

**Appendix 1**

**NEW SOUTHWARK PLAN**

**SCHEDULE OF**

**MAIN MODIFICATIONS**

This schedule of Proposed Main Modifications is accompanied by the following appendices:

No.	Title
Appendix 1	<p>Key Diagram Updates:</p> <p>Key Diagram (Map page 16 of EIP27A, also see EIP229)</p> <p>Policy Areas and Vision Areas (Map page 21 of EIP27A, also see EIP229)</p>
Appendix 2	Main Modification MM29 ‘Residential Design – Aylesbury Space Standards’
Appendix 3	Policy P47 – Figure 7 to include primary schools and their 400m exclusion zone (as set out in EIP209)
Appendix 4	Cycle and car parking tables 10-12 (as set out in document EIP177)
Appendix 5	Annex 2 – Housing trajectory
Appendix 6	Annex 4 - NSP Monitoring Framework (EIP178a)
Appendix 7	Annex 5 – Policies and sites from the Aylesbury AAP, Peckham and Nunhead AAP and Canada Water AAP that would be replaced by the New Southwark Plan
Appendix 8	Area Vision Maps

The Main Modifications are shown as **bold and underline** (new content) and ~~strikethrough~~ (deleted content). The Main Modifications include any amendments made since the Proposed Submission Version 2017 and Amended Policies (2019). This includes changes made for the Submission Version of the NSP (NSP01A, January 2020), the Council's Proposed Changes to the Submitted New Southwark Plan (EIP27A, August 2020) consultation and Amendments that were made following the Hearings at the Examination in Public of the NSP and in relevant EIP documents or as part of the Inspectors Action List (EIP188a)

Reference numbers	Policy section / number	Proposed modification
MM1	Purpose and contents of the Plan (page 9)	Para 2 – 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 unless other material considerations indicate otherwise. This will include the New Southwark Plan, the London Plan, <del>Peckham and Nunhead, Canada Water, Aylesbury and Draft Old Kent Road</del> <b><u>adopted</u></b> Area Action Plans and <del>Southbank and Waterloo</del> <b><u>adopted</u></b> Neighbourhood Plans. The council will also take into account Supplementary Planning Documents which provide more detailed guidance with additional requirements or material considerations such as Conservation Area Appraisals and Conservation Area Management Plans. The New Southwark Plan <b><u>and Monitoring Framework</u></b> will replace the Core Strategy (2011), <del>and saved</del> Southwark Plan (2013) policies, <b><u>Aylesbury Area Action Plan (2010), Peckham and Nunhead Area Action Plan (2014) and Canada Water Area Action Plan (2015)</u></b> <b><u>including their monitoring frameworks. The list of policies and sites from the AAP's that the New Southwark Plan would replace is contained in Annex 5.</u></b>

Reference numbers	Policy section / number	Proposed modification
		[See Appendix 7 to this schedule of proposed Main Modifications. Also see proposed Policies Map Modification MapM026.]
MM2	New Southwark Plan Strategy	<p><b>2. Strategic policies:</b></p> <p>Strategic policies <b>SP1a, SP1b, SP1, SP2, SP3, SP4, SP5 and SP6</b> 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.</p> <p><b><u>Neighbourhood Plans prepared must be in general conformity with the strategic policies of the New Southwark Plan.</u></b></p>
MM3	Strategic Targets Infographic page 15	<p><b><u>Providing quality social rented and intermediate homes</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Aim to deliver at least 2,355 new homes every year.</u></b></li> <li>• <b><u>11,000 new council homes will be delivered by 2043 as part of the overall housing target.</u></b></li> <li>• <b><u>Aim to deliver 50% of all new homes as social rented and intermediate homes, with a minimum requirement of 35% (25% social rented and 10% intermediate) in planning applications.</u></b></li> </ul> <p><b><u>Developing businesses</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Aim to create at least 84,000 58,000 jobs over the next 20 years plan period.</u></b></li> <li>• <b><u>Aim to provide at least 460,000sqm of new office space in the Central Activity Zones and in town centres.</u></b></li> <li>• <b><u>Aim to provide 90,000sqm industrial, distribution, hybrid and studio workspace and 76,670sqm retail floorspace over the plan period.</u></b></li> <li>• <b><u>52 hectares of land is designated as Strategic Industrial Land or Locally Significant Industrial Sites.</u></b></li> </ul>

Reference numbers	Policy section / number	Proposed modification
		<ul style="list-style-type: none"> <li>• <u>Developments proposing 500sqm GIA or more employment floorspace must deliver 10% affordable workspace.</u></li> <li>• <u>Encourage creative and vibrant uses within 800 railway arches.</u></li> <li>• <u>Providing at least 1,000 new green jobs through the Southwark Green New Deal.</u></li> </ul> <p><b><u>Working towards cleaner energy and protecting the environment</u></b></p> <ul style="list-style-type: none"> <li>• <u>All developments must reduce their carbon emissions.</u></li> <li>• <u>The Borough will be net carbon zero by 2050. This Plan will be reviewed to meet the Borough's own carbon neutrality target by 2030.</u></li> <li>• <u>Retain all Metropolitan Open Land, Borough Open Land and Other Open Space.</u></li> </ul> <p><b><u>Improving transport</u></b></p> <ul style="list-style-type: none"> <li>• <u>Expand and enhance our cycle route network and the borough's walking networks in collaboration with TfL.</u></li> </ul> <p><b><u>Protecting conservation areas</u></b></p> <ul style="list-style-type: none"> <li>• <u>Conserve and enhance conservation area and protected buildings.</u></li> <li>• <u>Conserve and enhance 2,200 listed buildings.</u></li> <li>• <u>Protected strategic views of St Paul's Cathedral and 5 Borough views.</u></li> </ul> <p><b><u>Area Action Plans</u></b></p> <ul style="list-style-type: none"> <li>• <u>There are 3 adopted Area Action Plans for Canada Water, Peckham and Nunhead, and Aylesbury, and an is an emerging Area Action Plan/Opportunity Area Framework for Old Kent Road.</u></li> </ul> <p><b><u>Neighbourhood Plans</u></b></p> <ul style="list-style-type: none"> <li>• <u>There is one Neighbourhood Plan for Southbank and Waterloo and emerging plans for other areas.</u></li> </ul>

Reference numbers	Policy section / number	Proposed modification
MM4	Key Diagrams	<p><b>Addition of Key Diagram (page 16) and several thematic diagrams (pages 17- 22)</b></p> <p><b>Readers note</b>  <b>[Key Diagram and Policy Areas map to be updated to reflect the boundary changes as shown on EIP181a and EIP229 and added as a layer on the Policies Map.</b></p> <p><b>Policy Area map on page 21 to be renamed to ‘Policy Areas and Area Visions’</b></p> <p><b>See Appendix 1 – Key Diagram updates]</b></p>
MM5	New Southwark Plan Strategic Vision	<ol style="list-style-type: none"> <li>1. <b><u>The New Southwark Plan Vision is for Southwark to continue to be a network of successful, unique, historic, distinct places with affordable housing and business space, plenty of shops and cultural activities, open spaces and clean air that are linked together, to Central and the rest of London by an accessible and affordable transport network looking forward to 2033 2036.</u></b></li> <li>2. <b><u>Southwark is a place which is resilient to the impacts of climate change where net carbon emissions will be zero. Southwark has exemplary neighbourhoods for families to live and delivers an excellent range of quality public and private open spaces. We want the new neighbourhoods we will deliver to be places where we and our children will want to live and which we can be rightly proud. We will provide new local opportunities for shopping and employment and create a green and inclusive economy.</u></b></li> <li>3. <b><u>Southwark contains Central London destinations such as London Bridge, Bankside, Canada Water, Elephant and Castle and Old Kent Road. These historic and unique destinations are residential areas woven in with attractions for millions of visitors, National and International headquarters, office space for small businesses, shops, homes, schools, community and leisure activities. These Opportunity and Action Areas are linked to Central London and the rest of London by tube, train, bus, cycle and walking with well preserved open spaces and green links to provide places for activities and to address the Climate Emergency.</u></b></li> <li>4. <b><u>Town Centres such as Peckham, Camberwell and Lordship Lane provide distinct and diverse</u></b></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p><u>shops, services, arts and cultural activities with very large catchment areas due to the specialist goods and services. They are surrounded by residential communities that benefit from the busy, diverse town centres.</u></p> <p>5. <u>Residential communities in the south such as Bermondsey, Nunhead, East Dulwich, Herne Hill, Dulwich Village and West Dulwich are historic areas with unique local characteristics and great shops, services and other activities in local centres.</u></p> <p>6. <u>Local Area Visions are set out in section 5 with detailed information about how each area is expected to develop.</u></p>
MM6	Policy SP1a - Southwark's Development Targets	<p><u>1. Development will improve the places in Southwark to enable a better quality of life for Southwark's diverse population. It must contribute to our Strategic Vision, Local Area Visions, Strategic Policies, Development Management Policies and Implementation Policies to protect, enhance and regenerate our places. This will ensure the borough continues to be successful, diverse and vibrant. We will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including:</u></p> <p>1. <u>35,325 40,035 homes between 2019 and 2036 (2,355 new homes per annum), this includes 9,015 10,217 homes on small sites between 2020-2035 2019 and 2036 (601 new homes per annum)</u></p> <p>2. <u>11,000 council homes will be delivered by 2043 as part of the overall housing target</u></p> <p>3. <u>84,000 new jobs over the next 20 years 58,000 total jobs between 2019 and 2036 including at least 1,000 new green jobs through the Southwark Green New Deal. The targets for the distribution of jobs are</u></p>

Reference numbers	Policy section / number	Proposed modification											
		<table border="1"> <tr> <td><u>Borough, Bankside and London Bridge Opportunity Area</u></td><td><u>10,000</u></td></tr> <tr> <td><u>Elephant and Castle Opportunity Area</u></td><td><u>10,000</u></td></tr> <tr> <td><u>Canada Water Opportunity Area</u></td><td><u>20,000</u></td></tr> <tr> <td><u>Old Kent Road Opportunity Area</u></td><td><u>10,000</u></td></tr> <tr> <td><u>Other town centres</u></td><td><u>8,000</u></td></tr> </table> <p>4. <u>460,000sqm office floorspace between 2019 and 2036 2020-2035 (equating to around 35,500 jobs) from 2014 to 2036. Around 80% of new offices will be delivered in the Central Activities Zone. Additional offices will be delivered in the Canada Water and Old Kent Road Opportunity Areas and in town centres;</u></p> <p>5. <u>90,000sqm additional employment floorspace between 2019 and 2036 outside the CAZ including industrial, distribution, hybrid and studio workspace;</u></p> <p>6. <u>26,672 76,670 sqm net new retail (A1, A3, A4) floorspace by 2031 over and above commitments between 2019 and 2036 2020-2035 (6,560sqm convenience retail, 42,130sqm comparison goods retail, 27,980sqm food and beverage). The targets for the distribution of the retail floorspace are:</u></p>	<u>Borough, Bankside and London Bridge Opportunity Area</u>	<u>10,000</u>	<u>Elephant and Castle Opportunity Area</u>	<u>10,000</u>	<u>Canada Water Opportunity Area</u>	<u>20,000</u>	<u>Old Kent Road Opportunity Area</u>	<u>10,000</u>	<u>Other town centres</u>	<u>8,000</u>	
<u>Borough, Bankside and London Bridge Opportunity Area</u>	<u>10,000</u>												
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		<table border="1"> <tr> <td><u>Elephant and Castle Major Town Centre</u></td><td><u>10,000sqm</u></td></tr> <tr> <td><u>Peckham Major Town Centre</u></td><td><u>7,000sqm</u></td></tr> <tr> <td><u>Canada Water Major Town Centre</u></td><td><u>40,000sqm</u></td></tr> <tr> <td><u>CAZ and district and local town centres</u></td><td><u>19,670sqm</u></td></tr> </table> <p><b>7. The growth of other activities that create successful places such as places to work, leisure, arts and culture, sports, schools, health centres and tourist activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive and respect and integrate with the local and historic context and communities;</b></p> <p><b>8. The location and design of new development contributing to securing our targets of carbon neutrality by 2030 and net zero carbon by 2050;</b></p>	<u>Elephant and Castle Major Town Centre</u>	<u>10,000sqm</u>	<u>Peckham Major Town Centre</u>	<u>7,000sqm</u>	<u>Canada Water Major Town Centre</u>	<u>40,000sqm</u>	<u>CAZ and district and local town centres</u>	<u>19,670sqm</u>	
<u>Elephant and Castle Major Town Centre</u>	<u>10,000sqm</u>										
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		<p><b><u>9. Increase the provision of open space in the borough by 11 hectares by requiring the provision of open space as identified in site allocations along with the designation of MOL, BOL and OOS as identified on the Policies Map.</u></b></p>
MM7	Policy SP1b – Southwark's Places	<p>1. <u>Our spatial strategy is to strengthen the distinctive network of diverse places so that they will continue to be successful and vibrant as part of the overall plan for Southwark as set out in the Strategic and Area Visions and Strategic Targets Policy between 2020 and 2035. 2019 and 2036. We are doing this by maximising our opportunities using spatial planning. We set out how we will achieve this through our strategic policies, development management policies, implementation policies, delivery programmes and monitoring.</u></p> <p>2. <u>This complex place making process is continuous and needs to involve the diverse range of people who use it to be meaningful in creating places that people find successful to live in and visit. Collectively we need to work together to improve each place through tackling the challenges and maximising our strengths.</u></p> <p>3. <u>Most new development will happen in the Opportunity Areas and Action Area Cores (Bankside, Borough and London Bridge, Elephant and Castle, Aylesbury, Canada Water, Camberwell, Old Kent Road, Peckham and Nunhead). We are aiming to balance delivering as many homes as possible with providing jobs, protecting industrial and office locations, continuing with vibrant town centres, protection of open space and historic characteristics.</u></p> <p>4. <u>We will work with our partners, local communities and developers to ensure that developments improve our places for local communities through delivery of regeneration in our Opportunity and Action Areas to achieve our targets. Our vision areas will provide:</u></p>

## **MM7 - Table 1B - Planning to meet strategic growth targets**

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

Site area	Employment floorspace (sqm)		Retail, leisure and community uses floorspace* (sqm)		Approximate housing capacity within the borough through site allocations by area (net, units)	Net open space provision within site allocations in GIA (sqm)
	Proposed provision (gross)	Uplift (net)	Proposed provision (gross)	Uplift (net)		
<b>Aylesbury</b>	900	900	6,800	6,800	1,500	0
<b>Bankside and Borough</b>	165,949	60,813	10,130	9,409	1,022	3,151
<b>Bermondsey</b>	22,073	-10,935	10,280	9,992	2,313	0
<b>Blackfriars Road</b>	195,298	110,018	17,191	15,308	1,241	0
<b>Camberwell</b>	35,850	2,139	14,956	7,674	1,765	0

<b>Crystal Palace and Gipsy Hill</b>		0	0	0	0	103	0
<b>Dulwich</b>		0	0	580-840	187	63	0
<b>East Dulwich</b>		8,867	3,741	13,631	3,947	374	-4,782***
<b>Elephant and Castle</b>	<b>Site allocations</b>	27,309	-2,884	30,946	2,261	1,686	1,640
	<b>Elephant Park</b>	60,000	60,000	6,014	6,014	683	8,000
	<b>Planning applications</b>	47,792	27,542	0	0	0	0
	<b>Total</b>	135,101	84,658	36,960	8,275	2,369	9,640
<b>Herne Hill and North Dulwich</b>		2,553	383	2,041	306	45	0
<b>London Bridge</b>		56,574	43,156	2,132	1,526	483	605
<b>Old Kent Road</b>	<b>Site allocations</b>	277,329	46,462	69,784	-1,143	20,800****	88,815

	<b>Industrial intensification in South Bermondsey (SPIL) (Maximum option)</b>	86,628	74,567				
	<b>Total</b>	363,957	121,030				
	<b>Peckham</b>	19,089	15,378	23,281	7,139	1,370	0
	<b>Rotherhithe (minimum figures based on Canada Water masterplan NSP78)</b>	68,642	22,196	65,467	9,958	4,712**	13,696
	<b>Walworth</b>	0	-2,437	7,384	2,310	229	0
	<b>Vacant railway arches brought back into use</b>	17,280	17,280				
	<b>Total (minimum based on Canada Water Masterplan, NSP78)</b>	<b>1,092,132</b>	<b>468,321</b>	<b>280,616</b>	<b>81,501</b>	<b>38,389</b>	<b>111,125</b>

<b>Further uplift as a result of maximum capacity of Canada Water Masterplan, NSP78)</b>	236,048	236,048	137,348	137,348	
<b>Total (Maximum based on Canada Water Masterplan, NSP78)</b>	<b>1,328,180</b>	<b>704,369</b>	<b>417,964</b>	<b>218,849</b>	

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

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

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

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

Reference numbers	Policy section / number	Proposed modification
MM8	SP1-Quality affordable homes <u>Homes for all</u>	<p>This will be achieved through:</p> <ol style="list-style-type: none"> <li>1. <u>Delivering at least 40,035 homes between 2019 and 2036 (2,355 new homes per annum), this includes 10,217 homes on small sites between 2019 and 2036 (601 new homes per annum)</u> Meeting and exceeding our housing target of 2,355 homes per annum;</li> <li>2. <u>Supporting the delivery of homes on small sites;</u></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>3. Building 11,000 new council homes by <u>2043 as part of our overall housing target</u>, by developing our own land and developing on some of our existing estates, including in-fill development;</p> <p>4. <u>Encouraging developers to increase the provision of social rented and intermediate homes on sites beyond 35%; and</u></p> <p>5. <u>Encouraging developers to receive affordable housing grants to increase the provision of social rented and intermediate housing; and</u></p> <p>6. <u>Encouraging developers to provide more social rented and intermediate housing through the fast track route; and</u></p> <p>7. Maintaining high housing standards; and</p> <p>8. Building more family homes for households with children as well as childless households; and</p> <p>9. Ensuring that vulnerable residents and families are helped to find the right housing to live as independently as possible; and</p> <p>10. Enabling our residents to take pride in and feel responsible for their homes and local area; <b>and</b></p> <p>11. <u>Requiring sustainable design so that new homes adapt to climate change and mitigate against climate change by reducing carbon emissions on site.</u></p> <p><b>Reasons</b></p> <p>1. <u>We will continue to deliver one of the highest levels of new homes nationally in Southwark. We are building on average around 42% gross and 33% net affordable homes per year. This equates to 9,200 gross new affordable homes and 6,416 net affordable homes between 2004-2019. We will increase this to 50% social rented and intermediate homes in line with the London Plan through our new council homes</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p><u>delivery programme and encouraging developers to exceed 35% social rented and intermediate homes delivery. This will seek to address the need for affordable housing in the borough identified in the Strategic Housing Market Assessment (2019) of 2,077 affordable homes per annum which equates to 35,309 homes over the plan period between 2019 and 2036.</u></p> <p><u>1a The Housing Trajectory is illustrated below and detailed further at Annex 2. This sets out an annualised trajectory of homes to be delivered over the plan period to demonstrate that there is a sufficient supply of homes coming forward to meet our housing target, including recent under-delivery in 2019/20 and a 20% buffer over the first five years. The supply is coming forward through a pipeline of planning permissions, site allocations within the New Southwark Plan and the delivery of new council homes on the council's own land. It identifies sufficient deliverable sites in the first five years and developable sites in 6 to 15 years based on the 5 and 15 Year Housing Land Supply Report. The council will publish an annual update of this.</u></p> <p><u>1b 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.</u></p> <p>2. <u>We are currently In Southwark building around 1,860 gross and 1,560 net new homes 1,500 new homes have been built annually between 2004 and 2019 a year with around 613 gross and 430 net 500 of these being new affordable homes. This is consistently one of the highest levels of delivery of new homes within London and nationwide. It is widely recognised that rising rent and property prices in the private sector, the loss of council homes through the 'Right to Buy', and a lack of affordable housing means that younger generations may be forced</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p>to move away from their families and communities. Our residents told us they want more council housing and that it should be of a high standard, we are tackling this by building <b><u>11,000 new council homes by 2043.</u></b></p> <p>3. <b><u>We have also identified identify in the site allocations</u></b> a number of potential development sites suitable which we will allocate for housing and other land uses. <b><u>enough land to build 23,550 homes between 2019/20 and 2028/29, this equates to 2,355 net additional homes per year to meet our target.</u></b> 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.</p> <p>4. <b><u>There are high levels of deprivation relating to barriers to housing and services across Southwark, this measures the physical and financial accessibility of housing and local services. Over three quarters of residents live in communities ranked in the 20% most deprived in England. This covers a significant part of the borough. When looking at the sub-domain that focuses on housing affordability, overcrowding, and homelessness 97% of our residents live in the 20% most deprived communities in England.</u></b></p> <p>5. <b><u>It is important that homes can adapt to climate change through design to minimise the impacts of climate change on local residents. In the design process, carbon emission reduction on site for residential development is required to meet net carbon zero for major development.</u></b></p>
MM9	SP1	Update to the Housing Trajectory to this Schedule of Proposed Main Modifications which would form a revised Graph 1 and Table 3 (refer to Appendix 5 of this Schedule (Graph 1 and Table 3))
MM10	Annex 2 (part of SP1)	Update to the Housing Trajectory to this Schedule of Proposed Main Modifications which would form a revised NSP Annex 2 (Refer to Appendix 5 of this Schedule (Annex 2))

Reference numbers	Policy section / number	Proposed modification
MM11	SP2: <u>Regeneration that works for all</u> <u>Southwark Together</u>	<p>We will continue to revitalise our places and neighbourhoods to create new opportunities for residents <u>and local businesses</u>, to promote wellbeing and reduce inequalities so that people have better lives in stronger communities. This will be achieved through:</p> <ol style="list-style-type: none"> <li data-bbox="635 437 1854 502">1. <b><u>Mitigating and adapting development to climate change to meet the net zero carbon target by 2050; and</u></b></li> <li data-bbox="635 535 1936 665">2. Developing places where everyone can benefit from all of the activities, <u>including</u> such as play spaces, leisure activities, squares and shops, buildings and the natural environment. These places should enable everyone to feel proud of their home and create a sense of belonging in the community; and</li> <li data-bbox="635 698 1896 829">3. Investing in our communities and residents, and particularly existing residents, so that everyone can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs, education, training and new <b><u>physical and social</u></b> infrastructure; and</li> <li data-bbox="635 861 1917 992">4. Encouraging greater tenure integration and equality within and between new development in order to create the conditions for properly mixed and integrated communities, ensuring equity of esteem from street level, and to mitigate against stark visible differences and a sense of tenure segregation; and</li> <li data-bbox="635 1024 1917 1155">5. Ensuring that buildings have a positive relationship with the public realm and the existing place, providing opportunities for new street trees, and designing lower floors to directly relate to the street, with an appropriate transition in scale to create a positive pedestrian experience and developments that link with the existing communities; and</li> <li data-bbox="635 1188 1917 1383">6. Developments being designed for <u>the</u> diverse communities in Southwark, <u>including all principles of the Southwark Stands Together initiative</u> and to ensure accessibility, inclusivity, and interaction, regardless of disability, age, <b><u>race, religion or belief, sex, sexual orientation, pregnancy and maternity, marriage or civil partnership</u></b> or gender, and allow all to participate equally, confidently and independently in everyday activities; <b><u>and</u></b></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>7. Making our neighbourhoods safer with well-designed buildings and spaces that <u>mitigate and minimise the impacts of climate change on local residents</u>, discourage crime and anti-social behaviour and foster a sense of community; and</p> <p>8. Encouraging residential development above shops to enliven town centres; and</p> <p>9. Ensuring that our existing residents and neighbourhoods prosper from good growth by giving people from every community the opportunity to collaborate throughout the regeneration process. <u>Good growth includes supporting and diversifying our strong local economy, providing new jobs including new green jobs, championing existing and new business growth and supporting small shops and businesses through regeneration including building new, affordable workspaces to continue trading or grow their businesses</u>; and</p> <p>10. Enhancing local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating vibrant, attractive, healthy, safe and distinctive buildings and places that <del>install</del><ins>instil</ins> pride of place in all our communities. This will include <u>networks of green</u> infrastructure, and opportunities for healthy activities and improving streets, squares and public places between buildings; and</p> <p>11. Strengthening support in regeneration areas for those who are vulnerable or who face greater disadvantage, by investing in the prevention and tackling the causes of inequality, involving all of our services, partners and community-based activities.</p> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. <u>A Climate Emergency was declared by Southwark in March 2019. Adapting to and mitigating against climate change is important to reduce fuel poverty and address the unequal effects of climate change, particularly on our most vulnerable communities.</u></li> <li>2. Southwark is committed to making regeneration that works for all. We are a borough with diverse communities, a proud heritage and a great future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on</li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>our doorstep. The New Southwark Plan explains the strategy for regeneration from 2018 to 2033 <u>2019 to 2036</u> 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 <u>social rented and intermediate homes, as well as jobs</u>, schools, shops and places to work.</p> <p>3. <u>Southwark Stands Together is a borough wide initiative in response to the killing of George Floyd in 2020, the injustice and racism experienced by Black, Asian and minority ethnic communities and to the inequalities exposed by COVID-19. Southwark stands together is about all organisations, community groups and individuals across the borough committing to identify, and then implement solutions to address entrenched racism and injustice and take positive action to ensure equality of opportunity.</u></p> <p>4. The Homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, Old Kent Road, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them function effectively <u>for all members of our community</u>. We need to make sure that as this change is taking place, we <u>by</u> working <u>in</u> partnership with existing local residents and businesses and <u>ensure</u> that they are listened to at all times. The places created should be for existing residents and businesses as well as newcomers.</p> <p>5. Our social regeneration framework outlines our ambitions of <u>improving</u> life opportunities, good health and wellbeing and pride of place for all, investing in communities and reducing inequalities. This framework will be implemented through social regeneration charters and <u>place plans</u> for the different areas in the borough. These will outline how we will achieve our ambitions at a local level and demonstrate how we will collaborate with the community throughout the process. <u>Our approach to engagement includes the principles of transparency, engagement that is built on trust and ensuring our responses are timely and responsive to local views.</u></p>

