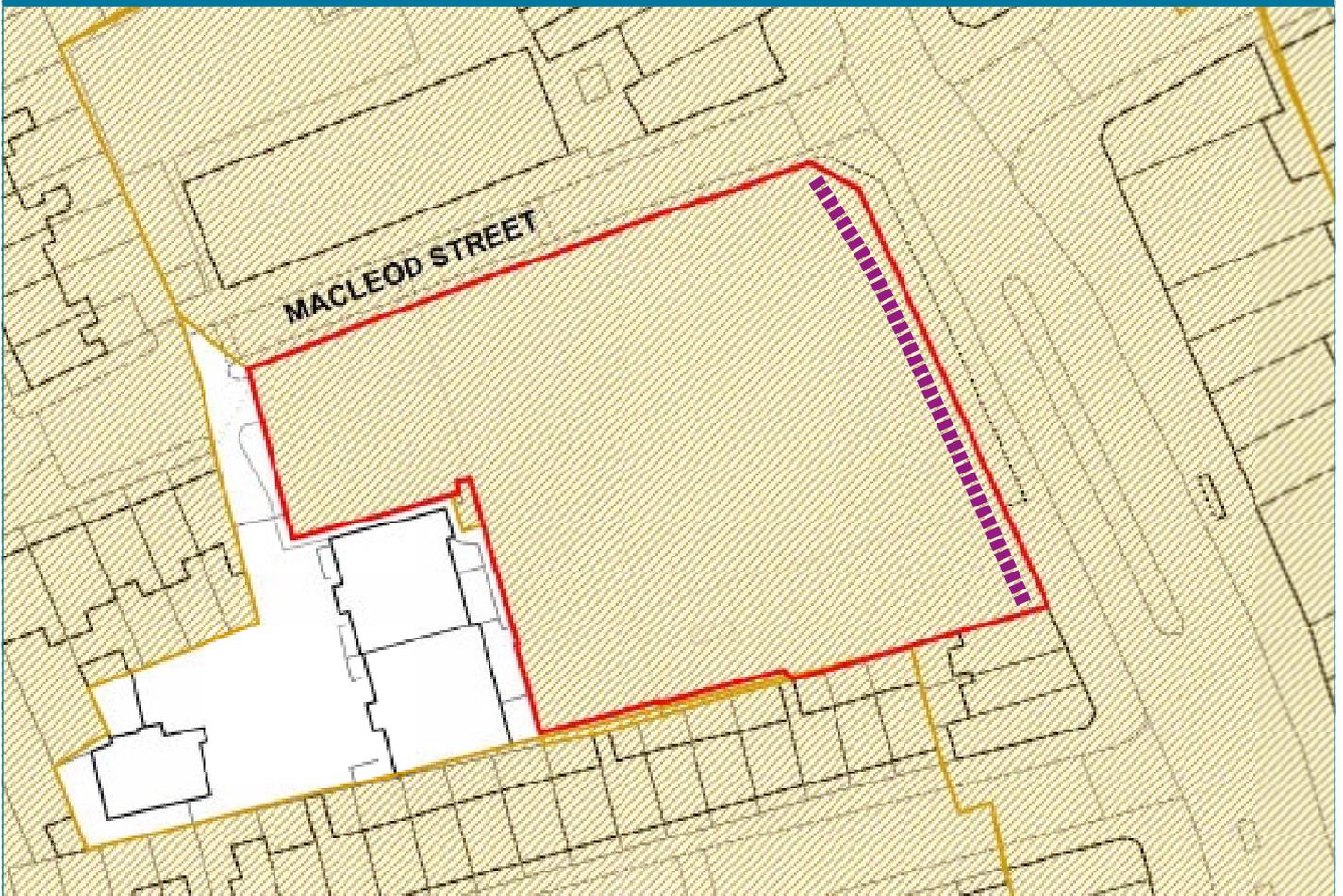
The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low Line, access to the Southwark Spine, and enhanced access to walking routes.

The site currently includes affordable retail space, including a small supermarket. Any redevelopment should reprovide affordable retail space in accordance with policies P28 and P29.

The site partially falls within the borough view of St Paul’s along Camberwell Road foreground viewing corridor.

The site is within Walworth conservation area and within the setting of buildings ofownscape merit opposite and adjacent. The site is not within a borough designated Archaeological Priority Area but archaeological assessment is required for this large site.

Site vision diagram



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Site vision

Redevelopment of the site must:

- Provide town centre uses (A1, A2, A3, A4, D1, D2) on the ground floor with active frontages on Walworth Road.
- Provide new homes (C3).