Reference numbers	Policy section / number	Proposed modification
MM12	SP3 Best <u>A great</u> start in life	<p>We will give all our young people <del>the best a great</del> 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:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Delivering more childcare, school places and double the number of Southwark Scholarships; and</li> <li>3. Delivering a top quality children's playground in every local area; and</li> <li>4. Providing free <u>healthy school meals</u> fruit for primary schools <del>children and nurseries</del>; and</li> <li>5. Investing in more early support for families; and</li> <li>6. Increasing library access; and</li> <li>7. Finding new ways to guarantee care and early education to help parents; and</li> <li>8. <u>Encouraging developments where there can be more interaction between people of different ages, particularly elderly and young people; and</u></li> <li>9. <u>Ensure our residents and schools benefit from the digital revolution including improving access to superfast broadband</u></li> </ol> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. We believe in giving all our young people the best start in life <u>and creating a family friendly borough which is the first choice for parents and carers to bring up their children</u>. 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</li> </ol>

Reference numbers	Policy section / number	Proposed modification				
		<p>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</p> <p>2. <b><u>Southwark is ranked more favourably for education, skills and training, when measuring the lack of attainment and skills in the local population, including adults and children. While the most deprived areas in the borough are concentrated in central and northern areas, the level of deprivation relating to education, skills and training is much lower than other domains.</u></b></p>				
MM13	SP4 Strong local <u>A</u> green and inclusive economy	<p>We will work to make sure that Southwark has a strong, <b><u>green and inclusive</u></b> economy where all of our existing and new residents, <b><u>businesses</u></b> and workers benefit. This will be achieved through:</p> <ol style="list-style-type: none"> <li>1. <b><u>Supporting a green new deal for Southwark that creates at least 1,000 new green jobs, cuts greenhouse gas emissions and generates a new wave of environmental innovation. Workplaces and town centres will be easily accessible by walking and cycling; and</u></b></li> <li>2. <b><u>Delivering at least 460,000sqm of new office floorspace from 2014 to 2036 between 2019-2036 (equating to around 35,500 jobs). Around 80% of new offices will be delivered in the Central Activities Zone. Additional offices will be delivered in the Canada Water and Old Kent Road Opportunity Areas and in town centres; and</u></b></li> <li>3. <b><u>Delivering at least 90,000sqm additional employment floorspace between 2019-2036 outside the CAZ including industrial, distribution, hybrid and studio workspace; and</u></b></li> <li>4. <b><u>Delivering at least 10% of all new employment floorspace as affordable workspace for start-ups and existing and new small and independent businesses in Southwark; and</u></b></li> <li>5. <b><u>Providing at least 84,000 58,000 new jobs between 2019-2036. The targets for the distribution of jobs are:</u></b></li> </ol> <table border="1"> <tr> <td><b><u>Borough, Bankside and London Bridge Opportunity Area</u></b></td><td><b><u>10,000</u></b></td></tr> <tr> <td><b><u>Elephant and Castle Opportunity Area</u></b></td><td><b><u>10,000</u></b></td></tr> </table>	<b><u>Borough, Bankside and London Bridge Opportunity Area</u></b>	<b><u>10,000</u></b>	<b><u>Elephant and Castle Opportunity Area</u></b>	<b><u>10,000</u></b>
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Reference numbers	Policy section / number	Proposed modification							
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<u>Other town centres</u>	<u>8,000</u>								
<ul style="list-style-type: none"> <li data-bbox="635 605 1079 675">6. Bringing more opportunities for people to find work, get into training and achieve their aspirations; and</li> <li data-bbox="635 682 1936 784">7. Making Southwark a place where the town centres and high streets thrive and are a place to do business in the London and global economy, where business owners know this is the borough where their enterprises will grow and prosper; and</li> <li data-bbox="635 791 1936 882">8. Ensuring the distinctive town and local centres will be places where shops, leisure, office and community uses are competitive and popular, providing customer choice for local communities; and</li> <li data-bbox="635 889 1936 1021">9. <b><u>Increasing retail floorspace by up to 26,672sqm by 2031 over and above commitments; 76,670 sqm between 2019 and 2036 (6,560sqm convenience retail, 42,130sqm comparison goods retail, 27,980sqm food and beverage). The targets for the distribution of the retail floorspace are:</u></b></li> </ul>									
<table border="1"> <tr> <td data-bbox="572 1046 910 1160"><u>Elephant and Castle Major Town Centre</u></td><td data-bbox="910 1046 1079 1160"><u>10,000sqm</u></td></tr> <tr> <td data-bbox="572 1166 910 1253"><u>Peckham Major Town Centre</u></td><td data-bbox="910 1166 1079 1253"><u>7,000sqm</u></td></tr> <tr> <td data-bbox="572 1259 910 1364"><u>Canada Water Major Town Centre</u></td><td data-bbox="910 1259 1079 1364"><u>40,000sqm</u></td></tr> </table>	<u>Elephant and Castle Major Town Centre</u>	<u>10,000sqm</u>	<u>Peckham Major Town Centre</u>	<u>7,000sqm</u>	<u>Canada Water Major Town Centre</u>	<u>40,000sqm</u>			
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<u>Canada Water Major Town Centre</u>	<u>40,000sqm</u>								

Reference numbers	Policy section / number	Proposed modification	
		<p><u>CAZ and district and local town centres</u></p> <p><u>19,670sqm</u></p>	<p>10. Working with our residents to assist them to be and stay financially independent; <u>and</u></p> <p>11. <del>Ensuring we retain intensify industrial land and co-locate industrial premises with new homes London needs; and As shown on the policies map, designating 32ha of Strategic Protected Industrial Land where industrial uses will be maintained and designating 20ha of Locally Significant Industrial Sites where industrial premises will be co-located with new homes; and</del></p> <p>12. Working with local business and other partners to make sure our residents are equipped with the skills and knowledge to access the many exciting opportunities that being in Southwark brings.</p> <p>13. <del>Ensuring the delivery of 500 new affordable small business units.</del></p> <p>Reasons</p> <p>1. When our economy is strong then all of our residents benefit. It brings more opportunities for people in Southwark to find work, get into training and achieve their aspirations. Southwark has a network of employment clusters offering an environment where businesses, including small and medium sized enterprises (SMEs), create new jobs and opportunities particularly for local people. To help provide more affordable business space and help start up businesses our <del>High Street Challenge initiative provides grant funds initiatives such as the High Street Challenge and the Southwark Pioneers Fund</del> help to support business and community led groups to deliver new street markets and diversify uses on high streets through 'pop-up' uses on vacant and empty spaces. We pay particular attention to proposed growth in betting, pay day loan shops and takeaways and the potential loss of pubs, leisure and cultural uses. There are plans to enhance and renew Old Kent Road, <u>Canada Water</u>, Peckham, Elephant and Castle, Camberwell, Tower Bridge Road and other town centres. <u>Southwark is also home to some of the oldest and most established Business Improvement Districts in the country, helping to offer services and improvements for businesses and residents in Bankside, Bermondsey, the South Bank, London Bridge and Waterloo.</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p>2. We will encourage the creation of <u>green jobs</u> in the environmental sector <u>as they contribute to enhancing, preserving or restoring the environment. This may include manufacturing and construction and emerging green sectors such as renewable energy and energy efficiency.</u></p> <p>3. <u>Southwark is projected to need to deliver 460,000sqm of new office space from 2019-2036. 2014 to 2036. Along with other types of employment space this will provide 58,000 new jobs. Many of these will be in the Central Activities Zone and across our major opportunity areas including Canada Water and Old Kent Road. To meet the growing need for affordable workspace the plan includes a bespoke policy and strategic target of at least 10% of all new employment floorspace to be affordable workspace. 500 new affordable small business units. Additionally Southwark has over 800 railway arches many of which will be made available to enliven the Low Line walking routes and provide small business space. Industrial space will be intensified in stand alone and mixed use development and 52 hectares of land is retained for industrial uses or industrial mixed use development in the borough.</u></p> <p>4. <u>Southwark has a strong hierarchy of town centres which are projected to increase by 76,670 sqm retail floorspace between 2019 and 2036 (6,560sqm convenience retail, 42,130sqm comparison goods retail, 27,980sqm food and beverage). 16,303sqm net of comparison goods retail floorspace, 1,954sqm net of convenience goods retail floorspace, and 8,415sqm gross of food and beverage floorspace (totalling 26,672sqm net retail) by 2031 over and above commitments. Growth of retail will mainly be accommodated in the redevelopment of three large shopping centres within the major town centres of Elephant and Castle, Peckham and Canada Water. Old Kent Road will also be transformed from retail warehouses with large car parks to a Healthy High Street.</u></p> <p>5. <u>Income deprivation measures the proportion of the population experiencing deprivation relating to low income, including those in and out of work. The most income deprived areas of the borough are located across central and northern Southwark. Almost a third of residents live in communities ranked in the 20% most income deprived in England. In contrast, 8% live in communities ranked in the 20% least income deprived these include</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p><u>Dulwich Village, a small part of Chaucer, Rotherhithe, North Bermondsey and Surrey Docks.</u></p> <p>6. <u>In terms of employment more specifically, the most employment deprived areas of the borough are located across central and northern Southwark, this includes part of the Old Kent Road, Peckham, Faraday, Newington and Camberwell Green. This measures the proportion of the working age population in an area involuntary excluded from the labour market. Almost 14% of residents live in communities ranked in the 20% most employment deprived in England. In contrast, almost 12% live in communities ranked in the 20% least employment deprived.</u></p>
MM14	<u>SP6 Cleaner, greener, safer Climate Emergency</u>	<p>We will lead the way in <u>providing spaces for people to connect with nature</u>, making people feel safe, creating cleaner streets, increasing recycling, and reducing landfill waste, <u>and reducing carbon and greenhouse gas emissions to addressing the Climate Emergency</u>. This will be achieved through:</p> <ol style="list-style-type: none"> <li>1. Protecting, <u>improving</u> and enhancing our environment through making new and existing buildings as energy efficient as possible; and</li> <li>2. Making Southwark a place where walking, cycling and public transport are the first choice of travel <u>as they are</u> being the most convenient, safe and attractive; and</li> <li>3. Protecting and improving our network of open spaces, <u>waterways</u>, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities; and</li> <li>4. Improving our natural environment through the use of urban greening to reduce flood risk and improve air quality; and</li> <li>5. Working with local people to deliver the very best so that the borough is clean, green and safe.</li> </ol> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. <u>The climate change target for this plan is net zero by 2050 as set out in the Climate Change Act. The council has declared a Climate Emergency with the ambition to aim to reach carbon neutrality by 2030 and will review this plan to meet this target.</u></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>2. We will play <u>a leading</u> role in making Southwark a place where people enjoy spending time and can <u>thrive by ensuring the borough is clean, green and safe</u>. Reducing landfill, remediating contaminated land and <u>increasing</u> recycling and the re-use of waste materials will help us minimise our environmental impact and help to protect biodiversity and habitats for future generations to enjoy. Ensuring buildings are energy efficient and low carbon will help reduce our carbon footprint and our contribution to man-made climate change while also saving money through reduced energy bills for our residents and workers. Prioritising walking, cycling and public transport will also help us reduce our carbon footprint, as well as reduce the congestion and poor air quality that <del>private cars can make worse</del>.</p> <p>3. <u>Southwark's carbon emissions have been reducing since 2010. In 2017 it was 1,013 Total kt (CO2e)</u>.</p> <p>4. Some parts of the borough's walking and cycling routes are poorly maintained, confusing and can at times feel unsafe. Improving these routes will encourage more walking and cycling. Poor air quality has significant health impacts so reducing harmful pollutants is crucial in making a safer and cleaner place. There is also a risk of flooding from both the Thames and surface water pooling. We need to mimic natural drainage patterns by reducing hard surfaces and increase absorbent surfaces through soil and planting. Our parks and open spaces, trees and wildlife habitats are of enormous value so it is essential that we continue to protect and enhance them to ensure they can be enjoyed and used by everyone.</p> <p>5. <u>The Crime Domain measures the risk of personal and material victimisation at local level. Southwark is ranked as one of the most deprived local authorities in England. There are high levels of crime deprivation across the majority of the borough, with the exception of Borough &amp; Bankside and parts of London Bridge &amp; West Bermondsey. Over a third of residents live in communities ranked in the 20% most crime deprived in England. In contrast, just 5% live in communities ranked in the 20% least crime deprived.</u></p> <p>6. <u>The Living Environment Deprivation Domain measures the quality of the local environment, both indoor and outdoor. There are high levels of deprivation relating to the living environment across the borough, with more than half of residents living in</u></p>

Reference numbers	Policy section / number	Proposed modification
		<u>communities ranked in the 20% most deprived in England. When looking at the sub-domain that focuses on air quality and road traffic accidents, all residents in Southwark live in communities ranked as the 20% most deprived in England.</u>
MM15	Area Vision Maps	<p>To be updated with CAZ, Opportunity Area, Town Centre boundaries, Action Areas, Action Area Cores and Area Vision boundaries as per document EIP181a. Add Conservation Areas, Business Improvement District boundaries for Team London Bridge BID, South Bank BID, Blue Bermondsey BID, We Are Waterloo BID and Better Bankside BID to relevant Area Vision Maps. Add adopted Neighbourhood Plan areas to relevant Area Vision Maps. Bankside Neighbourhood and Business Area,</p> <p>Bermondsey Neighbourhood Area,</p> <p>Elephant and Walworth Neighbourhood Area,</p> <p>South Bank and Waterloo Neighbourhood Area,</p> <p>Sydenham Hill Ridge Neighbourhood Area,</p> <p>Herne Hill Neighbourhood Area,</p> <p>Rotherhithe and Surrey Docks Neighbourhood Area.</p> <p>Remove reference to PNAAP sites from the Peckham Vision Map and Nunhead Vision Map, remove reference to CWAAP sites from the Rotherhithe Vision Map.</p>
MM16	AV.01 Aylesbury Area Vision	<p>The Aylesbury Area is:</p> <ul style="list-style-type: none"> <li>• A residential area located north of Burgess Park and between Walworth Road and Old Kent Road. It originally accommodated 2,750 homes and is characterised by <del>large concrete slab</del> buildings built in the mid 1960s – 70s, <del>now at the end of their service life, but which were valued by residents for the number of social rent units and the larger flats and room sizes, which They</del> are set amongst mature trees, <u>green and open spaces and play space;</u></li> <li>• Served by emerging new community infrastructure, which includes three new high-performing schools, existing primary schools, the re-landscaped Burgess Park and sports facilities, including a</li> </ul>

Reference numbers	Policy section / number	Proposed modification
		<p>new BMX cycle track. <b><u>Burgess Park is protected Metropolitan Open Land and plays an important function for green space, play areas, recreation and sports facilities;</u></b></p> <ul style="list-style-type: none"> <li>Served by good bus transport links, along the Walworth Road and Old Kent Road corridors, and near to the Elephant and Castle train and underground stations and the Old Kent Road Opportunity Area.</li> </ul> <p>Development <b><u>in</u></b> of the Aylesbury Area should:</p> <ul style="list-style-type: none"> <li>Generate new neighbourhoods with a range of housing tenures that will attract existing residents to stay and new people to move in, including Southwark residents who want to stay and benefit from the great connections, facilities and communities;</li> <li>Stitch back into the surrounding context and enhance the ability for pedestrians and cyclists to get around a network of attractive tree-lined streets and public open spaces, arranged around a loose grid of well designed urban blocks;</li> <li><b><u>Deliver the three green fingers which will run from Burgess Park into the Action Area Core connecting with Surrey Square Park, the Missenden Play area and Faraday Gardens and providing important public space;</u></b></li> <li>Establish a local hub in the vicinity of East Street and Thurlow Street with a range of community facilities including a new Health Centre, Library, pharmacy, café, <b><u>employment opportunities</u></b> and a public square;</li> <li>Deliver homes and a wider urban environment suitable for residents at all stages in their lives, encouraging people to live and work locally. This will include excellent cycling provision, safe secure streets with good building frontages and a choice of homes <b><u>with a priority for high quality social</u></b></li> </ul>

Reference numbers	Policy section / number	Proposed modification
		<p><u>rented housing</u>, including a range of different sized homes, generous space standards and provision of specialist housing;</p> <ul style="list-style-type: none"> <li>• <u>Contribute by encouraging all those who take decisions that affect our community to aspire to and maintain the highest standards;</u></li> <li>• <u>Deliver an exemplary neighbourhood in which we and our children will want to live and of which we can be rightly proud.</u></li> <li>• <u>Reinforce its image as a place for families to live and deliver an excellent range of quality public and private open spaces, and will provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres.</u></li> </ul> <p>Growth opportunities in the Aylesbury Area:</p> <ul style="list-style-type: none"> <li>• The Area Action Plan 2010 envisaged approximately 4,200 new homes with the provision of 50% <u>social rented and intermediate homes</u> affordable housing, <u>including the reprovision of at least 2,249 social rented homes</u>. The emerging direction of travel of planning policy seeks to build new homes whilst also supporting any existing residential use. <del>optimise the potential of brownfield land</del>. This suggests that it would now be appropriate to consider an increased number of homes for the Aylesbury area <u>within the land covered by the Action Area Core Plan boundary</u>, with a view to moving towards replacing all the existing social rented homes in and in reasonable proximity to within the original footprint of the <u>original</u> estate. <del>Irrespective of density</del>, The objective of delivering 50% affordable housing <u>social rented and intermediate homes</u> should be met <u>with a preference for social housing in accordance with Policy P1</u> the Area Action Plan.</li> </ul>

Reference numbers	Policy section / number	Proposed modification
		<ul style="list-style-type: none"> <li>• <u>The Action Area has the potential to provide a minimum of 600sqm of employment space, up to 6,500sqm of retail, community and leisure facilities and a minimum of 600sqm of flexible retail or workspace.</u></li> </ul>
MM17	AV.02 Bankside and Borough Area Vision	<p>Development in Bankside and Borough should:</p> <ul style="list-style-type: none"> <li>• Continue to consolidate Bankside and The Borough as part of <u>the central London Central Activities Zone</u>; 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;</li> <li>• <u>Consider the Southbank and Waterloo Neighbourhood Plan.</u></li> </ul> <p>Growth opportunities</p> <p><del>Large development sites <u>Bankside and Borough are part of the London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area delivering 10,000 new jobs and the Bankside and Borough District Town Centre. Site allocations</u> in Bankside and the Borough will deliver at least 166,000sqm (gross) new offices and employment workspaces and around 0.3ha new open space. 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.</del></p>
MM18	AV.03 Bermondsey Area Vision	<p>Development in Bermondsey should:</p> <p><u>(New bullet) Preserve and improve the existing identities ensuring that the history and architectural wealth that comes from previous generations of residents is retained in the Old Bermondsey Village Forum Neighbourhood Area. This would be for both the Bermondsey Street Conservation Area and the surrounding housing estates mainly built between 1900 and 1950. Along with the network of local streets and yards where commercial uses are intertwined with residential buildings.</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p>Growth opportunities</p> <p><u>Large development sites Site allocations</u> in Bermondsey <u>will deliver around 22,000sqm (gross) new employment workspaces and around 2,300 new homes. The main development opportunity in Bermondsey is the redevelopment of the former Biscuit Factory site which will deliver 1,548 new homes including social rented homes, affordable workspace, new facilities for the Compass Secondary School and new pedestrian routes through nearby railway arches improving connections to The Blue Local Town Centre.</u> 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.</p>
MM19	AV.04 Blackfriars Road Area Vision	<p>Development in Blackfriars Road should:</p> <ul style="list-style-type: none"> <li>• Increase the number of homes, including affordable homes<u>social rented and intermediate homes</u>;</li> <li>• <u>Improve existing and create new cycle and walking routes, including the Thames Path</u>;</li> </ul> <p>Growth opportunities</p> <p><u>The Blackfriars Road SPD was adopted in 2014 and identified 54 sites for development (and shared three of these sites with the Elephant and Castle SPD). The area has experienced significant change in recent years with the development of schemes such as One Blackfriars which has delivered 274 homes, retail space and a 161 room hotel. Most of the sites that were identified in the SPD have been developed with 869 homes, 8,600sqm retail floorspace, 75,000sqm employment floorspace and 5,000sqm of community uses including space for the London Centre of Contemporary Music. A further 99 homes, 600sqm retail floorspace, 6,400 employment floorspace and 8,500sqm of community uses are also approved or under construction.</u></p> <p>Blackfriars Road is part of <u>the central London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area delivering 10,000 new jobs and the Bankside and Borough Town Centre.</u> and The site allocations will provide many new homes, commercial spaces at least</p>

Reference numbers	Policy section / number	Proposed modification
		195,000sqm (gross) offices and employment workspaces and 17,000sqm (gross) retail, community and leisure floorspace. <del>and other uses on major development sites as well as on smaller sites.</del>
MM20	AV.05 Camberwell Area Vision	<p>Development in Camberwell should:</p> <p>Complement and improve the town centre with more large and small shops, entertainment, leisure, workspaces for smaller enterprises, particularly creative industries and cultural activities <b><u>and businesses that support the local health economy</u></b> and well designed public spaces for visitors to linger;</p> <p>Growth opportunities</p> <p><b><u>Site allocations in</u></b> Camberwell has the potential to <u>will provide many 1,765 new homes, 35,850sqm (gross)</u> and increase employment floorspace <b><u>and 14,956sqm retail, community and leisure floorspace.</u></b> Camberwell has many large sites and many smaller sites suitable for infill development. <b><u>Many of the site allocations are located in the Camberwell District Town Centre and will improve the town centre environment.</u></b></p>
MM21	AV.09 Elephant and Castle Area Vision	<p>Development in Elephant and Castle should:</p> <p><b><u>(New bullet) Support the provision of a new community health hub</u></b></p> <p>Improve the train <b><u>and underground stations, provide step-free access, provide a new ticket hall for the Northern Line and Bakerloo Line extension</u></b> and enable new transport infrastructure links with the surrounding areas by providing safe and accessible walking, cycling and public transport routes;</p> <p>Growth opportunities</p>

Reference numbers	Policy section / number	Proposed modification
		<p><u>Elephant and Castle has already experienced major transformation including significant transport improvements and the Castle Square Leisure Centre. The 2007 Southwark Plan and the Elephant and Castle SPD 2012 identified 38 sites for redevelopment. The majority of these sites have been developed including at Elephant Park and One the Elephant. The sites have delivered a total of 4,261 homes, 13,500sqm retail floorspace, 6,000sqm employment floorspace and 5,300sqm community uses including a children's nursery, an energy centre, a library and heritage centre on Walworth Road, leisure uses and a church. A further 2,066 homes, 2,000sqm retail floorspace, 200 sqm employment and a range of flexible uses have also been approved or are under construction.</u></p> <p><u>Elephant and Castle is part of the London Central Activities Zone, the Elephant and Castle Opportunity Area delivering 10,000 new jobs and the Elephant and Castle Major Town Centre delivering around 10,000sqm (net) new retail floorspace. and 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. The site allocations in Elephant and Castle including the redevelopment of the shopping centre, major planning applications and the remaining development coming forward on the Elephant Park site will deliver around 135,000sqm (gross) offices and employment workspaces, 37,000sqm (gross) retail, community and leisure floorspace and around 2,200 homes. The area will deliver around 1ha new open space including a new major new park space at Elephant Park.</u></p>
MM22	AV.11 London Bridge Area Vision	<p>Growth opportunities</p> <p><u>London Bridge has experienced significant transformation with the delivery of the London Bridge Shard Quarter, More London riverside development, the Shard tower and News Building. London Bridge station completed a £1 billion redevelopment in 2018 including new entrances on Tooley Street and St Thomas Street, a new concourse providing step free access to every platform, following the installation of new lifts and escalators, the reconfiguration of tracks and new platforms, new shops, cafes, bars and restaurants.</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p>London Bridge is part of <u>the central London Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area</u> delivering 10,000 new jobs and the London Bridge District Town Centre. and London Bridge has the potential to grow its strategic office provision, shops, leisure, culture, science and medical facilities. <u>The site allocations in London Bridge will deliver around 57,000sqm (gross) offices and employment workspaces, 2,100sqm (gross) retail, community and leisure floorspace.</u> London Bridge will also contribute towards meeting the borough's housing needs.</p>
MM23	AV.13 Old Kent Road Area Vision	<p>Development in Old Kent Road should</p> <p>Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicle and cycling (<u>including cycle parking and cycle hire</u>) which will help to tackle air and noise pollution, vital for the health of all but particularly the health of children <u>and improving mental and physical wellbeing. This should enable ease of movement around Old Kent Road without using a car, creating clean and tidy streets, good wayfinding and calm and quiet places to travel through, rest and enjoy green spaces.</u></p> <p>Growth Opportunities</p> <p>The Area Action Plan will identify the opportunities for growth and benefits for local communities including delivering 20,000 new homes, over 5,000 <u>10,000</u> new jobs, <u>9ha of new parks, civic spaces, green routes and raingardens, two</u> new tube stations and a new major <u>two district</u> town centres for shopping.</p> <p>Development will be phased based on the commitment and delivery of the Bakerloo Line extension. It is anticipated around 9,500 homes will be committed in Phase 1 (2018-2023) alongside enhancements to the existing public transport network prior to the confirmation of the Transport and Works Act Order <u>letting of the construction contract</u> for the Bakerloo Line extension. The remaining 10,500 will be committed for Phase 2 (post 2023-2027) and will be subject to agreement between Southwark Council, the Greater London Authority and Transport for London relating to the status of</p>

Reference numbers	Policy section / number	Proposed modification
		<p>transport improvements. A detailed phasing plan is included in the New Southwark Plan Infrastructure Plan and in the Old Kent Road Area Action Plan.</p> <p><b><u>The Department for Transport has made a safeguarding direction for the Bakerloo Line Extension which will support the project in safeguarding sites and routing alignment. The Bakerloo Line extension will enable the planned development for Phase 2 to be delivered and will provide a further catalyst for change.</u></b></p>
MM24	AV.14 Peckham Area Vision	<p>Growth opportunities</p> <p><b><u>The Peckham and Nunhead Area Action Plan was adopted in 2014 and identified 24 sites for development. These have mostly been completed, are under construction or approved. They have delivered 350 homes, 300sqm employment floorspace, 1,900sqm retail floorspace and 14,500sqm community and education facilities including the Mountview Academy of Theatre Arts and an extension to Bredinghurst School. Sites approved or under construction will deliver 433 homes, 940sqm retail floorspace and 3,000sqm community facilities. Larger town centre sites not yet developed have been included in this plan.</u></b></p> <p><b><u>Large development sites Site allocations in the Peckham Action Area will provide around 1,400 new homes, around 22,200sqm (gross) retail, community and leisure floorspace and around 19,000sqm (gross) employment space. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space. Peckham Major Town Centre will deliver around 7,000sqm (net) new retail floorspace.</u></b></p>
MM25	AV.15 Rotherhithe Area Vision	<p>Development in Rotherhithe should:</p> <p>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 35,000m<sup>2</sup> of <b>New</b> retail space will be provided including a new department store and independent shops, offices and places to eat and drink.</p>

Reference numbers	Policy section / number	Proposed modification
		<p>Growth opportunities in Rotherhithe:</p> <p><b>The Canada Water Area Action Plan was adopted in 2015 and identified 18 sites for development. These have mostly been completed. They have delivered over 1,200 homes, 1,300sqm employment floorspace, 900sqm retail floorspace and 7,000sqm community facilities. Sites approved or under construction will deliver 407 homes, 610sqm retail floorspace and 300sqm community facilities.</b></p> <p><b>Rotherhithe is part of the Canada Water Opportunity Area delivering 20,000 jobs and the Canada Water Major Town Centre will provide at least 40,000sqm (net) new retail uses. Site allocations in Rotherhithe has have enormous potential to provide new housing homes and commercial space, particularly in and around the Canada Water town centre. The site allocations including the Canada Water masterplan to redevelop the Surrey Quays shopping centre, Harmsworth Quays and Surrey Quays Leisure Park have the potential to deliver an average of 4,300 new homes, 186,000sqm (gross) office and employment workspaces and 134,250sqm (gross) retail, community and leisure uses as well as 1.35ha new open space.</b> 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.</p>
MM26	AV.16 Walworth Area Vision	<p>Growth opportunities</p> <p><b>Site allocations in Walworth have</b> has the potential to provide a significant number of <b>around 230</b> new homes, <b>7,400sqm (gross) new retail, community and leisure space as part of the Elephant and Castle Major Town Centre</b>, 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.</p>

Reference numbers	Policy section / number	Proposed modification
MM27	P1	<p><b>Percentage</b></p> <ol style="list-style-type: none"> <li>1. Development that creates 10 or more homes must provide the <u>maximum viable amount minimum of 35% affordable social rented and intermediate homes</u>. The minimum should be 35%, as set out in Table 1, subject to viability. Except in the Aylesbury Action Area Plan area <u>Core</u>, as set out in Table 2. Intermediate tenure homes should be suitable for households on a range of incomes. This may require a mix of Shared Ownership and other intermediate tenure homes.</li> <li>2. Development that creates <u>9</u> homes <u>or fewer (inclusive)</u> must provide the maximum viable <u>amount of social rented and intermediate homes or a amount financial contribution</u> towards the delivery of new council <u>social rented and intermediate homes with a minimum of 35% subject to viability as set out in Table 1</u>.</li> <li>4. <u>In exceptional circumstances development can follow the fast track route.</u></li> </ol> <p><b>Either:</b></p> <ol style="list-style-type: none"> <li>1. <u>Where development that provides 40% social rented and intermediate housing affordable housing, with a policy compliant tenure mix, (a minimum of 25% social rented and a minimum of 10% intermediate housing) as set out in table 1 with no grant subsidy. Where developments follow the fast track route they will not be subject to a viability appraisal. A viability review appraisal will only be necessary if amendments are proposed to lower the affordable housing provision to less than 40% following the grant of planning permission; Or</u></li> <li>2. <u>In Aylesbury Action Area Plan area Core, where development provides 60% social rented and intermediate housing with a policy compliant tenure mix, as set out in Table 2 with no grant subsidy. Where developments follow the fast track route they will not be subject to a viability appraisal. A viability review will only be necessary if amendments are proposed to lower the social rented and intermediate housing provision to less than 60% following the grant of planning permission.</u></li> <li>5. Where development cannot provide <u>social rented and intermediate housing</u> affordable housing on site, any off site affordable <u>social rented and intermediate</u> housing requirement will be measured in terms of as the total housing provision from the main development site plus any linked sites. This should provide no financial benefit to the applicant.</li> </ol>

Reference numbers	Policy section / number	Proposed modification										
		<p>6. Where affordable <u>social and intermediate</u> 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 <del>in lieu payments</del> <u>contributions</u> will be based on the cost of meeting an on site affordable <u>social and intermediate</u> housing requirement and should provide no financial benefit to the applicant.</p> <p>7. The subdivision of sites or phasing of development which has the effect of circumventing affordable <u>social and intermediate</u> housing policy requirements will not be permitted.</p> <p>8. Housing requirements will be calculated in habitable rooms. <del>Where affordable habitable rooms and market habitable rooms are not of equivalent size across the development affordable housing requirements will be calculated in floorspace.</del></p> <p style="text-align: center;"><b>Table 1: Affordable homes <u>Social rented and intermediate housing</u> requirement</b></p> <table border="1"> <thead> <tr> <th>Market housing</th> <th colspan="2"><u>Affordable Social rented and intermediate housing</u></th> </tr> </thead> <tbody> <tr> <td rowspan="3">Up to 65%</td> <td colspan="2">A minimum of 35%</td> </tr> <tr> <td><u>Social rented housing</u></td> <td><u>Intermediate housing</u></td> </tr> <tr> <td>A minimum of 25%*</td> <td>A minimum of <u>A minimum of</u> 10%*</td> </tr> </tbody> </table> <p>*Where a development cannot meet the figures set out above exactly they should be rounded up to a figure above the minimum percentage. *<u>Applicants must meet the minimum requirement. If social rented and intermediate housing provision marginally falls below the minimum, we will not accept rounding up. This may increase the overall quantum which should be in favour of social rented housing.</u></p> <p><b>Reasons</b></p> <p>1. There is a shortage of affordable <u>social rented and intermediate</u> homes in Southwark and across London <u>and this is our priority in the delivery of new homes</u>. Providing new affordable homes suitable for a range of affordable housing needs is our main priority. This includes social rent and intermediate tenure homes. <u>We do not use the term affordable to</u></p>	Market housing	<u>Affordable Social rented and intermediate housing</u>		Up to 65%	A minimum of 35%		<u>Social rented housing</u>	<u>Intermediate housing</u>	A minimum of 25%*	A minimum of <u>A minimum of</u> 10%*
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Reference numbers	Policy section / number	Proposed modification
		<p><u><b>describe any specific type or tenure of new housing. We use the descriptive terms of social rented and intermediate housing.</b></u></p> <p>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 year<sup>2</sup> (this accounts for approximately 48% of Southwark's total annual housing need)<sup>3</sup>. 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.</p> <ol style="list-style-type: none"> <li>2. <u><b>Our Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rented and intermediate homes per annum which is approximately 71% of Southwark's total housing need. CACI Paycheck data confirms that 93% of households in Southwark have a household income that requires social and intermediate housing. There is a high proportion of residents that require some type of affordable housing, as such, we require social rented and intermediate housing to be provided on all developments, as either on site, as a priority in major developments, or contributions for minor developments. Contributions agreed through Section 106 agreements will go towards the delivery of council homes.</b></u></li> <li>3. <u><b>There are a wide range of housing products which meet the needs of households with different incomes. Social rented and intermediate housing is accepted by Southwark.</b></u></li> <li>4. <u><b>Social rented housing is typically most needed by households on lower incomes who can least afford to pay market prices for suitable housing (typically households with incomes up to £20,000 per year).</b></u></li> <li>5. <u><b>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</b></u></li> </ol>

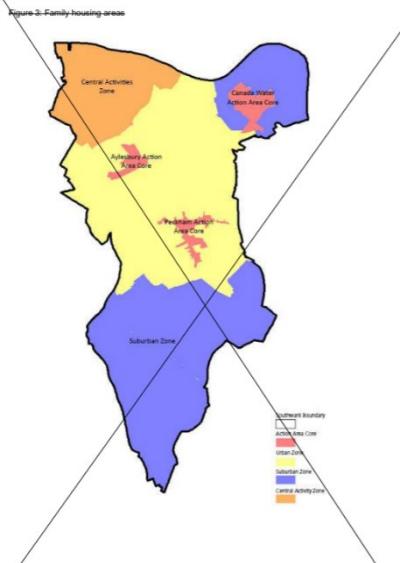
Reference numbers	Policy section / number	Proposed modification
		<p><b><u>Mayor of London considers the most suitable type of affordable housing for households with annual incomes up to £60,000 needs are best met by low cost rented housing (intermediate rent). Southwark prioritises London Living Rent, or a Discount Market Rent equivalent to London Living Rent, as an intermediate rent product. This is separate to our consideration of social rent which is always our priority.</u></b></p> <p>6. <b><u>Households with incomes of between £60,000 and £90,000 have needs that can be met through Shared Ownership homes (provided the market value of a Shared Ownership home does not exceed £600,000). Southwark only considers Shared Ownership housing to be appropriate for households with incomes close to the locally and annually set Shared Ownership income eligibility thresholds (£47,290 for a 1-bed, £55,876 for a 2-bed, £64,863 for a 3-bed and £73,561 for a 4-bed).</u></b></p> <p>8 <b><u>To encourage developments to provide a higher provision of social rented and intermediate housing, we have introduced the fast track route for schemes providing 40% social rented and intermediate housing and 60% in Aylesbury Action Area Core.</u></b></p> <p>9 <b><u>Where developments provide social rented and intermediate housing above 35% or as per table 2, tenure flexibility will be applied to the additional amount. For developments proposed on public sector land the Mayor's approach will be followed. Where planning applications are not following the fast track route they are required to show that the developments are viable and deliverable and provide a full viability appraisal. The minimum social rented and intermediate housing requirement applies to both new development and any uplift in housing from redevelopments (current social rented and intermediate housing provision will be retained).</u></b></p> <p>10 <b><u>Where development has been phased or a site is subdivided to impact upon the provision of social rented and intermediate homes, this will not be permitted. We need to ensure we get the maximum provision of social rented and intermediate homes and our priority is for this to be delivered on site in the first instance.</u></b></p> <p>11. <b><u>Social rented and intermediate housing should be provided on site on schemes of 10 units or more, only in exceptional circumstances will they be permitted off site or a</u></b></p>

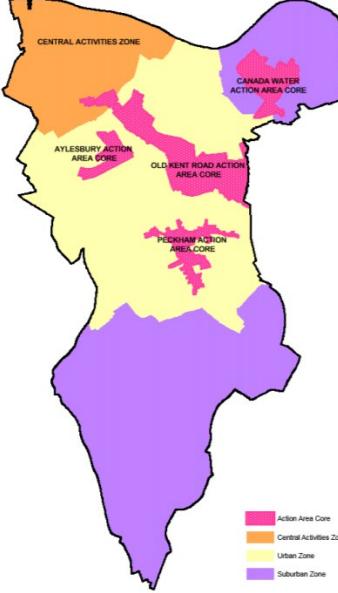
Reference numbers	Policy section / number	Proposed modification
		<p><u>payment in lieu will be accepted. For schemes providing 9 homes or less (inclusive), social rented and intermediate housing can either be provided on site or a payment in lieu can be provided to go towards the delivery of council homes. Where on site social rented and intermediate housing is being provided and 35% of habitable rooms cannot be delivered as a whole housing unit, the equivalent payment in lieu should be provided.</u></p> <p>12. <u>Housing requirements will be calculated in habitable rooms. Where a habitable room exceeds 28sqm, the number of habitable rooms will be calculated as set out in the habitable rooms fact box below to ensure we get the maximum amount of social rented and intermediate homes.</u></p> <p>We have set a requirement for all development to deliver a minimum 35% affordable housing. We require planning applications that are not following the fast track route to show that the developments are viable and deliverable and provide a full viability appraisal. 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 9-10 homes or fewer will finance the delivery of additional affordable council homes.</p> <p>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 thresholds. 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 7-8% 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</p> <p><u>Factbox</u></p> <p><u>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</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p><u>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.</u></p> <p><u>Discount market sale – homes for sale discounted by at least 20% of full market value.</u></p> <p><u>The discount should be sufficient to ensure they are affordable/ accessible to those with household incomes within the thresholds. Discount market sale homes are restricted to eligible households and should remain affordable in perpetuity.</u></p> <p><b>Social housing and intermediate housing</b></p> <p><u>London Affordable Rent, Affordable Rent and Discount Market Rent are not considered to be affordable and therefore do not fall under social rented and intermediate housing products we accept, unless otherwise stated above.</u></p> <p>Habitable rooms</p> <p>A habitable room is defined as a room with a window within a dwelling that is intended to be used for sleeping, living, <u>cooking</u> or dining, regardless of what it is actually used for. This excludes <u>enclosed spaces such as bath</u> or toilet <u>facilities, corridors,</u> landings, <u>hallways,</u> lobbies, <u>utility rooms,</u> and kitchens with an overall floor area of less than 11sqm. The average area required to create one habitable room, including shared circulation space, and non-habitable rooms is 28 sqm. Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace. For affordable <u>social rented and intermediate</u> housing and density calculation purposes habitable rooms under 28 sqm will be counted as 1 habitable room. Habit able rooms exceeding 28 sqm will be counted as set out in the table below:</p>

Reference numbers	Policy section / number	Proposed modification																						
		<table border="1" data-bbox="604 303 1026 695"> <thead> <tr> <th data-bbox="677 303 815 319">Area (sqm)</th><th data-bbox="815 303 1026 319">Habitable room</th></tr> </thead> <tbody> <tr><td data-bbox="677 319 815 344">0-28</td><td data-bbox="815 319 1026 344">1</td></tr> <tr><td data-bbox="677 344 815 368">28.1-42</td><td data-bbox="815 344 1026 368">2</td></tr> <tr><td data-bbox="677 368 815 393">42.1-56</td><td data-bbox="815 368 1026 393">3</td></tr> <tr><td data-bbox="677 393 815 417">56.1-70</td><td data-bbox="815 393 1026 417">4</td></tr> <tr><td data-bbox="677 417 815 442">70.1-84</td><td data-bbox="815 417 1026 442">5</td></tr> <tr><td data-bbox="677 442 815 466">84.1-98</td><td data-bbox="815 442 1026 466">6</td></tr> <tr><td data-bbox="677 466 815 491">98.1-112</td><td data-bbox="815 466 1026 491">7</td></tr> <tr><td data-bbox="677 491 815 515"><u>112.1-126</u></td><td data-bbox="815 491 1026 515"><u>8</u></td></tr> <tr><td data-bbox="677 515 815 540"><u>126.1-140</u></td><td data-bbox="815 515 1026 540"><u>9</u></td></tr> <tr><td data-bbox="677 540 815 564"><u>140.1-154</u></td><td data-bbox="815 540 1026 564"><u>10</u></td></tr> </tbody> </table> <p data-bbox="604 727 1685 793">Figure 2 added – Home Affordability in Southwark Fact box: social rented and intermediate housing products re-inserted and amended.</p>	Area (sqm)	Habitable room	0-28	1	28.1-42	2	42.1-56	3	56.1-70	4	70.1-84	5	84.1-98	6	98.1-112	7	<u>112.1-126</u>	<u>8</u>	<u>126.1-140</u>	<u>9</u>	<u>140.1-154</u>	<u>10</u>
Area (sqm)	Habitable room																							
0-28	1																							
28.1-42	2																							
42.1-56	3																							
56.1-70	4																							
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84.1-98	6																							
98.1-112	7																							
<u>112.1-126</u>	<u>8</u>																							
<u>126.1-140</u>	<u>9</u>																							
<u>140.1-154</u>	<u>10</u>																							
MM28	P2 New family homes	<p data-bbox="604 904 1047 931">Insert Aylesbury Action Area Core:</p> <ol style="list-style-type: none"> <li data-bbox="604 969 1790 1034">1. A minimum of 60% of homes <b><u>and 70% in Aylesbury Action Area Core</u></b> with two or more bedrooms; and</li> <li data-bbox="604 1041 1936 1122">2. A minimum of 20% of <b><u>family</u></b> homes with three or more bedrooms in the Central Activities Zone and Action Area Cores, <del>with the exception of Old Kent Road Area Action Core</del> (see Figure 3); or</li> <li data-bbox="604 1145 1896 1210">3. A minimum of 25% of homes with three or more bedrooms in the urban zone <del>and Old Kent Road Area Action Core</del> (see Figure 3); or</li> <li data-bbox="604 1250 1936 1362">4. A minimum of 30% of homes with three or more bedrooms in the suburban zone (see Figure 3); and  <b><u>4a A minimum of 7% of homes with four beds in the Aylesbury Action Area Core; and</u></b>  <b><u>4b A minimum of 3% of homes with five beds in the Aylesbury Action Area Core; and</u></b> </li> </ol>																						

Reference numbers	Policy section / number	Proposed modification
		<p>6. A maximum of 5% studios <u>and 3% studios in the Aylesbury Action Area Core</u>, which can only be for private housing; and</p> <p>7. <del>The maximum number of bed spaces for the number of bedrooms where they are social rented homes. Single occupancy bedrooms will not be accepted.</del> <u>2 bedroom homes as a mix of 2bedroom 3person and 2bedroom 4person homes.</u></p> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. Our Strategic Housing Market Assessment (SHMA) 2019 <u>The SHMA</u> shows that 96% of new social rented homes and 36% of new intermediate tenure homes to provide three or more bedrooms. <u>the highest need in social rented and homes of up to 50% of a low market rent is two, three and four bedroom units for which there is a shortfall of 659 units. There is an oversupply of one bed units of 200 out of a supply of 1,272 homes in this group.</u></li> <li>2. <u>For intermediate units the undersupply varies between different thresholds for all bedroom sizes, however there is an undersupply in all. The SHMA also shows that for market housing there is a requirement of 20% one-bed homes, 30% two-bed homes, 34% 3-bed homes and 16% four-bed homes.</u></li> <li>5 We require bedrooms in social rented homes to provide the maximum number of bed spaces to ensure the bedrooms are larger and if there is a family living in the home, the bedrooms can be occupied by more than one child where required. <u>Requiring a mix of 2bedroom 3person and 2bedroom 4person homes will provide flexibility and ensure a range of dwelling sizes are provided to meet the needs of different family sizes.</u></li> <li>6. <u>Family homes in apartment blocks should have direct access to outdoor amenity space and allow oversight of children outside so children will be encouraged to use the space and can safely do so.</u></li> </ol> <p>Update to Figure 3 to include Old Kent Road Area Action Core.</p>

Reference numbers	Policy section / number	Proposed modification
		 <p>The map illustrates the proposed modifications to Action Area Cores across different zones. The legend indicates the following areas:</p> <ul style="list-style-type: none"> <li>Action Area Boundary (White)</li> <li>Action Area Core (Red)</li> <li>Urban Zone (Yellow)</li> <li>Suburban Zone (Blue)</li> <li>Central Activity Zone (Orange)</li> </ul> <p>Key features labeled on the map include:</p> <ul style="list-style-type: none"> <li>Central Activities Zone (Orange)</li> <li>Canada Water Action Area Core (Blue)</li> <li>Aylesbury Action Area Core (Red)</li> <li>Millwall Action Area Core (Red)</li> <li>Suburban Zone (Blue)</li> </ul> <p>A callout box at the top left of the map area is labeled "Figure 3-Family-housing-areas".</p>

Reference numbers	Policy section / number	Proposed modification		
		<p>Figure 3: Family housing areas</p>  <p>Legend:</p> <ul style="list-style-type: none"> <li>Action Area Core</li> <li>Central Activities Zone</li> <li>Urban Zone</li> <li>Suburban Zone</li> </ul>		
MM29	P4 Private rented homes	<p>7. Provide <b>maximum amount, with a minimum of 35%</b> affordable homes in accordance with <b>policy P1</b> 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 <b>build built</b> for sale homes; <b>and</b></p> <table border="1" data-bbox="593 1139 1347 1237"> <tr> <td data-bbox="656 1144 783 1232">Market Housing</td> <td data-bbox="952 1144 1241 1232">Affordable Housing</td> </tr> </table> <p data-bbox="952 1269 1241 1307">A minimum of 35%</p>	Market Housing	Affordable Housing
Market Housing	Affordable Housing			

Reference numbers	Policy section / number	Proposed modification										
		<p>Up to 65%</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;">Social rent equivalent</td> <td style="padding: 5px;">Affordable rent capped at London Living rent equivalent</td> </tr> <tr> <td style="padding: 5px;"><u>A minimum of</u></td> <td style="padding: 5px;">A minimum of</td> </tr> <tr> <td style="padding: 5px;"><u>A minimum of</u></td> <td style="padding: 5px;">20%*</td> </tr> <tr> <td style="padding: 5px;">15%*</td> <td></td> </tr> </table>	Social rent equivalent	Affordable rent capped at London Living rent equivalent	<u>A minimum of</u>	A minimum of	<u>A minimum of</u>	20%*	15%*			<p><del>*Where a development cannot exactly meet the figures set out, affordable rent capped at London Living Rent equivalent is the priority.</del></p> <p><del>* Applicants must meet the minimum requirement. If social rented equivalent and affordable rent capped at London Living Rent equivalent housing provision marginally falls below the minimum, we will not accept rounding up. This may increase the overall quantum which should be in favour of affordable rent capped at London Living Rent equivalent. This is separate to our consideration of social rent in conventional housing which is always our overall priority.</del></p>
Social rent equivalent	Affordable rent capped at London Living rent equivalent											
<u>A minimum of</u>	A minimum of											
<u>A minimum of</u>	20%*											
15%*												
MM30	Policy P5 student homes	<p>Development of purpose-built student housing must:</p> <p>Provide adequately sized bedrooms and functional indoor communal living space commensurate with the intended number of occupiers sharing the communal space; and</p> <ol style="list-style-type: none"> <li>1. Provide 10% <u>5%</u> of student rooms as easily adaptable for occupation by wheelchair users; and</li> <li>2. When providing direct lets at market rent, provide <u>the maximum amount, with a minimum of</u> 35% of the Gross Internal Area of the floorspace as conventional affordable housing <u>by habitable room subject to viability</u>, 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 <u>as defined by the Mayor of London</u>; or</li> <li>3. When providing <u>all of the</u> affordable student rooms for nominated further and higher education institutions, provide the maximum amount <u>of affordable student rooms with a minimum of 35%, subject to viability</u>, as conventional affordable housing <u>by habitable room subject to viability</u>, as per policy P4. <u>The affordable student rent should be set as defined by the Mayor of London.</u></li> </ol>										

Reference numbers	Policy section / number	Proposed modification
		<p>Reasons</p> <p>2. 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 <u>providing direct lets</u> 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.</p> <p>3. Where nomination schemes or schemes developed directly <u>by the university, the maximum amount of affordable student rooms should be provided. The development will maintain a nomination agreement or enter into a new nomination agreement with one or more higher education provider(s) for as long as it is used as student accommodation.</u> are providing all of the student rooms at affordable rents they will be required to provide as much conventional affordable housing as viable. Where all of the student rooms are not at affordable rents, they will be required to provide at least 27% of rooms at affordable rents and as much conventional affordable housing as viable.</p> <p>4. <u>Affordable rents will be set using the Mayor's of London guidance.</u></p> <p>5. Development proposals for 'co-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.</p>
MM31	<u>P5 Student homes (new policy – Policy P5A Purpose Built Shared Living Accommodation)</u>	<p><b>P5A Purpose built shared living</b></p> <p><b>Development of purpose built shared living must:</b></p> <p><b>1) provide the maximum amount, with a minimum of 35% conventional affordable housing by habitable room subject to viability as per Policy P4, as a first priority. Where affordable housing cannot be provided on site a cash payment towards the delivery of new council homes will be required. The value of any contributions will be based on the cost of meeting an on site affordable housing requirement and should provide no financial benefit to the applicant.</b></p> <p><b>2) All purpose-built shared living schemes will require a viability appraisal to be submitted.</b></p>

Reference numbers	Policy section / number	Proposed modification
		<p><b><u>Reasons</u></b></p> <p><u>There is a requirement for purpose built shared living 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.</u></p> <p><u>Our Strategic Housing Market Assessment highlights an acute need for more family and affordable homes. Allowing too much purpose built shared living accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or contribution towards affordable housing from purpose built shared living accommodation we can make sure we work towards meeting the strategic need for this accommodation and our local need for affordable homes including affordable family homes.</u></p>
MM32	P6 Housing for older people	<ol style="list-style-type: none"> <li>1. Development of new specialist housing for older people must:             <ol style="list-style-type: none"> <li>1. Provide conventional <del>affordable housing social rented and intermediate housing</del> in accordance with DM-Policy P1 or specialist affordable accommodation for older people, subject to need. The 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 <u>social rented and intermediate housing</u> affordable housing; and</li> </ol> </li> </ol>
MM33	P7 Wheelchair accessible and adaptable housing	<ol style="list-style-type: none"> <li>1. New build major residential development must:             <ol style="list-style-type: none"> <li>1. Meet Building regulation (M4(3) standard (Wheelchair User Dwellings) in at least 10% of homes (as measured in habitable rooms) and;</li> <li>2. the remaining <u>dwellings must</u> 90% need to meet Building Regulation M4(2) (<u>accessible and adaptable dwellings</u>) and;</li> <li>3. Where those homes are affordable wheelchair user homes, <del>these must</del> 10% of social rented homes must be wheelchair accessible and meet Building Regulation M4(3b) <u>M4(3)(2)(b)</u> standard (Wheelchair accessible dwellings).</li> </ol> </li> <li>2. New build residential development must:</li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p><b>1. Meet Building Regulation standard M4(2) unless point 1 applies; and</b></p> <p>Reasons</p> <p>1. There is an unmet need for affordable wheelchair accessible housing and alternative types of specialist housing which meet the needs of people with disabilities that are not met by wheelchair accessible housing. Southwark residents are living longer, with a 79% increase in the population of Southwark aged 65 or more forecast between 2019-2039. This demographic trend includes a gradual increase in the number of older households with disabled members, and in particular, those with wheelchair needs. To ensure that all potential residents have choice within a development, wheelchair accessible or wheelchair adaptable housing is required across all tenures and housing types. The need for wheelchair accessible homes is particularly concentrated on the social rented tenure, developments providing social rented homes will therefore be required to provide a proportion of homes as wheelchair accessible. The need for social rented wheelchair accessible, wheelchair adaptable or lifetime homes is informed by the council's Housing Register waiting list. <b>We will use planning conditions to specify those social rented homes that must comply with Part M4(3)(2)(b) requirements for "wheelchair accessible" dwellings.</b> The council will use planning conditions to secure wheelchair <b>user dwellings that comply with Part M4(3)(2)(a) requirements for "wheelchair adaptable" dwellings.</b> accessible, wheelchair adaptable or lifetime homes according to the relevant optional requirement of Building Regulation standard Part M4.</p>
MM34	P8 Houses in multiple occupation	<p><i>Text to be added to P8:</i></p> <p>New houses in multiple occupation (HMOs) must:</p> <p>1. Not contribute to an overconcentration within the local area; and. <b>Overconcentration will be assessed where the character of the area has changed or the local amenity of the area is impacted as a result of:</b></p> <p>1. <b>Increased noise;</b></p>