The site is subject to the following extant permission: 13/AP/1122

Site area

- 3,163 m²

Existing uses

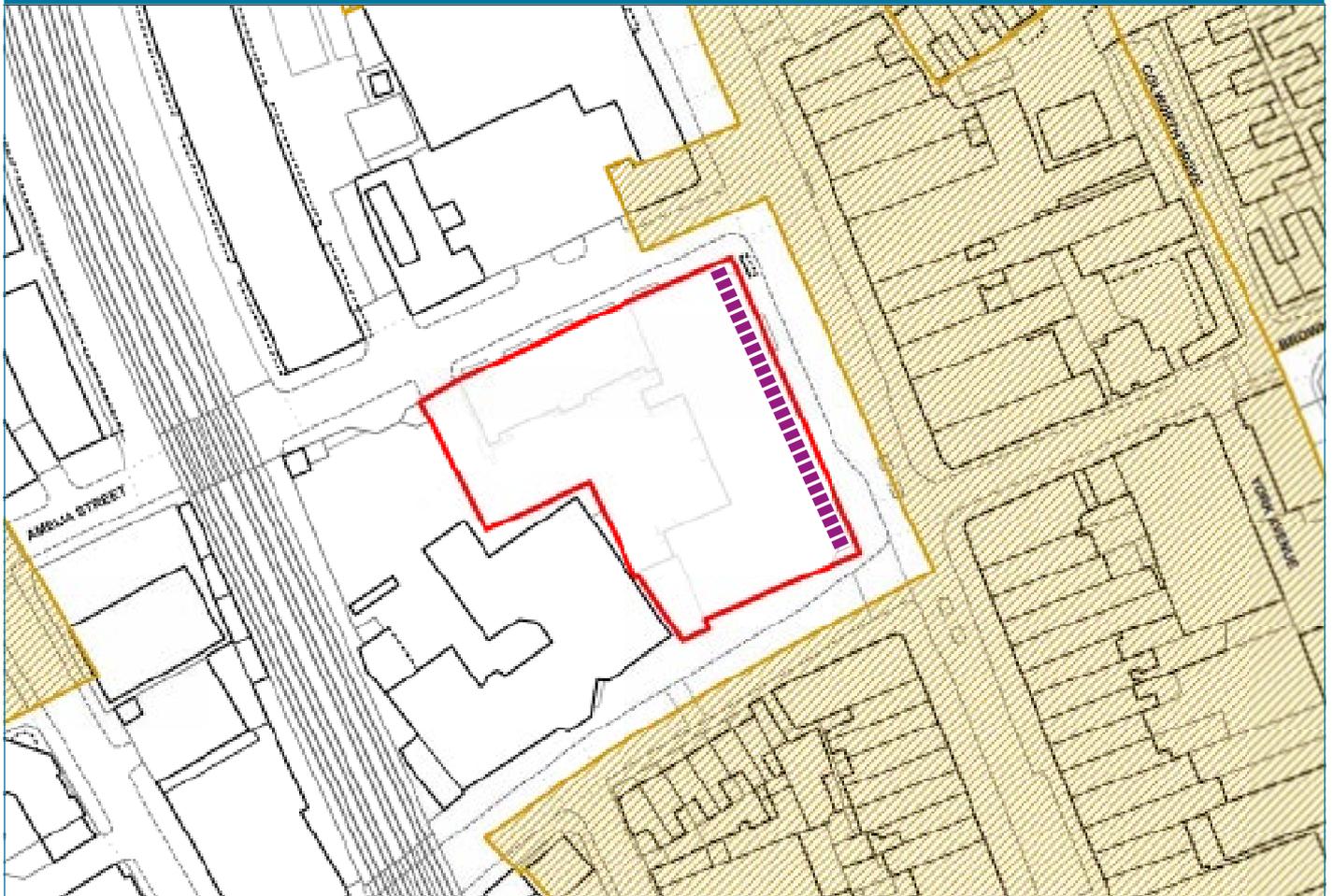
- Town centre uses (A1, A2, A3, A4, B1) – 5,196 m²

Design and accessibility guidance

Redevelopment should provide enhanced accessibility to bus stops, improve walking routes and improve accessibility to existing and planned cycle networks.

The site is in the setting of Walworth Road conservation area and Grade II listed civic cluster including Southwark Health Centre, Newington Library and the former Southwark Town Hall. The site lies within the 'Walworth Village' Archaeological Priority Area.

Site vision diagram



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- Grade II* Listed Building
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- Grade II Listed Building
- Registered Parks

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