Reference numbers	Policy section / number	Proposed modification
		<ol style="list-style-type: none"> <li>2. <b><u>Impacts on visual amenity as a result of properties not being maintained;</u></b></li> <li>3. <b><u>Anti-social behavior;</u></b></li> <li>4. <b><u>Pressures on parking provision and cycle storage;</u></b></li> <li>5. <b><u>Pressures on local community facilities; or</u></b></li> <li>6. <b><u>Stress on waste management facilities</u></b></li> </ol>
MM35	P9 Supporting housing and hostels	<p><i>Text to be added to P9</i></p> <p>2. New <b><u>supported housing and</u></b> hostels providing accommodation and support for vulnerable people must:</p> <ol style="list-style-type: none"> <li>1. Not contribute to an overconcentration within the local area; <b><u>and Overconcentration will be assessed where character of the area has changed or the local amenity of the area is impacted as a result of:</u></b> <ol style="list-style-type: none"> <li>1. <b><u>Increased noise;</u></b></li> <li>2. <b><u>Impacts on visual amenity;</u></b></li> <li>3. <b><u>Anti-social behavior;</u></b></li> <li>4. <b><u>Pressures on parking provision and cycle storage;</u></b></li> <li>5. <b><u>Pressures on local community facilities; or</u></b></li> <li>6. <b><u>Stress on waste management facilities</u></b></li> </ol> </li> </ol> <p>Reasons</p> <p>2. 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. <b><u>Given the transient</u></b></p>

Reference numbers	Policy section / number	Proposed modification
		<u><b>nature of this type of accommodation, an overconcentration in one area may have an impact on the character or local amenity of the area.</b></u>
MM36	P11 Homes for Travellers and Gypsies	<p>We will continue to protect our existing Traveller and Gypsy sites <del>subject to need</del>. We will <u>work towards</u> provide <u>providing</u> new sites in the future to meet the accommodation needs of Travellers and Gypsies. We will do this by:</p> <ol style="list-style-type: none"> <li>1. Safeguarding the existing four Traveller and Gypsy sites in Southwark <u>as shown on the Policies Map; where there is an identified need</u>; and</li> <li>2. Identifying new sites for additional facilities <u>accommodation</u> to meet the needs of Travellers and Gypsies, <u>having regard to</u>:             <ol style="list-style-type: none"> <li>1. The need for safe access to the road network; and</li> <li>2. The impact on the local environment and character; and</li> <li>3. The impact on amenity; and</li> <li>4. The availability of essential services, such as water, sewerage and drainage and waste disposal; and</li> <li>5. The proximity to shops, services and community facilities; and</li> <li>6. The need to avoid areas at high risk of flooding.</li> </ol> </li> </ol> <p>Reasons</p> <ol style="list-style-type: none"> <li>1. <u>We support the culture and traditions of Gypsies and Travellers in Southwark.</u> We will assess our need for Gypsy and Travellers sites and look at how best to meet any additional need. <u>Southwark's Gypsy and Traveller Accommodation Needs Assessment 2020 identifies a need for 0 pitches for those who meet the Planning Policy for Traveller Sites (PPTS 2015) definition and a need for 43 pitches for those who do not meet the definition but who seek culturally appropriate accommodation of which 27 pitches are needed in the five-year period 2020/21 to 2024/5.</u> We will work to address the need for culturally appropriate accommodation wherever possible. This could be at a local, sub-regional or regional level. <u>Where culturally appropriate accommodation is not possible, the need for accommodation will be addressed through the plan-making process.</u></li> <li>2. We currently have 42 authorised Gypsy and Travellers' pitches across four sites which is one of the highest in London. The four sites are Brideale Close, Burnhill Close, Ilderton Road and Springtide Close and we have shown these on our Planning Policies Map. We will protect these sites <del>where there is a need to make sure they remain as homes for Gypsies and Travellers.</del></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p><b><u>3. We will work with the Mayor of London on the London-wide assessment for the accommodation needs of Gypsies and Travellers to work towards meeting the needs of the Gypsy and Traveller community in London. This work will help to inform future policies in Southwark where necessary. Any future sites that come forward for the purposes of Gypsy and Traveller accommodation will be assessed against the criteria set out in policy P11 to ensure safe and good quality accommodation is provided.</u></b></p>
MM37	P12 Design of Places	<p>2. Better reveal local distinctiveness and architectural character; <b><u>and conserve and enhance the significance of the local historic environment; and</u></b></p> <p>4. Ensure buildings, public spaces, <b><u>open spaces</u></b> and routes, are positioned according to their function, importance and use; and</p> <p>Add to the reasons:  <b><u>Good design of places and the public realm are important to promote active travel and encourage use of these spaces for movement, which contributes to mitigating climate change by reducing carbon emissions.</u></b></p>
MM38	P13 Design Quality	<p>Add to the policy:</p> <p>1. High standards of design with <b><u>including building</u></b> fabric, function and composition; and</p> <p>5. buildings and spaces which are constructed and designed sustainably <b><u>to adapt to the impacts of climate change;</u></b> and</p> <p>Add sentence to the end of point 3 of Reasons:  <b><u>This is crucial to adapt and mitigate against climate change.</u></b></p>
MM39	P14 Residential Design	<p>10. Meet the minimum national space standard <b><u>and the Aylesbury Action Area Core space standards set out in Table 6a,</u></b> providing adequate internal space for the intended number of occupants, including the provision of additional built in storage set out in Table 6; and</p> <p>11. Provide private amenity space, communal amenity space and facilities for all residents,</p>

Reference numbers	Policy section / number	Proposed modification
		<p>and child play space on site using the GLA calculator. <u>Child play space should be on ground or low level podiums with multiple egress points;</u> and</p> <p><b><u>12. Provide equal access to outdoor space for all residents regardless of tenure;</u></b> and</p> <p><b><u>13. In the Old Kent Road opportunity area, provide 5sqm of public open space per dwelling in addition to the communal amenity space requirement. New open space must be provided in the locations identified on the Old Kent Road Area Action Plan masterplan. Sites where a new open space is not identified must provide a financial contribution instead;</u></b> and</p> <p>14. Provide communal facilities including gardens and community rooms. Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS) <u>and should be in additional to external communal amenity space;</u> and</p> <p><b><u>17. Complete a Whole Life-cycle Carbon Assessment for Major Referrable schemes for existing buildings and identify where materials can be recycled and reused.</u></b></p> <p><b>Insert the Aylesbury Action Area Core space standards as Table 6A attached at Appendix 2.</b></p> <p>Fact box:</p> <p>Dual Aspect – a flat that has been designed with openable windows on two external walls which may be opposite or around a corner. One access may be towards an external aspect deck, courtyard or ventilated atrium. Provision of a bay window, a single window return or a secondary window into a recessed balcony does not provide dual aspect.</p>

Reference numbers	Policy section / number	Proposed modification
		<p><b><u>Communal amenity space: Flatted development must provide 50sqm of communal amenity space per residential block.</u></b></p> <p><b><u>Private amenity space: New houses must provide a minimum of 50 sqm private garden space. The garden should be at least 10m in length.</u></b></p> <p><b><u>Flatted developments must provide 10 sqm of private amenity space for units containing three or more bedrooms. For units containing two or less bedrooms, 10 sqm of private amenity space should be provided. Where this is not possible, as much space as possible should be provided as private amenity space, and the shortfall added to the communal amenity space requirement.</u></b></p> <p>Balcony space – an outside area must be a minimum of 5sqm and 1.5m deep to count towards private amenity space.</p>
MM40	P16 Tall buildings, fact box and policies map layer	<p>1. The areas where we expect tall buildings are <u>shown on the adopted Policies Map and</u> on Figure 4. These are typically within our Major Town Centres, Opportunity Area Cores, Action Area Cores and the Central Activities Zone. Individual sites where taller buildings may be <del>possible</del> <u>appropriate</u> have been identified in the site allocations. Some of these site allocations have identified possible <u>sites locations</u> for tall buildings in Peckham and Camberwell town centres taking account of conservation areas and other heritage assets.</p> <p>...</p> <p>2. Tall buildings must:</p> <ol style="list-style-type: none"> <li>1. Be located at a point of <del>townscape</del> <u>landmark</u> significance; and</li> <li>7. Provide a new publically accessible space at or near to the top of the building and communal facilities for users and residents <del>when above a height of 60m</del> <u>where appropriate</u>.</li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>3. The design of tall buildings will be required to:</p> <ol style="list-style-type: none"> <li>1. <u>Be</u> of exemplary architectural design and residential quality; and  <del>Avoid unacceptable harm to the significance of designated heritage assets or their settings; and</del> </li> <li>2. <u>Conserve and enhance the significance of designated heritage assets and make a positive contribution to wider townscape character. Where proposals will affect the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) clear and convincing justification in the form of public benefits will be required; and</u></li> </ol> <p>Reasons:</p> <ol style="list-style-type: none"> <li>1. Tall buildings, if thoughtfully designed to an exemplary <u>architectural</u> standard <u>and located in the right place</u>, can be an important component in contributing to Southwark's physical regeneration, raising population density, <u>creating new open space</u>, avoiding urban sprawl and increasing the activities and life opportunities on offer for nearby residents. However, <u>poorly designed or located</u> tall buildings can look out of place in their surroundings, harm the setting of historic buildings and cause unpleasant environmental effects, especially to a location's microclimate. Detailed modelling and analysis is therefore essential to assess these impacts, <u>and is required for all tall building applications.</u></li> <li>2. <u>Well-designed tall buildings can add value to existing communities by ensuring that they provide benefits for all. Development that is designed in this way is considered "good growth" development, as it responds sensitively to local context and place-shaping opportunities, delivers new affordable homes and workspaces, has excellent sustainability and accessibility, and provides activities for people at ground level within a good microclimate.</u></li> <li>2. 3. <u>Southwark's updated tall building policy is underpinned by its existing urban characteristics and is a refinement of adopted policy and our strategic approach. This has</u></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p><u>resulted in the plan-led emergence of tall buildings and clusters at locations of landmark significance, in our Major Town Centres and regeneration areas, and in close proximity to our public transport stations and interchanges.</u></p> <p>4 <u>In accordance with t</u><u>The London Plan we have</u> requires Development Plans to <u>identified and mapped the locations where tall buildings will would be an appropriate form of development in principle</u>, and to indicate the general building heights that would be appropriate. <u>This should be process is based on the a re-appraisal of the visual, environmental, and cumulative impacts of tall buildings in Southwark, and their potential to contribute to new homes, economic growth, and regeneration, and the their level of public transport accessibility.</u></p> <p><u>4. 5. Southwark is an inner London borough that covers a range of areas defined by different urban characteristics, neighbourhoods, open spaces, and a variety of building types including Victorian terraces, housing estates, riverside flats and modern offices, some of which have significant historic value and are located within conservation areas or benefit from statutory listing.</u></p> <p><u>5. 6. The heights and scale of development differs greatly from the north through to the suburban, terraced houses and streets to the south of the borough.</u></p> <p><u>6. 7. The riverfront areas of Blackfriars Road, Bankside and London Bridge provide an established height for tall building clusters set back from the river with a number of prominent buildings visible on the skyline including One Blackfriars Road, Southbank Tower, Tate Modern and its extension, Guy's Hospital Tower, London Bridge Place, and the Shard. The Shard which stands at 309.6m, has formed a new pinnacle within the existing cluster of tall buildings around London Bridge Station and Guy's Hospital. This tall building has redefined the skyline of the area, making London Bridge a focus for new tall building development. Tall buildings are now established at the key junctions along Blackfriars Road.</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p><u>7. 8. Further height is now established at the key junctions along Blackfriars Road. Elephant and Castle is defined by a further cluster of tall commercial and residential buildings focused around train, tube and bus services and its importance as a Major Town Centre. Height will be located along main roads and key junctions within and into the town centre, with heights lowering to manage the transition down to the existing context. The regeneration of this area will see the redevelopment of the shopping centre to provide new homes, retail, commercial and civic spaces.</u></p> <p><u>8. 9. Emerging tall buildings in the Old Kent Road Opportunity Area are informed by a Stations and Crossings Strategy where the tallest buildings are proposed or have been consented at the most accessible locations within the Opportunity Area.</u></p> <p><u>9. 10. The significant, plan-led regeneration of Canada Water will add further tall buildings to a cluster that is focused around the new town centre, with heights lowering at the periphery.</u></p> <p><u>11. Detailed tall building policy and guidance can be found in site allocations and the Aylesbury Area Action Plan, Canada Water Area Action Plan, Peckham and Nunhead Area Action Plan, Old Kent Road Area Action Plan and Elephant and Castle SPD.</u></p> <p><u>11. Opportunities for taller buildings in the Aylesbury Action Area are focused on the main routes and their junctions, and sites adjacent to Albany Road and Burgess Park. General building heights are lower.</u></p> <p><u>13. Building heights are generally low scale across Peckham with opportunities for some slightly taller buildings within town centre. The tallest new buildings in Peckham are restricted to the strategic development sites and should enhance local character and provide public realm opportunities.</u></p>

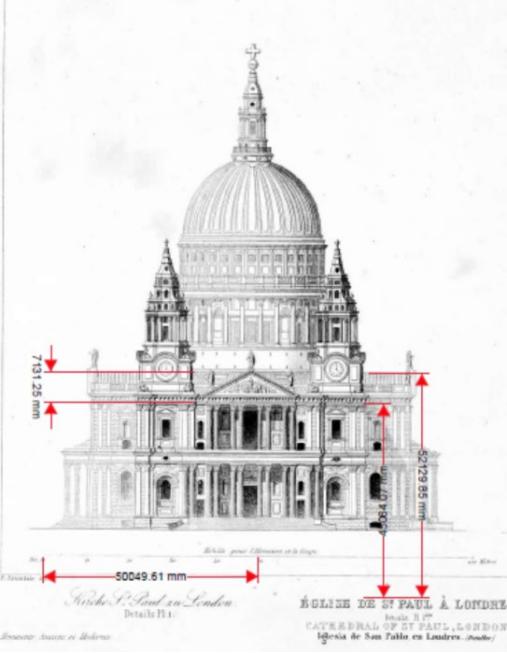
Reference numbers	Policy section / number	Proposed modification
		<p>10. <b><u>14. Tall buildings can also be found in a number of other locations, generally in the form of residential towers in 1960s and 70s housing estates or located around the town centres, such as in East Walworth and Peckham.</u></b></p> <p>Add to factbox</p> <p><b>Fact box:</b></p> <p><b><u>Tall buildings are above 30m except where they are 25m in the Thames Special Policy Area, and also where they are significantly higher than surrounding buildings or their emerging context.</u></b></p> <p><b><u>Taller Buildings: Taller buildings are generally higher than their surrounding context but are not significantly taller to qualify as tall buildings.</u></b></p> <p><b><u>Point of landmark significance: A point of landmark significance is where a number of important routes converge, where there is a concentration of activity and which is or will be the focus of views from several directions.</u></b></p>
MM41	P17 Efficient use of land	<p>1.1 Maximises <u>Optimises</u> the efficient use of land <b>use</b>; and</p> <p>2. Development should be permitted for appropriate temporary ‘meanwhile uses’ where they deliver community benefits, <u>do not harm amenity</u> and do not compromise the future redevelopment of the site.</p>
MM42	P18 Listed buildings and structures	<p>1. Development relating to listed buildings, <u>and structures and their settings</u> will only be permitted if it avoids unjustifiable harm to <u>conserves or enhances</u> their special significance of listed buildings and structures and their settings by conserving and enhancing. <u>in relation to:</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p>1. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and</p> <p>2. The contribution of the building to its setting or its place within a group; and</p> <p>3. Views that contribute positively to the significance of the building or structure or their setting; and</p> <p>4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.</p> <p>2. Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.</p> <p><b>Reasons</b></p> <p>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 enrich the townscape.</p>
MM43	P19 Conservation Areas	<p>1. Development relating to conservation areas will only be granted where:</p> <p>1. <del>The development it conserves and preserves or enhances the character or appearance significance of conservation areas and their settings, taking into account their significance local character, appearance, views into and out of the conservation area and its positive characteristics, published identified in Conservation Area Appraisals and Conservation Area Management Plans;</del> and</p> <p>2. <del>The development conserves and enhances the significance of a conservation area's setting, including views to and from the conservation area.</del></p> <p>2. The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not generally be permitted. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.</p>

Reference numbers	Policy section / number	Proposed modification
		<p><b><u>3. Any harm to the significance of the conservation area or its setting that results from a proposed development must be robustly justified.</u></b></p> <p>Reasons</p> <p>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, provide a sense of place and enrich 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.</p>
MM44	P20 Conservation of the historic environment and natural heritage	<p>Development must:</p> <ol style="list-style-type: none"> <li>1. Conserve and enhance the significance of the following <b><u>designated and non-designated heritage assets</u></b> and their settings.             <ol style="list-style-type: none"> <li>1. Scheduled monuments; and</li> <li>2. Sites of archaeological interest; and</li> <li>3. Protected London squares; and</li> <li>4. Registered parks and gardens; and</li> <li>5. Trees within the curtilage of a listed building; and</li> <li>6. Trees that contribute to the historic character or appearance of conservation areas; and</li> <li>7. Trees that are subject to a Tree Preservation Order (TPO); and</li> <li>8. Ancient hedgerows; and</li> <li>9. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and</li> <li>10. Unlisted buildings of townscape merit; and</li> <li>11. Undesignated heritage assets including Second World War Stretcher Fences; and</li> <li>12. Foreshore and river structures.</li> </ol> </li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>2. Enable the viable use of the heritage asset that is consistent with its on-going and long term conservation; and</p> <p>3. Provide robust justification for any harm to the significance of the heritage asset that results from the development.</p> <p><b>Reasons</b></p> <p>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.</p> <p><b><u>We will assess the impact on the significance of designated and non-designated heritage asset when determining planning applications.</u></b></p>
MM45	P21 Borough Views and Annex 1	<p>1. Development <del>must</del> <ins>should</ins>:</p> <p>1. <b><u>Preserve and where possible</u></b> Positively enhance the borough views of significant landmarks and townscape; and</p> <p>View 5: The townscape view south from the centre of the Millennium Bridge</p> <p>1. Ensure that the silhouette and skyline <b><u>ability of the viewer to recognise and appreciate the strategic landmark</u></b> of Tate Modern from the viewing location is maintained.</p> <p><b>Fact Box: Types of views</b></p> <p><b>London Panorama</b></p> <p>This is A wide panorama of central London across a substantial part of the borough .The view <b><u>It also</u></b> consists of a landmark viewing corridor that focuses on <b><u>with</u></b> a focal point (e.g. St Paul's Cathedral) <b><u>and a wider assessment area either side of the corridor.</u></b></p>

Reference numbers	Policy section / number	Proposed modification
		<p>The corridor restricts unacceptable <u>will influence</u> development by defining a maximum permitted development threshold beneath the viewing plane of the corridor.</p> <p>A wider assessment area <u>to</u> either side of <u>landmark viewing</u> corridor <u>will</u> protects the sensitive edges of the corridor.</p> <p><b><u>This type of view is the same as the London Panorama in the Mayor of London's London View Management Framework (LVMF).</u></b></p> <p><b>Linear View</b></p> <p>This is A narrow linear view of an urban object across a substantial part of the borough and Central London. The view <u>It</u> consists of a landmark viewing corridor that focuses on <u>with</u> a focal point. (e.g. St Paul's Cathedral) <u>and a wider assessment area either side of the corridor.</u></p> <p>The corridor restricts unacceptable <u>will influence</u> development by defining a maximum permitted development threshold beneath the viewing plane of the corridor.</p> <p>A wider assessment area <u>to</u> either side <u>of the landmark viewing</u> corridor protects the sensitive edges of the corridor.</p> <p><b><u>This is the same as London Panorama in LVMF.</u></b></p> <p><b>River prospect</b></p> <p>This is A n important panorama view of the River Thames and its foreshore from within Southwark. <u>more localised river prospect townscape view of a particular panorama that</u> is 'sensitive' to new height <u>within the view</u> and includes a number of important landmarks.</p> <p><b>Townscape</b></p>

Reference numbers	Policy section / number	Proposed modification
		<p>This is A more localised urban townscape view <u>of a particular panorama</u> that is 'sensitive' to new height within the view.</p> <p><b><u>More information about protected views and their role in planning and regeneration can be found in the LVMF.</u></b></p> <p><b>Annex 1 – Paragraph 2.4</b></p>  <p><b>Image: Indicative illustration of a 45m threshold plane at St Paul's Cathedral.</b></p>

Reference numbers	Policy section / number	Proposed modification
MM46	P25 Local List	<p><b>2 <u>The criteria for a building to be locally listed are:</u></b></p> <ul style="list-style-type: none"> <li><b><u>1. Age and rarity; and</u></b></li> <li><b><u>2. Aesthetic value and landmark status; and</u></b></li> <li><b><u>3. Group value; and</u></b></li> <li><b><u>4. Historic, evidential, communal and social values; and</u></b></li> <li><b><u>5. Archaeological interest; and</u></b></li> <li><b><u>6. Designed landscaping.</u></b></li> </ul>
MM47	P27 Access to employment and training	<p>1. Development incorporating:</p> <ul style="list-style-type: none"> <li>1. 5,000sqm or more of <b><u>gross new or improved</u></b> floorspace must provide training and jobs for local people in the construction stage; and</li> <li>2. 2,500sqm or more of <b><u>gross new or improved</u></b> non-residential floorspace must provide training and jobs for local people in the final development; and</li> <li>3. 1,000sqm or more of <b><u>gross new or improved</u></b> floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.</li> </ul> <p>2. <b><u>In exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training.</u></b></p> <p><del>1 Developments that results in a loss of employment floorspace must provide a financial contribution towards training and jobs for local people.</del></p> <p>Update to reasons:</p> <p><b><u>Employment and skills are key strategic priorities for the council and we support frontline programmes to help residents into work and promote a strong and inclusive local economy. It is our aspiration that all Southwark residents have employment that is fairly paid, underpinned</u></b></p>

Reference numbers	Policy section / number	Proposed modification
		<p><b><u>by our promotion of the London Living Wage. We also want Southwark residents to have secure employment and the skills to progress beyond entry-level, insecure, low-paid work.</u></b></p> <p>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 among young people. <del>The development of Elephant Park on the former Heygate Estate has already seen over 320 Southwark residents employed, of which 147 were previously unemployed.</del></p> <p><b><u>Between 2014 and 2018, the Council has supported 5,811 residents into work through investment into Southwark Works and other targeted programmes, prioritising those residents furthest from the labour market. 1,918 apprenticeships have been created, through support for employers to create quality apprenticeships under the Southwark Apprenticeship Standard.</u></b></p> <p>We will look to repeat and improve on our success in our regeneration schemes in the coming years.</p> <p><b><u>Where jobs cannot be provided on site, financial contributions are secured through planning obligations in section 106 agreements. Funds from contributions for employment and skills outcomes are assigned across council programmes to support our residents into jobs and creating new apprenticeships. This is set out in more detail in the Section 106 and CIL Supplementary Planning Document.</u></b></p>
MM48	P28 Strategic protected industrial land	<p>Policy amendments:</p> <ol style="list-style-type: none"> <li>1. On Strategic Protected Industrial Land (SPIL) <b><u>as shown on the Policies Map:</u></b> <ol style="list-style-type: none"> <li>1. Only industrial uses (<b><u>E(g)(ii), E(g)(iii), B2, B8, and sui generis industrial use classes</u></b>) (<del>B1b, B1c, B2, B8, sui generis industrial use classes</del>) and uses ancillary to the industrial uses, will be permitted; and</li> <li>2. Development must retain, grow <b><u>and or</u></b> intensify industrial uses including increasing the number of Jobs.</li> </ol> </li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>3. <b><u>Industrial uses which fall within Use Class E(g)(ii) and (iii) will be secured, and where necessary retained through the implementation of conditions and/or planning obligations in accordance with the tests set out in national policy.</u></b></p> <p>2. The area of SPIL which is host to the Integrated Waste Management Facility (IWMF) will be retained as SPIL unless the criteria of policy <b>P62</b> are fulfilled.</p> <p>Reasons</p> <p>3. Much of the industrial land in the borough is located in the Old Kent Road Opportunity Area. These sites <b><u>Many of the Old Kent Road site allocations designated for mixed use development as well as the sites designated as LSIS</u></b> will be intensified for mixed use development <b><u>residential</u></b> and industrial co-location.</p>
MM49	P29 Office and business development	<p>1 In the Central Activities Zone, town centres, and opportunity areas and where specified in <b><u>individual development plots within</u></b> site allocations <b><u>where employment re-provision is required,</u></b> development must:</p> <p>1 Retain or increase the amount of employment floorspace on site (Gross Internal Area (GIA) of <b><u>E(g), B2, B8</u></b> B-class use or sui generis employment generating uses); and</p> <p>...</p> <p>3. <b><u>Development that results in a loss of employment floorspace anywhere in the borough must provide a financial contribution towards training and jobs for local people.</u></b></p>

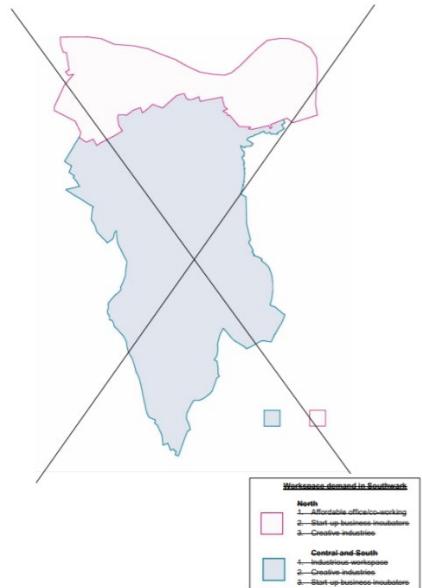
Reference numbers	Policy section / number	Proposed modification
		<p>Add to end of policy:</p> <p><b><u>Employment uses required by this policy (Use Class E(g)) will be secured and where necessary, retained through the implementation of conditions and/or planning obligations in accordance with the tests set out in national policy.</u></b></p>
MM50	P30 Affordable workspace, Fact Box and Figure 5	<ol style="list-style-type: none"> <li>1. Development must:             <ol style="list-style-type: none"> <li>1. Retain small and independent businesses (<b>E(g)</b> B class uses). 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. <b><u>Replacement business space should be like for like in terms of floorspace or bespoke to suit the requirements of the business; and or</u></b></li> <li>2. Explore the opportunities for long term management of employment space and the delivery of affordable workspace by workspace providers.</li> </ol> </li> <li>2. Major Developments_proposing 500sqm GIA or more employment floorspace (<b>B-class-use</b>) must:             <ol style="list-style-type: none"> <li>1. Deliver at least 10% of the proposed gross new employment floorspace as affordable workspace on site at Discount Market Rents; and</li> <li>2. Secure the affordable workspace for at least 30 years; <del>at discounted market rents appropriate to the viability of the businesses the space will be targeted for;</del> and</li> <li>3. Provide affordable workspace of a type and specification that meets current local demand; and</li> </ol> </li> </ol>

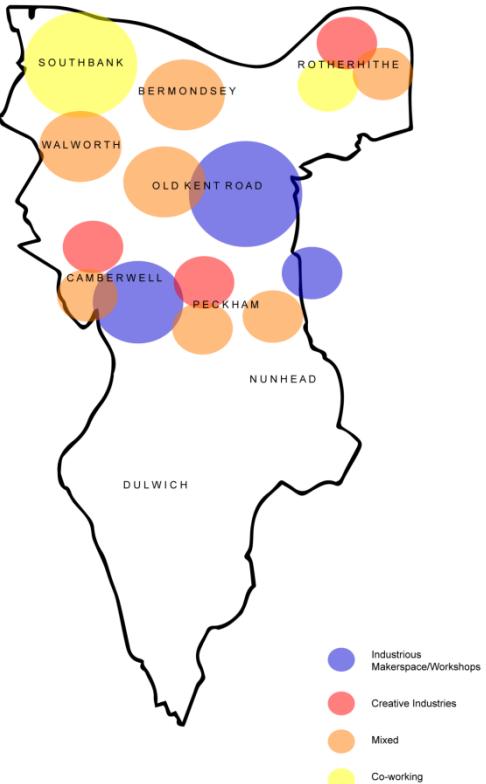
Reference numbers	Policy section / number	Proposed modification
		<p>4. Prioritise affordable workspace for existing small and independent businesses <u>on occupying the site that are</u> at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses from the local area with an identified need; and</p> <p>5. Collaborate with the council, <u>local businesses, business associations, relevant public sector stakeholders and workspace providers</u> to identify the businesses that will be nominated for occupying affordable workspace.</p> <p>3. If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off site affordable workspace. <u>This will be calculated using the Affordable Workspace Calculator.</u></p> <p>4. <u>Affordable workspace will be secured, and where necessary retained as employment uses through the use of planning obligations/ conditions in accordance with the tests set out in national policy.</u></p> <p>5. <u>In exceptional circumstances affordable retail (A class) or affordable cultural uses (D class), or public health services which provide a range of affordable access options for local residents, may be provided as an alternative to affordable workspace (employment uses) (B class). This will only be acceptable if there is a demonstrated need for the affordable use proposed and with a named occupier. If the alternative affordable use is no longer required in the future, the space should be made available for affordable workspace (employment uses) (B class) in accordance with the criteria above. The reprocision or uplift of employment (B class) floorspace must still be provided in the scheme overall.</u></p> <p>Reasons</p>

Reference numbers	Policy section / number	Proposed modification								
		<p><b>5. The policy applies to all new build developments providing over 500sqm of new employment floorspace regardless of any existing employment uses that will be demolished. For extensions to buildings or changes of use, the policy applies to the new floorspace created if the extension or change of use is over 500sqm.</b></p> <p><b>6. The Affordable Workspace Calculator is the tool to calculate payments in lieu where it is not possible to provide affordable workspace on site. Payments are then calculated on a site specific basis including the following inputs:</b></p> <table border="1"> <tr> <td><u>Total net lettable employment floorspace (relevant effective RICS property measurement professional standards and guidance applies)</u></td><td><u>Square feet</u></td></tr> <tr> <td><u>Percentage of workspace to be affordable workspace</u></td><td><u>Percentage</u></td></tr> <tr> <td><u>Expected market rent</u></td><td><u>Pounds per square foot</u></td></tr> <tr> <td><u>Market investment yield</u></td><td><u>Percentage</u></td></tr> </table>	<u>Total net lettable employment floorspace (relevant effective RICS property measurement professional standards and guidance applies)</u>	<u>Square feet</u>	<u>Percentage of workspace to be affordable workspace</u>	<u>Percentage</u>	<u>Expected market rent</u>	<u>Pounds per square foot</u>	<u>Market investment yield</u>	<u>Percentage</u>
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<u>Discount to market rent</u>	<u>Percentage</u>			
		<p>[Reasons – delete reference to use class B1a and B1c]</p> <p><b>Fact box:</b></p> <p><b>Small business:</b> A business operating with 50 employees or less.</p> <p><b>Independent business:</b> A business operating on no more than 3 sites.</p> <p><b>Business incubator:</b> Workspace to support new and start-up businesses. Typically, business support and discount market rents would be offered to new businesses and staircased over 5 years to reflect the continued growth of the business. After 5 years the business will be supported to move on and the incubator space becomes available for new businesses to move in. Business incubators can be accommodated in stand-alone affordable units or within a workspace provider model.</p> <p><b>Discount market rents:</b> A rent that is less than the market rent. <del>The discount on market rents will be established on a site by site basis.</del></p> <p><b>Workspace provider:</b> 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. Workspace providers operate on different scales from approximately 500sqm to 2,500sqm.</p>		

Reference numbers	Policy section / number	Proposed modification
		<p><b>Workspace provider with affordable element:</b> A workspace provider may be appropriate to manage all workspace within an employment use or mixed use development. The 10% requirement could be integrated as part of this model.</p> <p><b>Affordable workspace provider:</b> A not-for-profit or low cost workspace provider offering genuinely affordable rents for businesses to thrive.</p> <p><b>Specialist workspace provider:</b> A provider that manages workspace for specialist business sectors, for example artist studios, creative industries or light industrial workspace (use class B1c).</p> <p><b>Affordable workspace occupier:</b> An occupier from a specific sector that has a social, cultural or economic development purpose. This would include charities, public health services, voluntary and community organisations or social enterprises; creative and artists' workspace; rehearsal and performance space and makerspace; occupiers for disadvantaged groups starting up in any sector; occupiers in support of educational outcomes through connections to schools, colleges or higher education; existing businesses in Southwark who need to relocate; small businesses located in Southwark; and start-ups or small businesses otherwise identified by the workspace provider to be agreed with the council.</p> <p><b>Workspace Provider List for Southwark:</b> The council has established this list which responds to the increased demand for small, flexible and 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.</p> <p><b>Individual affordable workspace units:</b> Purpose-built and designed small units (40-80sqm) offered at discount market rents with a full fit-out which are suitable for supporting creative enterprises and small and independent businesses.</p>

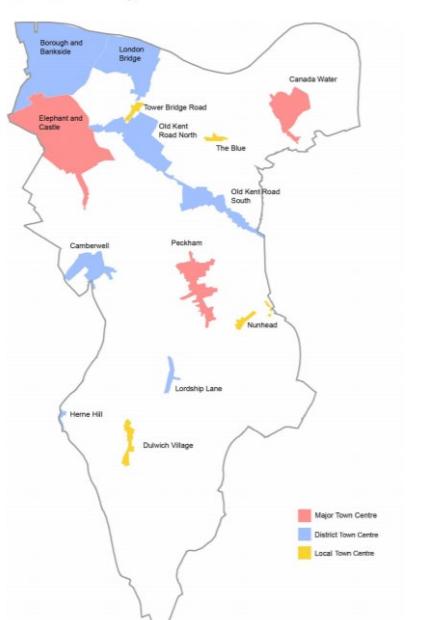
Reference numbers	Policy section / number	Proposed modification																		
		<p><b>Specialist individual affordable workspace units:</b> Purpose-built units offered at discount market rents designed to a specification to support existing businesses or makerspaces, creative industries or light industrial workspace (<del>use class B1c</del>).</p> <p><b>In lieu payments:</b> If it is not possible to provide affordable workspace on site, due to the scale or design layout of the development, an in lieu payment may be more appropriate. This is a charge payable on the basis of the equivalent level of affordable workspace that would be expected to be delivered on site. This payment will be used to deliver council-led initiatives for the delivery of affordable workspace across the borough.</p> <p>Figure 5 update as below</p>  <table border="1" data-bbox="846 1192 1030 1307"> <caption>Workspace demand in Southwark</caption> <tbody> <tr> <td colspan="3">North</td> </tr> <tr> <td>■</td> <td>1. Affordable offices/working</td> <td>2. Start-up business incubators</td> </tr> <tr> <td>■</td> <td>3. Creative industries</td> <td></td> </tr> <tr> <td colspan="3">Central and South</td> </tr> <tr> <td>■</td> <td>1. Affordable offices/working</td> <td>2. Start-up business incubators</td> </tr> <tr> <td>■</td> <td>3. Creative industries</td> <td></td> </tr> </tbody> </table>	North			■	1. Affordable offices/working	2. Start-up business incubators	■	3. Creative industries		Central and South			■	1. Affordable offices/working	2. Start-up business incubators	■	3. Creative industries	
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		 <p>The map illustrates the spatial distribution of proposed industrial, creative, and mixed-use developments across Southwark. Key areas highlighted include:</p> <ul style="list-style-type: none"> <li><b>Southbank:</b> Co-working space (yellow).</li> <li><b>Bermondsey:</b> Mixed-use (orange).</li> <li><b>Rotherhithe:</b> Creative Industries (red) and Mixed (orange).</li> <li><b>Walworth:</b> Mixed-use (orange).</li> <li><b>Old Kent Road:</b> Industrial Makerspace/Workshops (blue).</li> <li><b>Camberwell:</b> Creative Industries (red) and Mixed (orange).</li> <li><b>Peckham:</b> Mixed-use (orange).</li> <li><b>Nunhead:</b> Industrial Makerspace/Workshops (blue).</li> <li><b>Dulwich:</b> Industrial Makerspace/Workshops (blue).</li> </ul> <p>Legend:</p> <ul style="list-style-type: none"> <li>Industrial Makerspace/Workshops (Blue)</li> <li>Creative Industries (Red)</li> <li>Mixed (Orange)</li> <li>Co-working (Yellow)</li> </ul>
MM51	P31 Small shops	<p>Policy amendments:</p> <ol style="list-style-type: none"> <li>1. Development must retain small shops (<del>A Class</del>) where existing small shops are at risk of displacement from a development.</li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>Add to end of policy:</p> <p><b><u>3. Small shops (Use Class E(a) and F.2(a)) will be secured through the implementation of conditions and/or planning obligations which will restrict change of use within Use Class E.</u></b></p>
MM52	P32 Business relocation	<ol style="list-style-type: none"> <li>1. Where existing small or independent businesses or small shops are <b>may be</b> 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.</li> <li>2. All business relocation strategies must include:             <ol style="list-style-type: none"> <li>1. Existing <b>levels</b> amount of non-residential floorspace (GIA) separated by use class, including vacant units and yards. <b><u>This should include any floorspace demolished;</u></b> and</li> <li>2. Schedule of existing businesses operating on the site including business sector, estimated number of employees and lease terms; and</li> <li>3. Proposed levels of non-residential floorspace (GIA) <b><u>and yard space, separated by use class, business sector and estimated number of employees;</u></b> and</li> <li>4. Details of engagement with existing businesses on site regarding re-provision of premises or relocation options; and</li> <li>5. Details of engagement with the council, <b><u>local agents, businesses, business associations</u></b> and workspace providers to secure occupiers for new employment space.</li> </ol> </li> <li>3. Where existing businesses are accommodated in new development <b>schemes</b> the strategy should include:             <ol style="list-style-type: none"> <li>1. Specific business requirements including servicing, fit out and ownership or lease terms; and</li> <li>2. 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</li> </ol> </li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>to the original site as possible; and</p> <p>3. <b><u>Options for temporary relocation should consider the cost and practical arrangements for businesses where multiple moves may not be feasible.</u></b></p> <p>4. Where existing businesses are proposed to be relocated the strategy should include:</p> <ol style="list-style-type: none"> <li>1. Reasons why existing businesses cannot be located on site; <b><u>and</u></b></li> <li>2. Details of relocation options explored with individual businesses and the assistance <b><u>and support</u></b> that will be provided. <b><u>Statements from the businesses are required to show evidence that</u></b> the relocation option is suitable for the viable continuation of the business;</li> <li>3. Identification of alternative premises in Southwark. Where no suitable <b><u>sites premises</u></b> exist, <b><u>sites premises</u></b> should be identified in adjacent boroughs; and</li> <li>4. Statements from existing businesses should they wish to cease trading rather than relocate; and</li> <li>5. Collaboration with other landowners to establish whether suitable workspace for existing businesses could be accommodated in different phases of the development programmes.</li> </ol>
MM53	P33 Railway arches	<p>Development within railway arches must:</p> <ol style="list-style-type: none"> <li>1. Provide commercial activities <b><u>or community activities. No residential uses will be permitted including business uses (B Use Classes), main town centre uses (A1, A2, A3 and A4 Use Classes) and community facilities (D Use Classes and sui generis); and</u></b></li> <li>2. <b><u>Provide industrial uses in Strategic Protected Industrial Land; and</u></b></li> <li>3. Development within railway arches must not impede the delivery of <b><u>Promote the delivery of Low Line walking routes by providing active frontages and safe and accessible spaces for pedestrians.</u></b></li> </ol>

Reference numbers	Policy section / number	Proposed modification
MM54	P34 Town and local centres, Table 7 and Figure 6	<p>Amendment to policy criterion 3:</p> <p>3. Retain retail floorspace (<del>A Use Class</del>) or replace retail floorspace with an alternative use that provides a service to the general public, and would not harm the vitality and viability of the centre; and</p> <p>4. Not harm the amenity of surrounding occupiers or result in a concentration of uses that harms the vitality <u>and, viability and economic growth</u> of the centre; and</p> <p>6 For large schemes for main town centre uses that are 1,000sqm (<u>gross GIA</u>) or more provide free public toilets, public drinking fountains and public seating. <u>Public toilets may be provided either on or off site and not reserved for customer use only.</u></p> <p>Add to end of policy:</p> <p><u>On new development in the Central Activities Zone, Opportunity Areas, Action Area Cores, Major and District Town Centres, retail uses (Use Class E(a), (b), (c)) will be secured through the implementation of conditions and/or planning obligations which will restrict change of use within Use Class E.</u></p> <p><b>Reasons</b></p> <p>(end of para 1): <u>Each town centre has a unique identity, heritage and character 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.</u></p> <p><b>Table 7 and Figure 6 – Town Centre Hierarchy</b></p>

Reference numbers	Policy section / number	Proposed modification
		<p><b>Deletion of Old Kent Road as a Major Town Centre</b></p> <p><b>Addition of Old Kent Road North and Old Kent Road South as District Town Centres.</b></p> <p>Figure 6: Town Centre hierarchy</p> 

Reference numbers	Policy section / number	Proposed modification								
		<p>Table 7: Town and Local Centres</p> <table border="1" data-bbox="614 344 1009 907"> <thead> <tr> <th data-bbox="614 344 819 376">Designation</th><th data-bbox="819 344 1009 376">Town centre</th></tr> </thead> <tbody> <tr> <td data-bbox="614 376 819 507">Major Town Centres</td><td data-bbox="819 376 1009 507">           Elephant and Castle (including Walworth Road)            Peckham            Canada Water  <u>Old Kent Road</u> </td></tr> <tr> <td data-bbox="614 507 819 736">District Town Centres</td><td data-bbox="819 507 1009 736">           Bankside and The Borough            London Bridge            Camberwell            Lordship Lane            Herne Hill  <u>Old Kent Road north</u>  <u>Old Kent Road south</u> </td></tr> <tr> <td data-bbox="614 736 819 907">Local Centres</td><td data-bbox="819 736 1009 907">           The Blue            Dulwich            Village            Nunhead         </td></tr> </tbody> </table>	Designation	Town centre	Major Town Centres	Elephant and Castle (including Walworth Road) Peckham Canada Water <u>Old Kent Road</u>	District Town Centres	Bankside and The Borough London Bridge Camberwell Lordship Lane Herne Hill <u>Old Kent Road north</u> <u>Old Kent Road south</u>	Local Centres	The Blue Dulwich Village Nunhead
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MM55	P36 Protected shopping frontages	<p>Amendment to policy:</p> <p><del>Change of use in protected shopping frontages must:</del></p> <ol style="list-style-type: none"> <li><del>1. Ensure the proportion of shops in A1 Use Class in primary and secondary frontages does not fall below the percentages set out in Table 8 below; and</del></li> <li><del>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</del></li> <li><del>3. Provide uses within the A Use Class or an alternative use that provides a service to the general public, that would not harm the vitality and viability of the centre.</del></li> </ol>								

Reference numbers	Policy section / number	Proposed modification																		
		<p><b>In Protected Shopping Frontages, development must:</b></p> <ol style="list-style-type: none"> <li><b>Provide active ground floor uses which provide a service to the general public, that would not harm the vitality and viability of the shopping frontage</b></li> </ol> <p>[TABLE 8]</p>  <p>Table 8: Protected shopping frontages proportions</p> <table border="1"> <thead> <tr> <th>Shopping frontages</th> <th>Proportion of retail units</th> </tr> </thead> <tbody> <tr> <td>Primary shopping frontages</td> <td></td> </tr> <tr> <td>Hackney</td> <td>85%</td> </tr> <tr> <td>Elephant and Castle/Walworth Road</td> <td>75%</td> </tr> <tr> <td>Camberwell</td> <td>60%</td> </tr> <tr> <td>Lordship Lane</td> <td>55%</td> </tr> <tr> <td>The Blue</td> <td>70%</td> </tr> <tr> <td>CAZ shopping frontages in Borough and Bankside and London Bridge opportunity areas</td> <td>10%</td> </tr> <tr> <td>Secondary shopping frontages</td> <td>50%</td> </tr> </tbody> </table>	Shopping frontages	Proportion of retail units	Primary shopping frontages		Hackney	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 opportunity areas	10%	Secondary shopping frontages	50%
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MM56	P37 Shops outside protected shopping frontages, town and local centres	<p>Amendment to policy:</p> <p>Development must not result in the loss of shops (<b>A1 Use Class</b>) outside Protected Shopping Frontages, Town and Local Centres. In exceptional circumstances a change may be permitted where:</p> <ol style="list-style-type: none"> <li>There is no market demand for the shop use. This must 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</li> <li>Evidence is provided that there are alternative <b>A1 Use Class</b> shops within a 400 metre walking Distance.</li> </ol>																		
MM57	P40 Hotels and other	<ol style="list-style-type: none"> <li><b>Development for hotels and forms of visitor accommodation must not harm the local character</b> <u>ensure the</u> design, scale, function, parking and servicing arrangements <b>respond</b></li> </ol>																		

Reference numbers	Policy section / number	Proposed modification
	visitor accommodation	<p><u>positively to local character and protect the amenity of the local community and visitors to the hotel.</u></p> <p>2. A minimum of 10% of the total floorspace must be provided as ancillary facilities in hotel developments that incorporate a range of <u>publicly publicly accessible</u> daytime uses and offer employment opportunities</p>
MM58	P42 Outdoor Advertisements	<p>5—Encourage healthy behaviours.</p> <p>Add to reasons:</p> <p><u>The use of low energy lighting will play an important role in addressing climate change.</u></p>
MM59	P44 Healthy developments	<p>1. Development must:</p> <ol style="list-style-type: none"> <li>1. <u>Be easily accessible from the walking and cycling network; and</u></li> <li>2. <u>deliver Provide or support opportunities for the delivery of healthy activities; and</u></li> <li>3. <u>Retain or re-provide existing health, community, sport and leisure facilities.</u></li> <li>4. <u>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.</u></li> </ol> <p><del>Development must encourage healthy eating choices by limiting the convenience of unhealthy food and increasing the convenience of healthy foods.</del></p> <p>1. Development will be permitted <u>where it provides new health, health-related community, sport and leisure facilities are provided.</u>  <del>Existing health, health-related community and leisure facilities are retained or re-provided; or</del></p> <p>3. In exceptional circumstances, health, <u>community, sport and leisure</u> facilities can be replaced by another use where <del>they are surplus to requirements. there are currently more facilities than needed.</del> This needs to <u>must</u> be demonstrated by a marketing exercise for</p>

Reference numbers	Policy section / number	Proposed modification
		<p>two years, immediately prior to any planning application. <b>This should be</b> for both its existing condition and as an opportunity for an improved health, community or leisure space at market rates.</p> <p>Reasons</p> <p>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 <b>places for</b> people to meet up <b>and socialise</b> and <b>to support vulnerable people</b> are essential <b>to living a healthy and active life</b>, to further improve places, so that it is <b>This type of development will make it</b> as easy as possible to have a healthy lifestyle and reduce social isolation, poor mental health, obesity and inactivity. <b>The retention or provision of sports facilities is considered on a borough wide basis.</b></p>
MM60	P45 Leisure, arts and culture	<ol style="list-style-type: none"> <li>1. <b>Development must:</b> <ol style="list-style-type: none"> <li>1. <b>Retain or re-provide</b> existing leisure, arts and cultural uses. are retained or re-provided unless they are surplus to requirements. <b>Reprovision should be of the same, or be better than, the quantity and quality of existing uses; or</b></li> <li>2. In exceptional circumstances <b>leisure, arts and cultural facilities can be replaced by another use where</b> they are surplus to requirements. <b>there are currently more facilities than needed.</b> This needs to <b>must</b> be demonstrated by a marketing exercise for two years, immediately prior to any planning application. <b>This should be</b> for both its existing condition and as an opportunity for <b>an</b> improved <b>leisure, arts or cultural space facility at market rates; and</b></li> <li>3. <b>An Equalities Impact Assessment will be required for any proposed loss of community facilities in predominant use by protected characteristic communities as defined by the Equality Act 2010; and</b></li> <li>4. The registration or nomination of leisure, art and cultural uses as <b>an</b> Assets of Community Value will be treated as a significant material consideration; and.</li> </ol> </li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>2. Development will be permitted where:</p> <ol style="list-style-type: none"> <li>1. New leisure, arts and cultural uses are provided; or <u>and</u></li> <li>2. It delivers or supports the delivery of public art projects, <u>independent museums and theatres; and</u></li> <li>3. <u>New arts and cultural venues of strategic significance are proposed within the South Bank Cultural Quarter, Elephant and Castle Cultural Quarter, Old Kent Road and Canada Water Opportunity Area Cores and Peckham and Camberwell Creative Enterprise Zone.</u>  <u>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.</u></li> </ol>
MM61	P46 Community Uses and Fact Box	<ol style="list-style-type: none"> <li>1. <u>New community facilities are (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. Development should <u>must</u>:</u> <ol style="list-style-type: none"> <li>1. Retain community facilities; <u>or</u></li> <li>2. In exceptional circumstances, there may no longer be a local need for a facility <u>community facilities can be replaced by another use where they are surplus to requirements</u>. This must <u>needs to</u> be demonstrated through evidence of suitable marketing for continuous period of at least <u>by a marketing exercise for</u> two years immediately prior to any planning application, for both its existing condition and as an opportunity for an improved community facility <u>at market rates</u>.</li> </ol> </li> <li>2. <u>An Equalities Impact Assessment will be required for any proposed loss of community facilities in predominant use by protected characteristic communities as defined by the Equality Act 2010.</u></li> <li>3. <u>Development will be permitted where:</u></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>1. <u>New community facilities are provided</u> (Use Class D1, D2 and Sui Generis) <u>that are accessible for all members of the community.</u></p> <p>Fact box updated:</p> <p>Fact Box</p> <p><del>Community Uses and the Use Classes Order</del></p> <p><del>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 these, which are categorised as "sui generis." D Class uses cover community facilities. These uses fall either within Use Class D1 or D2.</del></p> <p><del>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.</del></p> <p><del>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.</del></p> <p><del>Sui generis uses capture the uses that don't fall in any of the A, B, C or D use classes. This can include theatres or other specialist types of community uses.</del></p> <p><b><u>Leisure, Arts, Culture and Community Uses</u></b></p> <p><b><u>Leisure, Arts, Culture and Community Uses are important components of social infrastructure. Social infrastructure covers a range of services and facilities that meet local needs and</u></b></p>

Reference numbers	Policy section / number	Proposed modification
		<p><u>contribute towards a good quality of life. It includes health provision, education, community, play, youth, early years, recreation, sports, faith, criminal justice and emergency facilities.</u></p> <p><u>Changes to the Use Classes Order 1987 from 1 September 2020, have meant these uses, previously D1 and D2, fall across class E, F.1, F.2 and Sui Generis, as below (although non-exhaustive).</u></p> <p><b><u>E Commercial, business and service</u></b></p> <p><u>E(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public;</u>  <u>E(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner;</u>  <u>E(f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public.</u></p> <p><b><u>F1 Learning and non-residential institutions</u></b></p> <p><u>(a)for the provision of education,</u>  <u>(b)for the display of works of art (otherwise than for sale or hire),</u>  <u>(c)as a museum,</u>  <u>(d) as a public library or public reading room,</u>  <u>(e) as a public hall or exhibition hall,</u>  <u>(f) for, or in connection with, public worship or religious instruction,</u>  <u>(g)as a law court.</u></p> <p><b><u>F2 Local community</u></b></p> <p><u>F2(b) Halls or meeting places for the principal use of the local community</u>  <u>F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)</u>  <u>F2(d) Indoor or outdoor swimming pools or skating rinks</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p><b>Sui Generis</b></p> <p><u>Uses that do not fall into a specific use class such as:</u></p> <p><u>a venue for live music performance</u></p> <p><u>a cinema</u></p> <p><u>a concert hall</u></p> <p><u>a bingo hall</u></p> <p><u>a dance hall</u></p>
MM62	P47 Hot food takeaways, Figure 7 and Policies Map	<p>New hot food takeaways (A5 Use Class) will only be permitted <del>within protected shopping frontages, and where if:</del></p> <ol style="list-style-type: none"> <li>1. The number of A5 <b>hot food takeaway</b> premises are not more than 5% of the total number of units in the protected shopping frontage; and</li> <li>2. The concentration of A5 <b>hot food takeaway</b> premises would not be above 1 per 21 premises (10 on either side of the proposal); and</li> <li>3. The proposed location is further than 400 metres from any <u>existing or proposed primary or secondary school's boundary</u>; and</li> <li>4. Grease traps are installed to prevent the build-up of food deposits in sewers and drains; and</li> <li>5. <u>Within the takeaway, the kitchen extraction system is designed to control cooking odours, where the discharge stack is installed in accordance with the following hierarchy:</u> <ol style="list-style-type: none"> <li>1. <u>Not less than one metre above the roof ridge of any building within 20 metres of the building where the commercial kitchen is located;</u></li> <li>2. <u>Not less than one metre above the roof eaves or dormer window of the building where the commercial kitchen is located, supported by additional odour control measures;</u></li> <li>3. <u>An exceptionally high level of odour control measure, where low level discharge should be avoided.</u></li> </ol> </li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>Reasons</p> <ol style="list-style-type: none"> <li>1. Hot food takeaways (<del>Use Class A5</del>) 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 frontage, the number of A5 <b>hot food takeaways</b> needs 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.</li> <li>2. <del>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. Tackling obesity is one of the key health priorities for Southwark, where children in Reception and Year 6 are recorded as having some of the highest levels of overweight and obesity in the country. Evidence shows that environmental factors influence behaviours in various ways, and this has an impact on the weight status of individuals living, working or learning in a particular area.</del> 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 the boundary of <del>both primary and</del> secondary schools only (10 minute walk). <del>The emotional and psychological effects of being overweight include discrimination and teasing by peers; low self-esteem, anxiety and depression, potentially impacting educational performance and wellbeing. Obese children may also suffer disturbed sleep and fatigue, impacting quality of life.</del> 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.</li> </ol>

Reference numbers	Policy section / number	Proposed modification
MM63	P49 Highways impacts	<p>5. Incorporate delivery and servicing within large <u>major</u> development sites and not on the public highway</p> <p>Add in at the end of reasons:  <b><u>Reducing carbon emissions by minimising the need for private car journeys.</u></b></p>
MM64	P51 Low Line Routes	<p>1. Development must:</p> <ol style="list-style-type: none"> <li>1. Support the implementation of 'Low Line' routes <del>across our borough</del>; and</li> <li>2. Not hinder or obstruct the implementation of 'Low Line' routes <del>will not be permitted</del>.</li> </ol> <p>2. <b><u>Low Line routes should utilise one or both sides of the railway arches, as well as new routes through arches.</u></b></p> <p>Add in the end reasons:  <b><u>Low Line Routes encourage walking over the use of private vehicles which reduce emissions and mitigate against climate change.</u></b></p>
MM65	P52 Cycling, Tables 9 & 10 Figure 9	<p>Development must:</p> <ol style="list-style-type: none"> <li>1. Ensure the delivery of the Southwark Spine cycle route (<b><u>Figure 9</u></b>) and our wider cycling route network. All sites on or adjacent to the network must support and integrate into the network; and</li> <li>2. Provide cycle parking for building users and visitors in accordance <del>with Tables 9 and 10; and; Where the required cycle parking is not feasible, a reduced provision may be considered, provided the cycle parking is of the highest quality; and</del></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>3. Provide cycle parking that is secure, weatherproof, conveniently located, well lit and accessible; <u>and</u></p> <p>4. <b>Provide</b> cycle parking <del>shall</del><ins>that</ins> includes an adequate element of parking suitable for accessible bicycles and tricycles; and</p> <p>5. For commercial uses, provide associated showers and changing facilities that are proportionate to the number of cycle parking spaces provided; and</p> <p>6. Contribute towards the provision of cycle hire schemes and docking stations <del>where applicable</del>. Financial contributions will be required from major developments that are 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</p> <p>7. Provide a free two year cycle hire fob per dwelling where a docking station is located within 400m of the proposed development.</p> <p>Reasons</p> <p><del>This policy will ensure cycling is an attractive option for more people</del>. This should significantly increase the number of people who cycle and the number of trips made by bicycle, and ensure our streets will <u>support easy and be safe for cyclists cycling</u>. <u>Cycling is an alternative mode to reduce emissions from motorised transport</u>.</p>
MM66	P52 and P53	<p><b>Cycle and car parking tables 9-12 updated as per document EIP177 [see Appendix 4 to this schedule of proposed main modifications]</b></p> <p><b>Tables 9-12 have been updated to remove references to old use classes (see Appendix 4 to this schedule of proposed main modifications)</b></p>

Reference numbers	Policy section / number	Proposed modification
MM67	P53 Car Parking	<p><b>1. Residential <u>Development must:</u></b></p> <ol style="list-style-type: none"> <li>1. Where development must provide car parking, the number of spaces provided must Adhere to the residential car parking standards in Table 11; and</li> <li>2. <u>Provide</u> all car parking spaces <del>must be provided</del> within the development site and not on the public highway; and</li> <li>3. <del>the applicant must</del> Provide electric vehicle charging points (EVCP) where on site parking is permitted; and</li> <li>4. <del>Provision</del> Provide <del>must be made</del> for a minimum <u>of</u> three years free membership, per eligible adult <u>who is the primary occupier of the development</u>, to a car club if a car club bay is located within 850m of the development; and / or a contribution <u>contribute</u> towards the provision of new car club bays proportionate to the size and scale of the development <u>if it creates 80 units or more; and</u></li> <li>5. 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</li> <li>6. Ensure off-street town centre car parking <u>follows the requirements as set out in Table 12</u>, which <ol style="list-style-type: none"> <li>1. Is appropriately located and sized to support the vitality of the town centre and ensures the use of the site is optimised; and</li> <li>2. Supports the rapid turnover of spaces; and</li> <li>3. Includes maximum stay restrictions; and</li> <li>4. Provides alternative access to the use of a car by providing the required amount of car club bays parking spaces within the site.</li> </ol> </li> <li>2. Development within existing or planned Controlled Parking Zones (CPZs) will not be eligible for on street resident and business car-parking permits; <u>and</u></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>3. <u>Where off-street car parking spaces are proposed/permited, the number of spaces provided should be determined by considering:</u></p> <p>1. <u>The anticipated demand for the parking spaces and tenure of the development; and</u></p> <p>2. <u>The quality and accessibility of the local public transport network and the access to local amenities.</u></p> <p>Reasons</p> <p>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 <u>and carbon emissions</u> through car free development in highly accessible areas and reduced reliance on the private car.</p>
MM68	P55 Protection of Amenity	<p>. Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. <u>Amenity considerations that will be taken into account include:</u></p> <ul style="list-style-type: none"> <li>• <u>The privacy and outlook of occupiers of both existing and proposed homes</u></li> <li>• <u>Actual or sense of overlooking or enclosure</u></li> <li>• <u>Impacts of smell, noise, vibration, lighting or other nuisances</u></li> <li>• <u>Daylight, sunlight, and impacts from wind and on microclimate.</u></li> <li>• <u>Residential layout, context and design</u></li> </ul>
MM69	P56 Open Space	<p>Add to reasons:</p> <p><u>Protecting and improving open space plays an important role in climate change adaption and mitigation.</u></p>

Reference numbers	Policy section / number	Proposed modification
MM70	P57 Open Water Space	<p>1. Development within designated Open Water Space will only be permitted when it consists of 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. This includes <u>berths, residential, commercial and visitor mooring.</u></p> <p>2. <u>Development that affects designated open water spaces must ensure that all safety and navigational impacts are minimised.</u></p> <p><u>Reasons</u></p> <p><u>2. We are currently undertaking an assessment on the need for houseboat accommodation in Southwark. The findings of this assessment, or any other future London wide assessment, will be used to inform the relevant policies in the Plan. Any necessary changes to the Plan will be considered in an early partial review which will be set out in the Local Development Scheme.</u></p>
MM71	P58 Green Infrastructure	<p>2. Large scale major <u>Major</u> development <u>that is referable to the Mayor of London</u> must:</p> <p>Add to reasons</p> <p>Green infrastructure is a network of habitats which is often multifunctional and can provide a range of benefits. <u>These include</u> improving mental health, <u>encouraging</u> active lifestyles <u>and</u> recreation, food growing <u>and</u> enhanced biodiversity. <u>The provision of new green infrastructure plays an important role in climate change adaption and mitigation,</u> <u>and</u> ecological resilience, flood risk management, temperature regulation and improved air and water quality.</p>
MM72	P59 Biodiversity	<p>Policy point 1.1 amendments</p> <p>Or <u>identified and monitored in latest</u> adopted Southwark <u>Nature</u> Biodiversity <u>Action</u> Plan</p>

Reference numbers	Policy section / number	Proposed modification
		<p><b>2. <u>Any shortfall in net gains in biodiversity must be secured off site through planning obligations or as a financial contribution.</u></b></p> <p>Reasons</p> <p>Biodiversity benefits people within and outside Southwark by maintaining ecosystems, providing natural resources, regulating the environment, <b><u>mitigating and adapting to climate change</u></b>, 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.</p> <p>Due to the intense pressure on land for development, it is important that areas <b><u>and features</u></b> of nature conservation value or ecological importance are identified and the flora and fauna are protected and enhanced.</p>
MM73	P60 Trees	<p>Reasons:</p> <p><b>1. Trees also have an important role in enhancing air quality, <u>carbon storage (especially mature trees)</u> and <u>climate change mitigation</u>, reducing surface water, helping people find their way around and are important historical features.</b></p> <p><b>2. <u>The ‘Right Tree Right Place principles ensure that size and species of trees are considered alongside the constraints of the planting site to ensure they are planted to ensure long-term benefits for our residents and visitors. We will ensure that planting takes place as close as possible to the application site where feasible’ and is informed by our borough studies and the Tree Strategy.</u></b></p>

Reference numbers	Policy section / number	Proposed modification
MM74	P61 Reducing waste	<p>Development must:</p> <p><b><u>4. Major referable development should submit a Circular Economy Statement.</u></b></p> <p>Add sentence to end of reasons paragraph:</p> <p><b><u>The reduction and proper management of waste to reduce carbon emissions is crucial for mitigating against climate change.</u></b></p> <p>Add a fact box for Circular Economy Statements and Circular Economy Principles</p> <p><b><u>Circular Economy Principles are:</u></b></p> <p><b><u>1. Conserve resources, increase efficiency and source sustainably</u></b></p> <p><b><u>2. Design to eliminate waste (and for ease of maintenance)</u></b></p> <p><b><u>3. Manage waste sustainably and at the highest value</u></b></p> <p><b><u>Circular Economy Statements are an assessment of how a development will incorporate Circular Economy measures into all aspects of the design, construction and operation process.</u></b></p>
MM75	P64 Improving Air Quality	<ol style="list-style-type: none"> <li>1. Development must: <ol style="list-style-type: none"> <li>1. Achieve or exceed air quality neutral standards (<del>see Annex 2</del>); and</li> <li>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: <ol style="list-style-type: none"> <li>1. Orientation and layout of buildings, taking into account vulnerable building occupiers, and public realm and amenity space users; and</li> <li>2. Ventilation systems; and</li> <li>3. Urban greening appropriate for providing air quality benefits proportionate to the scale of the development; <u>and</u></li> </ol> </li> </ol> </li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>4. <del>'Ultra low' NOx boilers where the development is not connected to a decentralised energy network; or</del></p> <p>4. <del>Appropriate abatement technologies to bring emissions within the equivalent of 'ultra low' NOx boiler emissions levels where decentralised energy networks are implemented or utilised.</del></p> <p>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:</p> <ol style="list-style-type: none"> <li>1. <del>On site measures; then</del></li> <li>2. <del>Off site measures, then</del></li> <li>3. <del>Financial contributions to provide measures.</del></li> </ol> <p>2. <b><u>Any shortfall in air quality standards on site must be secured off site through planning obligations or as a financial contribution.</u></b></p> <p>Add to Point 1 of the reasons: On the environment <b><u>and exacerbate climate change.</u></b></p>
MM76	P65 Reducing noise pollution and enhancing soundscapes	<p>2 ... should be designed to protect and enhance positive aspects of the acoustic environment identified through a public soundscape assessment.</p> <p>3. <b><u>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.</u></b></p> <p>Reasons</p>

Reference numbers	Policy section / number	Proposed modification
		<p>Add to end of paragraph 1:</p> <p><b><u>This can include separating noise sensitive developments from major noise sources; distance; screening or internal layout, in preference to use of sound insulation.</u></b></p>
MM77	P66 Reducing water use	<p>Add new point 3 to policy:</p> <p><b><u>Major development should assess the need for improvements to water supply infrastructure in discussion with water utility companies.</u></b></p> <p>Add to the last sentence of Reasons:</p> <p><b><u>The reduction of water usage is crucial for adaptation to climate change.</u></b></p>
MM78	P67 Reducing Flood Risk	<ol style="list-style-type: none"> <li>1. Development must not increase flood risk on or off site, by ensuring that:             <ol style="list-style-type: none"> <li>1. It is designed to be safe and resilient to flooding; <del>and subject to a site specific flood risk assessment (FRA) when located within an area of flood risk;</del> and</li> <li>2. <b><u>Finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding;</u></b> and</li> </ol> </li> </ol> <p>End of Point 1 of Reasons:</p> <p><b><u>Reducing flood risk is also essential for adapting to the potential impacts of climate change.</u></b></p>
MM79	P68 Sustainability Standards	<p>Swap point 1.1 and 1.2 to match the updated cooling hierarchy as set out in the Publication London Plan. Reduction should be the starting point of the cooling hierarchy.</p> <p>Current order</p> <ol style="list-style-type: none"> <li>1. <b><u>Minimise internal heat generation through energy efficient design; then</u></b></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p>2. <del>Reduce the amount of heat entering a building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then</del></p> <p>Change to London Plan hierarchy:</p> <ol style="list-style-type: none"> <li>1. <u>Reduce the amount of heat entering a building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then</u></li> <li>2. <u>Minimise internal heat generation through energy efficient design; then</u></li> </ol> <p>Add to Point 1 of the Reasons are not effectively mitigated <u>to address climate change and contribute to meeting net carbon zero by 2050.</u></p>
MM80	P69 Energy	<p><b><u>All Development</u></b></p> <p>Energy Hierarchy</p> <ol style="list-style-type: none"> <li>1. Development must minimise carbon emissions on site in accordance with the following energy hierarchy:           <ol style="list-style-type: none"> <li>1. Be lean (energy efficient design and construction); then</li> <li>2. Be clean (low carbon energy supply); then</li> <li>3. Be green (on site renewable energy generation and storage).</li> </ol> </li> </ol> <p><u>Targets for Major development</u></p> <p><b><u>Development must reduce operational greenhouse gas emissions and minimise both annual and peak energy demand. This must be in accordance with the following energy hierarchy:</u></b></p> <p><b><u>1. Be lean (energy efficient design and construction); then</u></b></p>

Reference numbers	Policy section / number	Proposed modification
		<p><b><u>2. Be clean (low carbon energy supply); then</u></b></p> <p><b><u>3. Be green (on site renewable energy generation and storage); then</u></b></p> <p><b><u>4. Be seen (monitor, verify and report on energy performance); then</u></b></p> <p><b><u>5. Offset residual carbon emissions to reach zero carbon target.</u></b></p> <p>Major development must reduce carbon dioxide emissions onsite by:</p> <p><b><u>3. Major development must be net zero-carbon.</u></b></p> <p><b><u>4. Major residential development must reduce carbon emissions onsite (100% on 2013 Building Regulations). Part L standards for residential development; and In exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution.</u></b></p> <p><b><u>5. Major non-residential developments must reduce carbon emissions onsite by a minimum of 40% on 2013 Buildings Regulations* Part L and zero carbon (100% for non-residential developments). Any shortfall must be secured off site through planning obligations or as a financial contribution.</u></b></p> <p><b><u>3. Any shortfall against carbon emissions reduction requirements must be secured off site through planning obligations or as a financial contribution.</u></b></p> <p><b><u>6. Development proposals referable to the Mayor must calculate whole life cycle carbon emissions through a nationally recognised assessment and demonstrate actions taken to reduce life cycle carbon emissions.</u></b></p> <p>Decentralised energy</p> <p>7. Major development must be designed to incorporate decentralised energy in accordance with the following hierarchy:</p>

Reference numbers	Policy section / number	Proposed modification
		<p>1. Connect to an existing <b>or planned</b> decentralised energy network; then</p> <p>2. Be future-proofed to connect to a planned decentralised energy network; or</p> <p>3. Implement a site-wide low carbon communal heating system; and</p> <p>4. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented.</p> <p>Reasons</p> <p><b>1. Southwark is committed to addressing the Climate Emergency by onsite carbon reduction.</b> 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.</p> <p><b>42.</b> 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.</p> <p><b>53.</b> 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</p>

Reference numbers	Policy section / number	Proposed modification
		<p>networks and, where this is not practicable, the development of new networks to maximise the benefits of decentralised energy supply and energy storage.</p> <p><b><u>6.Sites have been identified in the Old Kent Road Opportunity Area for possible connection to a District Heat Network providing heat and hot water from the SELCHP combined heat and power plant. This includes the proposed connection to housing estates in the Old Kent Road Opportunity Area.</u></b></p> <p><b><u>*Building Regulations 2013. If these are updated, the policy threshold will be reviewed.</u></b></p> <p>Add a fact box for Whole Lifecycle Carbon Assessments</p> <p><b><u>Fact box: Whole Lifecycle Carbon Assessments</u></b></p> <p><b><u>Whole Lifecycle Carbon approach as set out in the London Plan is needed to capture its unregulated emissions (i.e. those associated with cooking and small appliances), its embodied emissions (i.e. those associated with raw material extraction, manufacture and transport of building materials and construction) and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal).</u></b></p> <p><b><u>Whole life-cycle carbon emission assessments are an assessment of unregulated and embodied emissions and emissions associated with redevelopment. These are monitored at the pre-application, submission and post-construction construction stages to close the implementation gap to work towards achieving net carbon zero for new development.</u></b></p>
MM81	IP1 Infrastructure	<p>We will work with <u>a range of infrastructure providers, neighbouring boroughs and utility companies to ensure that adequate infrastructure is in place to support future and existing residents.</u> 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 <u>adequate infrastructure (both social and physical)</u> is in place to support the occupants of developments <u>throughout</u> their lifetimes.</p>

Reference numbers	Policy section / number	Proposed modification
		<p>Development must provide water supply and wastewater infrastructure capacity to deliver supporting infrastructure at an early stage to ensure impacts are effectively mitigated.</p> <p>Add to end of paragraph 1 for Reasons The anticipated growth <u>and address climate change, adaptation and mitigation.</u></p>
MM82	IP2 Transport Infrastructure	<p><b><u>1 We will work in partnership with key bodies that include TfL, the GLA and neighbouring boroughs to secure funding and ensure that transport infrastructure supports the needs of residents by prioritising active travel.</u></b></p> <p>2 Development must support the implementation of the following strategic transport projects and initiatives:</p> <p>The Bakerloo Line extension, <u>including stations on</u> to Old Kent Road and where necessary make financial and/or land contribution;</p> <p><u>The Old Kent Road Healthy High Streets projects;</u></p> <ul style="list-style-type: none"> <li>• A rail station at Camberwell;</li> <li>• <u>The adopted cycle route network;</u></li> <li>• A walking and cycling bridge from Rotherhithe to Canary Wharf;</li> <li>• The Elephant and Castle <u>public realm improvements</u> northern roundabout project and the Northern Line ticket hall;</li> <li>• <u>Peckham Rye station;</u></li> <li>• <u>Bus priority measures.</u></li> <li>• <u>Expansion of cycle hire</u></li> </ul> <p><b>Reasons</b></p>

Reference numbers	Policy section / number	Proposed modification
		<p>Planned increases in public transport capacity and quality as well as <u>improvements to the public realm to improve</u> walking and cycling routes will increase accessibility <u>improving movement</u> and therefore unlocking the potential for further development <u>and mitigating against climate change</u>. This will <u>improve quality of life for people within Southwark</u> and provide infrastructure for facilitate the provision of more homes and jobs in Southwark.</p> <p><u>The Department for Transport has issued safeguarding directions to secure the future of the Bakerloo Line extension. The directions preserve parcels of land for future infrastructure, either temporarily during construction or permanently to ensure the Bakerloo Line extension can be delivered as soon as possible. Land required for the Bakerloo Line extension may be subject to Compulsory Purchase Order if acquisition by agreement is not possible. Formal safeguarding also covers land which, if developed, could otherwise impact on the ability to construct or operate the railway, for example due to foundation design. The directions will require the Planning Authority to consult Transport for London on planning applications within the safeguarding zone.</u></p>
MM83	IP3 Community infrastructure levy (CIL) and Section 106 planning obligations	<p><b><u>Development must</u></b></p> <ol style="list-style-type: none"> <li>1. We will Ensure that any potential adverse impact that makes a proposed development unacceptable <u>will be offset</u> <u>is mitigated</u> by using <u>planning conditions in the first instance</u>. <u>Additionally, and where they meet the required tests</u>, Section 106 legal agreements that either requires the developer to a) offset <u>mitigates</u> the impact or b) pay the council a financial contribution to enable the council to offset <u>mitigate</u> the impact.</li> <li>2. The council <u>will secure money from Pay</u> the community infrastructure levy (CIL) <u>which is required</u> to fund the essential infrastructure identified by the council in our Regulation 123 list.</li> <li>3. <u>Submit a viability assessment where the proposed development departs from any planning policy requirements (including land use requirements comprising those set out as 'must' or 'should' in site allocation policies) due to viability. In circumstances where it has been demonstrated that all policy requirements cannot be viably supported by a specific development, priority will be given to the provision of social rented and intermediate housing in housing-led and mixed-use schemes. The weight to be given to</u></li> </ol>

Reference numbers	Policy section / number	Proposed modification
		<p><u>a viability assessment will be assessed alongside other material considerations, ensuring that developments remain acceptable in planning terms.</u></p> <p><b>Reasons</b></p> <p><u>2. (end of para) Carbon offsetting projects will be funded by the carbon offset fund.</u></p> <p><u>3.The policies in this plan have been subject to a viability assessment which has tested the cumulative impact of relevant standards, obligations and requirements to ensure they do not put the wider implementation of the plan at risk. In accordance with national policy for plan-making this has been undertaken on a broad site typology basis, and shows that in most scenarios development would be viable. Individual sites (and allocation policies) have not been tested for their specific viability. Consequently, in instances where applicants do not propose to meet all of the policy requirements (including land use requirements set out under the headings 'must' and 'should' in site allocation policies) due to viability, the council will assess the viability of a specific site upon submission of a viability assessment. Priority will be given to the provision of social rented and intermediate due to the acute need for affordable housing delivery in London and Southwark.</u></p>
MM84	IP6 Monitoring development	<p>We will continue to monitor development to assess how our planning policies are working and responding to people's needs in Southwark. <u>We will require applicants and developers to provide data about their development in a digital format and standard that we need to successfully monitor it.</u></p> <p><b>Reasons</b></p> <p><u>Annex 4 contains the New Southwark Plan Monitoring Framework which explains how we will collect and publish data and work towards a new digital monitoring system.</u> 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</p>

Reference numbers	Policy section / number	Proposed modification
		<p>whether planning policies are making a difference and lets us assess how the policies can be improved by future plan making. <u>We will update the AMR to measure all of the new policies and the strategic New Southwark Plan indicators have been updated to be the same as those for Regeneration For All.</u> 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, available online.</p>
MM85	Glossary	<p>Add <u>Climate Emergency - We will do all we can to make the borough carbon neutral by 2030. This includes cutting the council's carbon emissions, addressing air quality and protecting biodiversity to respond to the imminence of the impacts of climate change.</u></p> <p>Add <u>Net Zero-carbon - Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.</u></p> <p>Add <u>Net Carbon Neutral – This is equivalent for Net Carbon Zero target for the purposes of this plan.</u></p> <p>Add <u>Futureproofing - Ensuring that designs are adaptable and take account of expected future changes. For example, ensuring a heating system is designed to be compatible with a planned district heat network to allow connection in future.</u></p> <p>Add <u>Embodied carbon / energy / emissions - The total life cycle carbon / energy / greenhouse gases used in the collection, manufacture, transportation, assembly, recycling and disposal of a given material or product. Embodied carbon / energy / emissions.</u></p>

Reference numbers	Policy section / number	Proposed modification
		<p>Add <u>Decentralised energy - A range of definitions exists for decentralised energy. In the context of the London Plan, it refers to low- and zero-carbon power and/or heat generated and delivered within London. This includes microgeneration, such as photovoltaics on individual buildings, through to large-scale heat networks.</u></p> <p>Add <u>Circular economy - An economic model in which resources are kept in use at the highest level possible for as long as possible in order to maximise value and reduce waste, moving away from the traditional linear economic model of 'make, use, dispose'.</u></p> <p>Add <u>Combined heat and power - The combined production of electricity and usable heat is known as Combined Heat and Power (CHP). Steam or hot water, which would otherwise be rejected when electricity alone is produced, is used for space or process heating.</u></p> <p>Add definition:</p> <p style="padding-left: 40px;"><u>Retail, community or leisure uses:</u></p> <ul style="list-style-type: none"> <li>• <u>E(a) Display or retail sale of goods, other than hot food</u></li> <li>• <u>E(b) Sale of food and drink for consumption (mostly) on the premises</u></li> <li>• <u>E(c) Provision of:</u> <ul style="list-style-type: none"> <li>◦ <u>E(c)(i) Financial services,</u></li> <li>◦ <u>E(c)(ii) Professional services (other than health or medical services), or</u></li> <li>◦ <u>E(c)(iii) Other appropriate services in a commercial, business or service locality</u></li> </ul> </li> <li>• <u>E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)</u></li> <li>• <u>E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</u></li> <li>• <u>E(f) Creche, day nursery or day centre (not including a residential use)</u></li> </ul>

Reference numbers	Policy section / number	Proposed modification
		<ul style="list-style-type: none"> <li>• <u>F1(b) Display of works of art (otherwise than for sale or hire)</u></li> <li>• <u>F1(c) Museums</u></li> <li>• <u>F1(d) Public libraries or public reading rooms</u></li> <li>• <u>F1(e) Public halls or exhibition halls</u></li> <li>• <u>F1(f) Public worship or religious instruction (or in connection with such use)</u></li> <li>• <u>F1(g) Law courts</u></li> <li>• <u>F2(b) Halls or meeting places for the principal use of the local community</u></li> <li>• <u>F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)</u></li> <li>• <u>F2(d) Indoor or outdoor swimming pools or skating rinks</u></li> <li>• <u>Appropriate sui generis town centre uses (for example: public house, wine bar or drinking establishment, a venue for live music performance, a cinema, a concert hall, a bingo hall, a dance hall, subject to site specific circumstances)</u></li> </ul> <p>Add definition:  <u>Social rent equivalent in a private rented scheme (PRS) are rents calculated in the same way as social rent, using the formula set out in the HCA Rent Standard Guidance. These homes are not required to be managed by a registered provider but will be secured in perpetuity through a section 106 agreement.</u></p>
Reference numbers	Policy section / number	Proposed modification
MM86		<b>Site Allocations</b>

	<p>Site allocations introduction (page 183-184)</p> <p>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, <b><u>public open space, public access routes, transport infrastructure and social infrastructure, such as health or education facilities</u></b>. 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. <b><u>Site Allocations are not required for sites which are likely to be redeveloped in line with the development management policies of the New Southwark Plan.</u></b></p> <p><b><u>Must, Should and May</u></b></p> <p><b><u>Site Allocations require that development ‘must’ achieve certain land uses or requirements where they are essential to meet the strategic needs of the borough.</u></b></p> <p><b><u>Site Allocations specify that development ‘should’ achieve certain land uses or requirements where they can achieve the ‘must’ requirements of the Site Allocation and can also achieve all the requirements of the ‘should’. All possible efforts should be made to achieve all the site requirements of both ‘must’ and ‘should’.</u></b></p> <p><b><u>Site Allocations specify that development ‘may’ achieve certain land uses if there is sufficient flexibility after achieving the strategic requirements of the borough as required by the ‘must’ and ‘should’ components of the Site Allocation.</u></b></p> <p><b><u>We have taken a proactive role in identifying and helping to bring forward land that is suitable for meeting development needs considering the appropriate uplift for each site within the local context. Each site that must provide housing has a minimum capacity to set out the quantum of housing development that we expect to be delivered on each site. Each site that should provide housing has an indicative capacity to set out the quantum of housing development that could be delivered on the site and which is strongly encouraged.</u></b></p>
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	<p><b><u>The key purpose of the minimum development capacities is to inform Southwark's strategic growth projections and ensure the Council has a high-level understanding of the strategic distribution of development expected to come forward across the borough over the course of the plan period for housing, employment, retail, leisure and community uses and open space.</u></b></p> <p><b><u>The efficient use of land Policy P17 requires optimisation of the use of land for all developments in Southwark. The minimum capacities set out the quantum of development that we consider should deliver the principles of sustainable development as set out in the NPPF. Where there is an ambition to further optimise development capacity by including more housing. Residential capacity could be increased beyond the baseline number as part of the planning application through excellent design and careful consideration of the impact on character, amenity and local environment. This will be particularly in regard to scale, distribution and type of development which may require collaborative working and consideration of any adverse or cumulative impacts within the local environment.</u></b></p> <p><b><u>Employment and town centre services</u></b></p> <p><b><u>New Southwark Plan policy P29 (Office and business development) requires the employment floorspace (B use class) in the Central Activities Zone (CAZ) 'must' be retained or increased. Additional employment uses, including offices and industrial uses will come forward in areas outside of the CAZ, including in opportunity areas and town centres. If the Site Allocation states that redevelopment 'must' re-provide or uplift employment and/or town centre services it means that this is an absolute requirement is in order to meet the strategic needs of the borough. In many Site Allocations in the CAZ, housing is a 'should' which strongly encourages mixed use development where the reprovision or uplift of employment floorspace can be achieved.</u></b></p> <p><b><u>Housing</u></b></p> <p><b><u>The level of housing expected from development was estimated from the capacity remaining after other land use requirements are met. Our housing requirements are met through Site Allocations which 'must' provide housing. These sites will provide approximately 31,983</u></b></p>
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		<p><b><u>33,249 new homes. These are required to contribute to our 5 and 15 year supply of housing land. Site Allocations which 'should' provide housing result in an uplift of approximately 4,386 3,995 housing units in the borough.</u></b> These are identified within the 5 and 15 Year Housing Land Supply Report for years 6-15. <b><u>Housing on these sites is strongly encouraged to maintain a healthy land supply and allow for contingency when meeting housing targets later in the plan period.</u></b> If the Site Allocation states that redevelopment 'must' provide housing it means that this absolute requirement in order to meet the strategic needs of the borough.</p>
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Reference numbers	Policy section /number	Address	Proposed modification
MM87	NSP01a	<u>Aylesbury Action Area Core</u>	

Reference numbers	Policy section /number	Address	Proposed modification
		<p><b>Site area:</b> <b>240,000sq m</b></p>  <p><b>Existing uses:</b> Residential  <u>Schools</u>  <u>Offices</u>  <u>Community uses</u>  <u>Retail</u>  <u>Open space</u>  <u>Play space</u></p> <p><b>Minimum residential capacity: 4,200 (gross)</b></p> <p><b>Site: Development of the site must:</b></p> <ul style="list-style-type: none"> <li>• Increase the provision of new homes, including the reprovision of at least 2,249 social rented homes;</li> <li>• Provide employment space (minimum of 600sqm), retail, community and leisure uses (up to 6,500sqm), flexible retail or workspace (minimum of 600sqm) to</li> </ul>	

Reference numbers	Policy section /number	Address	Proposed modification
			<p><u>complement existing shops on East Street will be provided at the junction of Thurlow Street and East Street</u>  <u>•Provide open space (30,000sqm).</u></p> <p><u>Planning applications 14/AP/3843, 14/AP/3844, 15/AP/4387 and 16/AP/2800 are relevant to this site.</u></p> <p><u>Delivery so far: 408 new homes have been built on Site 1a and Site 7 and a further 351 homes are now under construction on two sites (First Development Site – Site 1b/c and plot 18). 229 of these will be council homes and should be ready by the end of 2021. A further 352 new council homes are about to start construction which will be ready in 2024.</u></p> <p><u>•A Southwark Resource Centre and the new Michael Faraday School are complete.</u></p> <p><u>•A community space, extra care homes and homes for people with learning difficulties, Library, Early Years and Health Centre are under construction in the First Development Site.</u></p> <p><u><b>Design and accessibility guidance:</b></u></p> <p><u>The site is undergoing significant regeneration to provide mixed use development, centred around the reprovision of new homes with a range of tenures that will attract existing residents to stay and welcome new residents. Redevelopment will come forward in four phases as indicated in the site allocation. Through better urban design and architecture this will enable higher densities to be achieved and will bring more people to live in the action area core, whilst at the same time improving the quality of residents' living conditions and the environment. The social rented and intermediate new homes should meet the space standards set out in Table 6A in Policy P14. The design of the new buildings should respect the wider area including preserving and enhancing the</u></p>

Reference numbers	Policy section /number	Address	Proposed modification		
			<p><u>nearby conservation areas. A high quality pedestrian environment and improved landscaping with tree-lined streets should be delivered with a new local hub.</u>  <u>Development should provide landscaping, public spaces and parks for the benefit of local residents. The amount of car parking in development proposals should not exceed 0.25 maximum spaces per home for the entire site redevelopment.</u>  <u>Some sites may provide up to 0.4 maximum spaces per home where this is demonstrated to be required to enable rehousing of existing residents.</u></p> <p><u>The site location:</u></p> <table border="1"> <tr> <td><u>Approach to tall buildings</u></td><td> <p><u>The tall building should comprise the district landmark building of between 15 and 20 storeys at the junction of Thurlow Street and Albany Road to mark the main entrance to the neighbourhood and symbolise the area's regeneration;</u>  <u>Local landmark buildings of between 10 and 15 storeys to mark the entrances to Portland Street, the King William IV and Chumleigh green fingers, and also the Amersham Site.</u>  <u>The design of these taller buildings needs careful consideration. They should be elegant and slender. Proposals should demonstrate that harmful</u></p> </td></tr> </table>	<u>Approach to tall buildings</u>	<p><u>The tall building should comprise the district landmark building of between 15 and 20 storeys at the junction of Thurlow Street and Albany Road to mark the main entrance to the neighbourhood and symbolise the area's regeneration;</u>  <u>Local landmark buildings of between 10 and 15 storeys to mark the entrances to Portland Street, the King William IV and Chumleigh green fingers, and also the Amersham Site.</u>  <u>The design of these taller buildings needs careful consideration. They should be elegant and slender. Proposals should demonstrate that harmful</u></p>
<u>Approach to tall buildings</u>	<p><u>The tall building should comprise the district landmark building of between 15 and 20 storeys at the junction of Thurlow Street and Albany Road to mark the main entrance to the neighbourhood and symbolise the area's regeneration;</u>  <u>Local landmark buildings of between 10 and 15 storeys to mark the entrances to Portland Street, the King William IV and Chumleigh green fingers, and also the Amersham Site.</u>  <u>The design of these taller buildings needs careful consideration. They should be elegant and slender. Proposals should demonstrate that harmful</u></p>				

Reference numbers	Policy section /number	Address	Proposed modification	
			<p><u>effects on residents, pedestrians and cyclists, such as overshadowing and wind funnelling, will be minimised.</u></p>	
			<p><u>Impact on listed buildings or undesignated heritage assets</u></p>	<p><u>The site lies in the setting of Grade II listed 1, 1a and 3-11 Portland Street (and attached railings).</u></p>
			<p><u>Impacts on Conservation Area</u></p>	<p><u>Development should enhance the setting of the adjacent Liverpool Grove Conservation Area and Walworth Road Conservation Area and the proposed new Thomas A/Beckett and High Street Conservation Area and Mission Conservation Area</u></p>
			<p><u>Impacts a distinctive Borough View or London View Management Framework View (LVMF)</u></p>	<p><u>No</u></p>

Reference numbers	Policy section /number	Address	Proposed modification	
			<u>Impacts an Archaeological Priority Area</u>	<u>No</u>
			<u>Impacts a Scheduled Ancient Monument</u>	<u>No</u>
			<u>Is in close proximity to the River Thames</u>	<u>No</u>
			<u>Is in a Town Centre</u>	<u>Part of the allocation – Elephant and Castle Major Town Centre</u>
			<u>Is in an Opportunity Area</u>	<u>Part of the allocation – Elephant and Castle Opportunity Area and part of allocation Old Kent Road Opportunity Area</u>
			<u>Is in the Central Activity Zone (CAZ)</u>	<u>No</u>
			<u>Can provide Low Line walking routes</u>	<u>No</u>
			<u>Impacts a designated open space</u>	<u>The site is in proximity to Burgess Park (Metropolitan Open Land), Surrey Square (Borough Open Land).</u>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM88	NSP01	Site bordering Great Suffolk Street and Ewer Street	Office (B1) <u>(E)(g)(i)</u> – 35,690 m <sup>2</sup>	<p><b><u>Indicative residential capacity:</u></b> 160 <u>44 homes.</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide ground floor active frontages with <del>ground floor town centre uses (A1, A2, A3, A4, D1, D2)</del> <u>retail, community or leisure uses (as defined in the glossary)</u> enhancing the Low Line walking route adjacent to the railway viaduct; and</li> <li>Provide new open space of at least 15% of the site area – <u>1,968 sqm.</u></li> </ul> <p>Redevelopment of the site <del>may</del> <u>should</u>:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM89	NSP02	62-67 Park Street	Office (B1) <u>(E)(g)(i)</u> – 16,000sqm	<p><b><u>Indicative residential capacity:</u></b> 80 homes</p> <p>Redevelopment of the site must:</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) (<b>E(g), B class</b>) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide active frontages with ground floor <del>town centre</del> uses (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary)</b> facing Park Street, New Globe Walk and the walking route to the west of the site.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>
MM90	NSP03	185 Park Street	Office (B1) ( <b>E(g)(i)</b> ) - 12,403 m <sup>2</sup>	<p><b>Indicative minimum capacity: 163 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) (<b>E(g), B class</b>) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide active frontages with ground floor <del>town centre</del> uses (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary)</b> facing Park Street and Sumner Street.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p><b>Planning application 14/AP/3842 is relevant to this site.</b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM91	NSP04	London Fire and Emergency Planning Authority	Vacant, with last use as the Southwark Fire Station complex (sui generis) 11,664m <sup>2</sup>	<p>Indicative <b>Minimum residential capacity: 199 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide a new secondary school and sixth form (D1) <b>(F1(a))</b>; and</li> <li>Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide <del>community space (D1, D2)</del> <b>leisure, arts, culture or community uses.</b></li> </ul> <p><b>Planning application 17/AP/0367 is relevant to this site.</b></p>
MM92	NSP05	1 Southwark Bridge Road and Red Lion Court	Office (B1) <b>(E)(g)(i)</b> - 32,098 m <sup>2</sup>	<p>Indicative residential capacity: 261 homes</p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B class) <b>(E(g), B class)</b> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Enhance the Thames Path by providing public realm and active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary);</b> and</li> <li>Provide new north-south green links; and</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>Provide new open space of at least 15% of the site area – <b><u>1,183 sqm.</u></b></li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p><b><u>Design and accessibility guidance</u></b></p> <p><b><u>Redevelopment should also provide links to Cycle Super Highway 7 on Southwark Bridge Road</u></b></p>
MM93	NSP06	Landmark Court	Office (B1) (E)(g)(i) - 862 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 36 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least 50% of the development as employment floorspace (<del>B use class</del>) <b><u>(E(g), B class)</u></b>; and</li> <li>Provide active frontages on Southwark Street with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community or leisure uses (as defined in the glossary)</u></b>.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p><b><u>Planning application 19/AP/0830 is relevant to this site.</u></b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM94	NSP07	Land between Great Suffolk Street and Glasshill Street	Office (B1)-(E)(g)(i) – 15,185 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 132 66 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class)-(E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide active frontages with commercial or community uses at ground floor level along the Low Line walking route adjacent to the railway viaduct.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <p>Provide new town centre uses, including community space (A1, A2, A3, A4, D1, D2) <b><u>retail, community or leisure uses (as defined in the glossary)</u></b>.</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM95	<b>NSP08A</b>	<p><u>275 Borough High Street and 7 Trinity Street</u></p> <p><u>Site Area</u></p> <p><u>3,443m<sup>2</sup></u></p>	<p>Office (B1) - 9,100 m<sup>2</sup></p> <p>Education (D1) - 6,800 m<sup>2</sup></p> <p><u>Site A Education uses (F1a) - 6,800m<sup>2</sup></u></p> <p><u>University College of Osteopathy (4,000m<sup>2</sup>)</u></p> <p><u>Britannia House Kings College Chemistry Department (2,800m<sup>2</sup>)</u></p>	<p><b>Indicative residential capacity: 23 homes</b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><b><u>Redevelopment of the site must:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Provide a new east-west pedestrian and/or cycle link between Borough High Street and Swan Street; and</u></li> <li>• <u>Enhance Borough High Street and Swan Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2) retail, community or leisure uses (as defined in the glossary).</u></li> <li>• <u>Provide employment floorspace (E(g)).</u></li> </ul> <p><b><u>Redevelopment of the site should:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Provide new homes (C3); and</u></li> <li>• <u>Provide at least the amount of education (D1) (F1a) floorspace currently on the site.</u></li> </ul> <p><b><u>Redevelopment of the site may:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Provide a health centre (D1) (E(e));</u></li> </ul> <p><u>The site could be developed independently or as part of a comprehensive strategy along with sites NSP08B and NSP08C to achieve their collective site allocation requirements.</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Planning application 16/AP/2355 is relevant to this site</p> <p><b><u>Design and accessibility guidance</u></b></p> <p><b><u>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 and Swan Street. Green infrastructure should be provided at locations that enhance the area's heritage and the new role for Swan Street.</u></b></p> <p><b><u>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.</u></b></p> <p><b><u>The site location</u></b></p> <p><b><u>Approach to tall buildings</u></b></p> <p><b><u>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to</u></b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>consideration of impacts on existing character, heritage and townscape.</u></p> <p><u>Impacts Listed Buildings or undesignated heritage assets</u>  <u>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.</u></p> <p><u>Impacts a Conservation Area</u>  <u>Redevelopment must enhance the setting of the Liberty of the Mint, Borough High Street and Trinity Church Square Conservation Areas.</u>  <u>Existing mature landscaping provides significant amenity and screening value to the Conservation Areas. Existing mature landscaping provides significant amenity and screening value to the conservation areas.</u></p> <p><u>Impacts a distinctive Borough View or London View Management Framework (LVMF)</u>  <u>The cluster lies within the Background Assessment Area of LVMF view 1A.2 - the Alexandra Palace viewing terrace to St Paul's Cathedral.</u></p> <p><u>Impacts an Archaeological Priority Area</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. There is exceptional interest of this general location with regard to the Roman archaeology of Southwark.</u></p> <p><u>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.</u></p> <p><u>Impacts a Scheduled Ancient Monument</u> <u>No</u></p> <p><u>Is in close proximity to the River Thames</u> <u>No</u></p> <p><u>Is in a Town Centre</u> <u>Partially in the Bankside and Borough District Town Centre</u></p> <p><u>Is in an Opportunity Area</u> <u>Partially in the Borough, Bankside and London Bridge Opportunity Area</u></p> <p><u>Is in the Central Activity Zone (CAZ)</u> <u>Yes</u></p> <p><u>Can provide Low Line walking routes</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<b>No</b>
MM96	<b>NSP08B</b>	<b><u>7-14 Great Dover Street</u></b>  <b><u>Site Area</u></b>  <b><u>3,310m<sup>2</sup></u></b>	<b>Office (E(g)(i) - 4,700m<sup>2</sup></b>	 <p>■ Site Boundary      ■ Conservation Area      ■ Grade I Listed Building      ■ Grade II Listed Building      ■ Grade II* Listed Building      ■ Opportunity for Active Frontages      ... Cycleways</p> <p>■ Improved connectivity for pedestrians and cyclists      ■ Open Spaces      ■ Buildings of architectural and historic merit      ■ Buildings of townscape merit      ■ Locally Significant Industrial Sites      ■ Strategic Protected Industrial Land      ■ New Public Open Space</p> <p><b><u>Indicative residential capacity: 59 homes</u></b></p> <p><b><u>Redevelopment of the site must:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Provide at least the amount of employment floorspace (B use class) (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</u></b></li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>• <b><u>Enhance Great Dover Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2) retail, community or leisure uses (as defined in the glossary).</u></b></li> </ul> <p><b><u>Redevelopment of the site should:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Provide new homes (C3)</u></b></li> </ul> <p><b><u>Redevelopment of the site may:</u></b></p> <p><b><u>Provide a health centre (D1) (E(e)).</u></b></p> <p><b><u>The site could be developed independently or as part of a comprehensive strategy along with sites NSP08A and NSP08C to achieve their collective site allocation requirements.</u></b></p> <p><b><u>Design and accessibility guidance</u></b></p> <p><b><u>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 Swan Street and Great Dover Street. Green infrastructure should be provided at locations that enhance the area's heritage and the new role for Swan Street.</u></b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>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 most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</u></p> <p><u>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.</u></p> <p><u>The site location</u></p> <p><u>Approach to tall buildings</u>  <u>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>Impacts Listed Buildings or undesignated heritage assets</u>  <u>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.</u></p> <p><u>Impacts a Conservation Area</u>  <u>Redevelopment must enhance the setting of the Liberty of the Mint, Borough High Street and Trinity Church Square Conservation Areas.</u>  <u>Existing mature landscaping provides significant amenity and screening value to the Conservation Areas. Existing mature landscaping provides significant amenity and screening value to the conservation areas.</u></p> <p><u>Impacts a distinctive Borough View or London View Management Framework (LVMF)</u>  <u>The cluster lies within the Background Assessment Area of LVMF view 1A.2 - the Alexandra Palace viewing terrace to St Paul's Cathedral.</u></p> <p><u>Impacts an Archaeological Priority Area</u>  <u>Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. There is exceptional interest of this general location with</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>regard to the Roman archaeology of Southwark.</u>  <u>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.</u></p> <p><u>Impacts a Scheduled Ancient Monument</u>  <u>No</u></p> <p><u>Is in close proximity to the River Thames</u>  <u>No</u></p> <p><u>Is in a Town Centre</u>  <u>No</u></p> <p><u>Is in an Opportunity Area</u>  <u>No</u></p> <p><u>Is in the Central Activity Zone (CAZ)</u>  <u>Yes</u></p> <p><u>Can provide Low Line walking routes</u>  <u>No</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM97	<b>NSP08C</b>	<u>200 Great Dover Street</u> <u>Site Area</u> <u>1,940m<sup>2</sup></u>	<u>Office (E(g)(i) - 4,400m<sup>2</sup></u>	 <p data-bbox="1108 758 1594 938"> <span style="color: red;">□</span> Site Boundary      <span style="color: green;">—</span> Improved connectivity for pedestrians and cyclists  <span style="color: yellow;">▨</span> Conservation Area      <span style="color: green;">■</span> Open Spaces  <span style="color: yellow;">■</span> Grade I Listed Building      <span style="color: purple;">■</span> Buildings of architectural and historic merit  <span style="color: orange;">■</span> Grade II Listed Building      <span style="color: orange;">■</span> Buildings of townscape merit  <span style="color: magenta;">■</span> Grade II* Listed Building      <span style="color: pink;">■</span> Locally Significant Industrial Sites  <span style="color: blue;">■■■</span> Opportunity for Active Frontages      <span style="color: lightblue;">■</span> Strategic Protected Industrial Land  <span style="color: black;">---</span> Cycleways      <span style="color: grey;">□</span> New Public Open Space     </p> <p data-bbox="1108 954 1594 987"><b>Indicative residential capacity: 16 homes</b></p> <p data-bbox="1108 1028 1594 1060"><b>Redevelopment of the site must:</b></p> <ul style="list-style-type: none"> <li data-bbox="1151 1068 1594 1240"> <span style="color: red;">●</span> <b>Provide at least the amount of employment floorspace (B use class) (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</b> </li> <li data-bbox="1151 1264 1594 1403"> <span style="color: red;">●</span> <b>Enhance Great Dover Street and Swan Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2) retail, community or leisure uses (as defined in the glossary).</b> </li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><b><u>Redevelopment of the site should:</u></b></p> <ul style="list-style-type: none"> <li>• <u>Provide new homes (C3); and</u></li> </ul> <p><b><u>Redevelopment of the site may:</u></b></p> <p><u>Provide a health centre (D1) (E(e)).</u></p> <p><u>The site could be developed independently or as part of a comprehensive strategy along with sites NSP08A and NSP08B to achieve their collective site allocation requirements.</u></p> <p><b><u>Design and accessibility guidance</u></b></p> <p><u>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 Great Dover Street. Green infrastructure should be provided at locations that enhance the area's heritage and the new role for Swan Street.</u></p> <p><u>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u><b>London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</b></u></p> <p><u><b>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.</b></u></p> <p><u><b>The site location</b></u></p> <p><u><b>Approach to tall buildings</b></u>  <u><b>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.</b></u></p> <p><u><b>Impacts Listed Buildings or undesignated heritage assets</b></u>  <u><b>Redevelopment must enhance the setting of the Grade II* listed St George the Martyr Church,</b></u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>grade II listed buildings to the south east and the nearby Trinity Church Square.</u></p> <p><u>Impacts a Conservation Area</u>  <u>Redevelopment must enhance the setting of the Liberty of the Mint, Borough High Street and Trinity Church Square Conservation Areas.</u>  <u>Existing mature landscaping provides significant amenity and screening value to the Conservation Areas.</u> <u>Existing mature landscaping provides significant amenity and screening value to the conservation areas.</u></p> <p><u>Impacts a distinctive Borough View or London View Management Framework (LVMF)</u>  <u>The cluster lies within the Background Assessment Area of LVMF view 1A.2 - the Alexandra Palace viewing terrace to St Paul's Cathedral.</u></p> <p><u>Impacts an Archaeological Priority Area</u>  <u>Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. There is exceptional interest of this general location with regard to the Roman archaeology of Southwark.</u>  <u>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</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>goods and ritual and non-ritual structures and artefacts.</u></p> <p><u>Impacts a Scheduled Ancient Monument</u> <u>No</u></p> <p><u>Is in close proximity to the River Thames</u> <u>No</u></p> <p><u>Is in a Town Centre</u> <u>No</u></p> <p><u>Is in an Opportunity Area</u> <u>No</u></p> <p><u>Is in the Central Activity Zone (CAZ)</u> <u>Yes</u></p> <p><u>Can provide Low Line walking routes</u> <u>No</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM98	NSP09	19, 21 and 23 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway	Employment use (B1) <u>(E)(g)</u> - 2,000 m <sup>2</sup>  <del>Retail and community (A1, A3, D1)</del> <u>Retail, community or leisure uses (as defined in the glossary)</u> - 829 m <sup>2</sup>	Indicative <u>Minimum residential capacity: 13 homes (net)</u>  Redevelopment of the site must: <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide new homes (C3); and</li> <li>Provide active frontages with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <u>retail, community or leisure uses (as defined in the glossary)</u> facing Borough High Street and Harper Road.</li> </ul> <u>Planning application 18/AP/0657 is relevant to this site.</u>
MM99	NSP10	Biscuit Factory and Campus	Office (B1) <u>(E)(g)(i)</u> - 32,458 m <sup>2</sup>	Indicative <u>Minimum residential capacity: 1,548 homes</u>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
			<p><b>Retail, community or leisure</b> (A1-A5, D1-D2) - 331 m<sup>2</sup></p> <p>School (D1) <b>(F1(a))</b> - 7,306 m<sup>2</sup></p> <p>Sui generis - 8,802 m<sup>2</sup></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li>Support new and replacement business floorspace, including space for small and medium enterprises (<del>B use class</del>) <b>(E(g), B class)</b>; and</li> <li>Provide a replacement school (D1) <b>(F1(a))</b>; and</li> <li>Provide two new links to The Blue under the railway viaduct; and</li> <li>Provide active frontages with <del>town centre uses</del> (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary)</b> at ground floor level, enhancing the adjacent Low Line walking route; and</li> <li>Provide a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road; and</li> <li>Enhance the Low Line walking route adjacent to the railway viaduct.</li> </ul> <p><b>Planning applications</b> 12/AP/2737 and 15/AP/3729 are <b>17/AP/4088</b> is relevant to this site.</p>
MM100	NSP11	Tower Workshops	Small business space <del>(B1)</del> <b>(E)(g)</b> – 5,628 m <sup>2</sup>	<p><b>Indicative residential capacity: 178 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<del>(B class)</del> <b>E(g), B class</b> - suitable for small businesses) currently on the site; and</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>Enhance the east-west walking route to the south of the site linking Riley Road and Maltby Street.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide active frontages facing Maltby Street (B class) (<u>E(g), B class</u>); and</li> <li>Provide new homes (C3).</li> </ul>
MM101	NSP12	Chambers Wharf	In use as a construction site for the Thames Tideway Tunnel until 2023.	<p>Indicative- <b>Minimum residential capacity: 587 homes (net)</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide a significant number of new homes (C3), specifically larger unit sizes; and</li> <li>Provide <del>town centre employment</del> <u>retail, community or leisure uses (as defined in the glossary) or employment (E(g))</u> uses compatible with residential use (A1, A2, A3, A4, B1, D1); and</li> <li>Enhance the Thames Path; and</li> <li>Deliver a new community hall (<u>F2(b)</u>) (D2) – at least 200m2.</li> </ul> <p>Planning applications 07/AP/1262 and 13/AP/4266 are relevant to this site.</p>
MM102	NSP13	Conoco House,	Office (B1)- <u>(E)(g)(i)</u> – 8,928 m <sup>2</sup>	<b>Indicative residential capacity: 124 homes (net)</b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Quadrant House, Edward Edwards House and Suthring House	Residential (C3) – 67 units  Public House (A4) <u>Sui Generis</u> – 190 m <sup>2</sup>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<del>B class</del>) <u>(E(g), B class)</u> currently on the site or at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide active frontages with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road; and</li> <li><u>Retain or</u> re-provide or where not possible relocate Edward Edwards Almshouses (C3); <u>and</u></li> <li>Provide public realm improvements <u>including new routes to Burrell Street and Teveris Street.</u></li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>
MM103	NSP14	Friars House, 157-168 Blackfriars Road	Office (B1) <u>(E)(g)(i)</u> - 9,178 m <sup>2</sup>  <u>Retail Town Centre uses (A1, A2, A3, A4)</u> – 1,328 m <sup>2</sup>	<p><u>Indicative residential capacity: 0</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<del>B class</del>) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide active frontages with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road.</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p><b><u>Planning application 20/AP/0556 (a hotel development) is relevant to the site.</u></b></p>
MM104	NSP15	Land enclosed by Colombo Street, Meymott Street and Blackfriars Road	<p>Office (B1)-(E)(g)(i) - 9,565m<sup>2</sup></p> <p>Other D-Class <b><u>Leisure, Arts, Culture or Community Uses</u></b> - 375m<sup>2</sup></p>	<p><b><u>Indicative residential capacity: 198 homes unknown</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) (E(g), B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Retain or reprovide the existing community centre (D1) (F2(b)); and</li> <li>Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> on Blackfriars Road.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Planning application 15/AP/0237 16/AP/1660 and 16/AP/1353 is relevant to this site. <b><u>This development has been built and relates to a mixed-use hotel and offices at Wedge House, 36 Blackfriars Road.</u></b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM105	NSP16	Ludgate House and Sampson House, 64 Hopton Street	Office (B1)-(E)(g)(i) - 23,023m <sup>2</sup> <b><u>26,476 m<sup>2</sup></u></b>  Disaster recovery and data centre - 63,319 m <sup>2</sup>  Nightclub - 1,618m <sup>2</sup> 1862 m <sup>2</sup>	<p>Indicative <b><u>Minimum residential capacity: 598 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide new employment floorspace (B class)-(E(g), <b><u>B class</u></b>); and</li> <li>• Provide active frontages with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> along Blackfriars Road; and</li> <li>• Provide new east-west green links connecting Blackfriars Road to Hopton Street, including a new cycle link; and</li> <li>• Provide <del>community or leisure uses (D1, D2)</del> <b><u>leisure, arts, culture or community uses</u></b> for the benefit of new residents and the existing local community; and</li> <li>• Provide new open space of at least 15% of the site area.</li> </ul> <p><b><u>Planning applications 12/AP/3940 17/AP/0383 and 18/AP/1316 and 18/AP/1603 are relevant to this site.</u></b></p>
MM106	NSP17	Southwark Station and 1 Joan Street	Tube Station (Sui Generis) – 728 m <sup>2</sup> (above ground portion)  Temporary arts space (D1) – 655 m <sup>2</sup>	Site area: 3,417m <sup>2</sup> <b><u>6,455m<sup>2</sup></u></b>  Indicative <b><u>Minimum residential capacity: 130 16 homes</u></b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least 50% of the development as employment floorspace (<b>E(g), B class</b>); and</li> <li>Provide active frontages with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b>retail, community or leisure uses (as defined in the glossary)</b> on Blackfriars Road, The Cut and railway viaduct; and</li> <li>Provide an enhanced accessible tube station, including public realm improvements.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <p>Provide <del>cultural uses (D1)</del> <b>leisure, arts, culture or community uses.</b></p>
MM107	NSP18	McLaren House, St George's Circus	<b><u>Student accommodation (sui generis) 13,003m<sup>2</sup></u></b>	Indicative <b><u>Minimum residential capacity: 215 homes (net)</u></b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Redevelopment on this site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3) or student accommodation (<i>sui generis</i>); and</li> <li>Provide active frontages with ground floor <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <u>retail, community or leisure uses (as defined in the glossary)</u> on Blackfriars Road and St George's Circus; and</li> <li><u>Retain a concave frontage to St George's Circus to retain the curved Circus.</u></li> </ul> <p><u>Development should:</u></p> <ul style="list-style-type: none"> <li><u>Retain the Cycle Super Highway and support the Boulevard character on Blackfriars Road.</u></li> </ul> <p>Move the following text from design and accessibility guidance to the site requirements:</p> <p><del>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.</del></p>
MM108	NSP19	Land between Paris Gardens, Colombo	Office (B1) <u>(E)(g)(i)</u> - 24,749 m <sup>2</sup> Ground floor retail (A3) <u>(E(b))</u> - 669 m <sup>2</sup>	<u>Indicative residential capacity: 288 homes</u> <p>Redevelopment of the site must:</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Street, Blackfriars Road and Stamford Street		<ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) (<b>E(g), B class</b>) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide ground floor active frontages with ground floor <del>town centre uses</del> (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary)</b> on Paris Garden, Blackfriars Road and Stamford Street; and</li> <li>Improve connectivity to provide a new green link from Rennie Street to Paris Gardens.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p><b><u>Planning application 16/AP/5239 is relevant to this site.</u></b></p>
MM109	NSP20	1-5 Paris Garden and 16-19 Hatfields	Office (B1)- <b>(E)(g)(i)</b> - 28,768 m <sup>2</sup>	<p><b>Indicative residential capacity: 0 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) (<b>E(g), B class</b>) currently on the site with provision for ground floor retail space (A1, A2, A3, A4); and</li> <li>Provide active frontages with ground floor <del>town centre uses</del> (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary)</b> on Hatfields and Paris Garden; and</li> <li>Provide a new east-west link.</li> </ul> <p>Redevelopment of the site should:</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Planning application is 17/AP/4230 relevant to this site. The application is for office and retail uses</p>
MM110	NSP21	Camberwell Station	Light industrial uses (B1c) <u>(E(g)(iii))</u> – within railway viaduct arches (some with extensions)	<p><b><u>Indicative residential capacity: 0 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide a new station at Camberwell with accessibility from both the east and west of the railway viaduct; and</li> <li>Provide at least the amount of employment floorspace (<del>(B use class)</del> <u>(E(g), B class)</u> currently on the site; and</li> <li>Provide active frontages with <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> facing Camberwell Station Road.</li> </ul> <p>Design and accessibility guidance</p> <p>Any new station must have direct access from both <u>the east from</u> Camberwell Station Road <u>and from the west in the vicinity of the Knatchbull Road/McDowall Road area</u> to ensure the station is accessible to all.</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM111	NSP22	Burgess Business Park	Business and industrial uses ( <del>B1-(E)(g), B8</del> ) – 28,022 m <sup>2</sup>	<p>Indicative <b>Minimum residential capacity: 681 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Re-provide <b>Ensure every individual development proposal increases or provides</b> at least the amount of employment floorspace (B-class) (<del>E(g), B class</del>) currently on the site or provide at least 50% of the development as employment floorspace, <b>whichever is greater;</b> and</li> <li>• Provide new homes (C3); and</li> <li>• Enhance permeability including new north-south and east-west green links; and</li> </ul> <p>Provide public realm improvements including a square.</p> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide industrial employment space (<del>B1e E(g)(iii), B2, B8</del>);</li> <li>• Provide active frontages (<del>A1, A2, A3, A4, D1, D2</del>), <b>(retail, community or leisure uses (as defined in the glossary))</b> at appropriate ground floor locations.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide extra care housing (C2).</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>Planning applications 17/AP/4381 and 17/AP/4778 are relevant to this site and include industrial and warehousing uses that have been built.</u></p> <p><b>D&amp;A guidance</b> By developing at a higher density <u>there is the opportunity to deliver new light industrial, distribution and studio/hybrid workspaces</u>, the amount of small business space will represent at least 50% of the proposed floorspace.</p> <p>Impacts Listed Buildings or undesignated heritage assets</p> <p>Redevelopment must <del>sustain</del> conserve and enhance the setting of these heritage assets.</p>
MM112	NSP23	Butterfly Walk and	Supermarket and town centre <u>retail</u> uses (A1, A2, A3) – 6,705 m <sup>2</sup>	Indicative <u>Minimum residential capacity: 230 homes</u>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Morrisons Car Park	Police station ( <i>sui generis</i> ) – 384 m <sup>2</sup>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of retail floorspace (A1, A2, A3, A4) currently on the site; and</li> <li>• Retain the supermarket use (A1) <b>(E(a))</b> and</li> <li>• Provide public realm enhancements; and</li> <li>• Provide new east-west green links; and</li> <li>• Provide active frontages facing Denmark Hill; and</li> <li>• Provide new homes (C3).</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Retain the police use, subject to need.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Accommodate meanwhile uses on the car park;</li> <li>• Provide employment uses (B class) <b>(E(g), B class)</b>;</li> <li>• Provide cultural uses (D use class) <b>leisure, arts, culture or community uses (as defined in the glossary)</b>.</li> </ul>
MM113	NSP24	Valmar Trading Estate	Light industrial uses (B1c) <b>(E(g(iii)))</b> – 3,982 m <sup>2</sup>	Indicative <b>Minimum residential capacity:</b> 48 <b>43 homes.</b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<del>B use class</del>) <b>(E(g(iii)), B class)</b> currently on the site; and</li> <li>Provide a new east-west green link from Denmark Hill to Valmar Road.</li> </ul> <p>Redevelopment of the site should: Provide new homes (C3).</p>
MM114	NSP25	Camberwell Bus Garage	• Bus garage (sui generis) – 9,478 m <sup>2</sup>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Retain <b>bus capacity for the local network</b>; a bus garage if the use is still required; and</li> <li>Provide active frontages including <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b>retail, community or leisure uses (as defined in the glossary)</b> at ground floor on Camberwell New Road and around the new public square fronting Camberwell Station; and Provide a new public square fronting Camberwell Station; and</li> <li>Provide a new east-west green link from Camberwell Station Road to Warner Road.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3);</li> <li>Provide small business space (B1) <b>(E(g))</b>.</li> </ul> <p><b>D&amp;A guidance</b> <del>If the bus garage is required redevelopment should consider over the station development to provide new homes.</del></p>
MM115	NSP26			<b>Indicative residential capacity: 196 homes</b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Walworth Bus Garage, Camberwell	Bus garage (Sui Generis) – 7,507m <sup>2</sup>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Retain <u>bus capacity for the local network</u>; a bus garage if the use is still required; and</li> <li>• Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> along the railway arches between Camberwell New Road and Medlar Street; and</li> <li>• Support the Low Line walking route adjacent to the railway viaduct.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3);</li> <li>• Provide small business space (<u>B-use class</u>) <u>(E(g), B class)</u>.</li> </ul> <p><b>D&amp;A guidance</b> If the bus garage is required redevelopment should consider over the station development to provide new homes.</p>
MM116	NSP27	Land Between Camberwell Station Road and Warner Road	Small business space ( <u>B1</u> ) <u>(E)(g)</u> – 3,211 m <sup>2</sup> Faith buildings (D1) <u>(F1(f))</u> – 242 m <sup>2</sup> Community Hall (D1) <u>(F2(b))</u> – 234 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 64 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of employment floorspace (<u>B-use class</u>) <u>(E(g), B class)</u> currently on the site; <u>and</u></li> <li>• <u>Provide replacement community uses</u> (D1).</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide new extra care housing (C2);</li> <li>• Provide replacement community uses (D1).</li> </ul>
MM117	NSP28	Iceland, 120-132 Camberwell Road	Residential – 342 m <sup>2</sup> Supermarket and offices – 1,386 m <sup>2</sup>	<p>Indicative <u>Minimum residential capacity: 39 homes (net)</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of retail and employment floorspace currently on the site; and</li> <li>• Retain active frontages on Camberwell Road (A1, A2, A3, A4, D1, D2) (<u>retail, community or leisure uses (as defined in the glossary)</u>); and</li> <li>• Provide new homes (C3); and</li> </ul> <p>Support the Low Line walking route adjacent to the railway viaduct.</p>
MM118	NSP29	49 Lomond Grove	Small business employment floorspace (B1)-(E)(g) – 1,940 m <sup>2</sup>	<p><u>Indicative residential capacity: 39 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of employment floorspace (B-use class)-(E(g), B class) currently on the site; and</li> <li>• Provide a new east-west green link from Lomond Grove to Brisbane Street.</li> </ul> <p>Redevelopment of the site should:</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>
MM119	NSP30	83 Lomond Grove	<p>Light industrial uses (B1e) (<u>E(g)(iii)</u>) – 695 m<sup>2</sup></p> <p>Storage container (B8) – 89 m<sup>2</sup></p>	<p><b><u>Indicative residential capacity: 50 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-class) (<u>E(g(iii)), B class</u>) currently on the site; and</li> <li>Provide a new east-west green link from Lomond Grove to Brisbane Street.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>
MM120	NSP31	123 Grove Park	Probation Centre (D1 with ancillary B1 ( <u>E(g))</u> ) – 779 m <sup>2</sup>	<p><b><u>Indicative Minimum residential capacity: 9 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p><b><u>Planning application 17/AP/4124 is relevant to this site.</u></b></p>
MM121	NSP32	Camberwell Green Magistrates Court	Law court (D1) ( <u>F1(g))</u> – 9,732 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 150 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide employment (B1, (<u>E(g)), D class), town centre and community uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u></u></li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>of at least the amount of <b>employment generating</b> floorspace currently on the site.</p> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> <li>— Provide new community space (D1)</li> </ul> <p>Redevelopment of the site may:</p> <p>Provide town centre uses (A1, A2, A3, A4, D1, D2)</p>
MM122	NSP33	Denmark Hill Campus East	Health, research and education facilities	<p><b><u>Indicative residential capacity: 0 homes</u></b></p> <p><b><u>Planning application 19/AP/1150 is relevant to this site.</u></b></p>
MM123	NSP34	Guys and St Thomas Rehabilitation Centre, Crystal Palace	Rehabilitation Centre (D1) <b>(E(e))</b> – 1,986m <sup>2</sup>	<p><b><u>Indicative residential capacity: 51-103 homes.</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Retain a rehabilitation centre or alternative health facility of at least equivalent size, provided there is a need for such a facility <b>(E(e)) (D1)</b>.</li> </ul> <p>Redevelopment of the site should:</p> <p>Provide new homes (C3).</p>
MM124	NSP35	The Grove Tavern, 520 Lordship Lane	Pub (A4) <b>(Sui Generis)</b> – 1,246 m <sup>2</sup> <b>840m<sup>2</sup></b> <b>(whole building)</b>	<p><b><u>Indicative residential capacity: 63 homes</u></b></p> <p>Redevelopment of the site must:</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
			<u>including 580sqm ground floorspace)</u>	<ul style="list-style-type: none"> <li>• Retain a pub <u>of equivalent floorspace including any ancillary floorspace that may be required for the continued operation of the pub</u>; or, if there is no demand for a pub, an equivalent amount of <u>retail, employment or community ground floorspace accommodating retail, community or leisure uses (as defined in the glossary) or employment uses (E(g)) floorspace</u> (A1, A2, A3, A4, B1, D1, D2) should be provided within a mixed-use development with active ground floor frontages.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul>
MM125	NSP36	Kwik Fit and Gibbs and Dandy, Grove Vale	Car tyre fitter (B1c) <u>(E(g)(iii))</u> – 1,017 m <sup>2</sup> Builders' merchant ( <i>sui generis</i> ) – 938 m <sup>2</sup>	<p><u>Indicative residential capacity: 19 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Continue to provide a space for employment uses such as builders' merchants and <u>retail, community or leisure uses (as defined in the glossary) town centre uses</u> compatible with residential uses (A1, A2, A3, A4, B1, D1, D2); and</li> <li>• Provide active frontages to Grove Vale.</li> <li>• Provide a new green link from Grove Vale to Besant Place.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3);</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>• <u>Provide a new green link from Grove Vale to Besant Place.</u></li> </ul>
MM126	NSP37	Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill	<p>Football Club Facilities (D2) <u>(F2(c))</u> – 2,025 m<sup>2</sup></p> <p>Football pitch (D2) <u>(F2(c))</u> – 7,659 m<sup>2</sup></p>	<p><u>Indicative residential capacity: 219 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Retain or re-provide the football ground and ancillary facilities and sports facilities (D2) <u>(F2(c))</u> with capacity for no less than 3,000 spectators.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul> <p><u>Planning application 19/AP/1867 is relevant to the site.</u></p>
MM127	NSP38	Railway Rise, East Dulwich	<p>Small business workspace and storage (B1) <u>E(g)</u>, B8) - 1,220 m<sup>2</sup></p> <ul style="list-style-type: none"> <li>• Storage yards</li> </ul>	<p><u>Indicative residential capacity: 53 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• <u>Provide at least the amount of employment floorspace (B-class) <u>(E(g), B8) currently on the site; and</u></u></li> <li>• Provide links to the former East Dulwich Community Hospital; and</li> <li>• Provide a habitat buffer to the adjacent green corridor along the railway line.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				Planning applications 11/AP/0024 and 12/AP/3023 are relevant to part of this site.
MM128	NSP39	Dulwich Community Hospital, East Dulwich Grove	Hospital and ancillary uses (C2) – 12,627 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 0 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide a new secondary school (D1) (<b>F1(a)</b>); and</li> <li>Provide a new health centre (D1) (<b>E(e)</b>).</li> </ul> <p>Planning permissions 16/AP/2740 <b>and 16/AP/2747</b> are relevant to this site.</p>
MM129	NSP40	Goose Green Trading Estate	Employment uses ( <b>E(g), B2, B8</b> ) – 3,794 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 83 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of business and industrial floorspace (<b>B-use-class</b>) (<b>E(g), B class</b>) currently on the site.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>
MM130	NSP41	Newington Triangle		<b><u>Indicative Minimum residential capacity: 438 homes</u></b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
			<p>Employment uses (B1) <b>(E)(g(i)) - 8,807 <u>5,810</u> m<sup>2</sup></b></p> <p>Institute of Optometry (D1) <b>(F1(a)) - 1,071 m<sup>2</sup></b></p> <p>London School of Musical Theatre (D1) <b>(F1(a)) - 602 <u>647.5</u> m<sup>2</sup></b></p> <p><b>Former Baptist chapel (F1(f)) – 818.4m<sup>2</sup></b></p> <p><b>Retail (E(b)) – 91m<sup>2</sup></b></p> <p><b>Car Point Vehicle Hire (Sui generis) – 129.1m<sup>2</sup></b></p> <p>Parts of the site at the time of publication have temporary uses  <b>Mercato Metropolitano (sui generis) - 4,107.7m<sup>2</sup></b></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new open space of at least 15% of the site area <b>- 1,640 sqm;</b> and</li> <li>Support the Low Line walking route adjacent to the railway viaduct; and</li> <li>Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary);</b> and</li> <li><b>Provide active frontages</b> at ground floor on Newington Causeway; and</li> <li>Provide new homes (C3); and</li> <li><b>Retain or increase the aggregate amount of employment generating floorspace (Class E(g)/sui generis) currently on the site (identified by the existing uses totalling 10,046.8m<sup>2</sup> GEA).</b></li> <li>Provide at least the amount of employment floorspace (B use class) currently on the site; and</li> <li>Provide community uses (D use class)</li> </ul> <p>Design and accessibility guidance</p> <p><b>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 class city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by retaining or increasing the aggregate amount of employment generating floorspace (E(g)/sui generis) currently on the site.</b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM131	NSP42	Bakerloo Line Sidings and 7 St George's Circus	Rail carriage depot (sui generis) – 11,377 m <sup>2</sup>  Rail carriage depot ancillary buildings (sui generis)  Restaurant (A3) (E(b)) 290 m <sup>2</sup>	<p><b>Indicative <u>Minimum residential capacity: 100 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li><del>Retain the amount of employment floorspace currently on the site; and</del></li> <li>Provide active frontages and <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> at ground floor facing St George's Circus; and</li> <li>Provide employment floorspace (<del>B use class</del>) (E(g), <b><u>B class</u></b>) at the Lambeth Road junction with London Road.</li> </ul> <p>Redevelopment of the site may: Provide a new community health hub (D1) (E(e)).</p>
MM132	NSP43	63-85 Newington Causeway	Southwark Playhouse (D2) ( <b><u>Sui Generis</u></b> ) – 816 m <sup>2</sup>  Office (B1) (E)(g)(i)) – 4,168 m <sup>2</sup>	<p><b>Indicative residential capacity: 93 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<del>B use class</del>) (E(g), <b><u>B class</u></b>) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
			<p>Light industrial uses (B1c) <u>(E(g)(iii))</u> – 827 m<sup>2</sup></p> <p>Job Centre (A2) <u>(E(c)(i))</u> – 546 m<sup>2</sup></p>	<ul style="list-style-type: none"> <li>• Retain the existing theatre use or provide an alternative cultural use (D2) <u>subject to need</u>; and</li> <li>• Provide active frontages including ground floor <del>town centre</del> uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> on Newington Causeway.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide a new community health hub <u>(E(e))</u>.</li> </ul> <p><b><u>Planning application 12/AP/2694 is relevant to this site.</u></b></p>
MM133	NSP44	Salvation Army Headquarters, Newington Causeway	Office (B1a) <u>(E(g)(i))</u> – 7,030 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 57 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of employment floorspace (B use class) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>• Provide active frontages with ground floor <del>town centre</del> uses (A1, A2, A3, A4, D1, D2) <u>retail, community or leisure uses (as defined in the glossary)</u> facing Newington Causeway.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide a new community health hub (D1) <b>(E(e))</b>.</li> </ul>
MM134	NSP45	Elephant and Castle Shopping Centre and London College of Communication	<p>Employment uses (B1) <b>(E)(g)</b> - 12,269 m<sup>2</sup></p> <p>Retail, leisure and community uses (A1-A4) - 31,285 m<sup>2</sup></p> <p>London College of Communication (D1) <b>(F1(a))</b> - 36,286 m<sup>2</sup></p>	<p>Indicative <b>Minimum residential capacity: 977 (net) homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment <b>and retail</b> floorspace currently on the site including new offices (B1) <b>(E(g)(i))</b> and retail, cafes and bars (A1, A2, A3, A4); and</li> <li>Provide at least the amount of education floorspace (D1) <b>(F1(a))</b> currently on the site used by London College of Communication; and</li> <li>Provide new homes (C3); and</li> <li>Provide new civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct; and</li> <li>Provide a new tube station entrance; and</li> </ul> <p>Enhance the local townscape by providing high quality active frontages including <del>town centre uses</del> (A1, A2, A3, A4, D1, D2) <b>retail, community or leisure uses (as defined in the glossary)</b> at appropriate ground floor locations.</p> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide a new community health hub (D1) <b>(E(e))</b>.</li> </ul> <p>Planning application 16/AP/4458 is relevant to this site.</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM135	NSP46	London Southbank University Quarter	Research and education facilities	<p><b>Indicative residential capacity: 0 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter; and</li> <li>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.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>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) <b>retail, community or leisure uses (as defined in the glossary)</b></li> </ul> <p><b>D&amp;A Guidance</b>  <b>Any redevelopment must provide links to Cycle Super Highway 7 on Southwark Bridge Road</b></p>
MM136	NSP47	1-5 Westminster Bridge Road	Office (B1a) (E(g)(i)) – 1,028 m <sup>2</sup> Vacant – 1,034 m <sup>2</sup>	<p><b>Indicative residential capacity: 21 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (B-use class) (E(g), B class) currently on the site or</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>provide at least 50% of the development as employment floorspace, whichever is greater; and</p> <ul style="list-style-type: none"> <li>Provide active frontages including <del>own centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> at ground floor facing St George's Circus.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul>
MM137	NSP48	Bath Trading Estate	<p>Light industrial uses (B1e) <b><u>(E(g)(iii))</u></b> – 2,553 m<sup>2</sup></p> <p>Retail (A1, A2, A3, A4, A5) – 2,041 m<sup>2</sup></p>	<p><b><u>Indicative residential capacity: 45 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Contribute towards the small business cluster, including creative and cultural industries, providing at least the amount of employment floorspace (B use class) <b><u>(E(g)(iii), B class)</u></b> currently on the site; and</li> <li>Provide high quality active frontages including <del>own centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> at appropriate ground floor locations, and space for small businesses (B use class) <b><u>(E(g), B class)</u></b> in the arches of the railway viaduct.</li> </ul> <p><b><u>Redevelopment of the site should:</u></b></p> <ul style="list-style-type: none"> <li><b><u>Provide new homes (C3) on upper storeys facing Brockwell Park.</u></b></li> </ul> <p>Redevelopment of the site may:</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<ul style="list-style-type: none"> <li>Provide a new link to Half Moon Lane to improve the permeability and legibility of the site.</li> <li>Provide new homes (C3) on upper storeys facing Brockwell Park.</li> </ul> <p>The site location Is in a town centre No Yes</p>
MM138	NSP49	London Bridge Health Cluster	Health, research and education facilities	<p><b>Indicative residential capacity: 0 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide health, research and education facilities (D1) or otherwise support the functioning of London Bridge Health Cluster; an</li> <li>Improve pedestrian movement and permeability through the site.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses <u>which would complement the health cluster</u>, including town centre (<u>Class E</u> uses) and offices (A1, A2, A3, A4, B1);</li> <li>Provide other ancillary uses <u>which would complement the health cluster</u> <u>residential institutions (such as care homes, hospitals, nursing homes, residential colleges and training centres)</u> (C2, D1);</li> <li>Provide student housing (sui generis) where this is directly linked to nominations from the hospital.</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM139	NSP50	Land between Melior Street, St Thomas Street, Weston Street and Fenning Street	<p>Office (B1a) <u>(E(g)(i))</u> - 9,589 m<sup>2</sup></p> <p>Car Parking</p> <p>University building (D1) <u>(F1(a))</u> - 5,261 m<sup>2</sup></p> <p><b><u>Melior Community Garden – 576 sqm</u></b></p>	<p><b><u>Indicative residential capacity: 362 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<del>B use class</del>) <u>(E(g), B class)</u> currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Enhance St Thomas Street by providing high quality public realm and active frontages including <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <u>retail, community or leisure uses (as defined in the glossary)</u> at ground floor.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Planning application 18/AP/0900 is relevant to this site.</p> <p>Approach to tall buildings</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>Taller buildings should be <u>located</u> towards the west of the site <u>with building heights stepping down in height from</u></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u>west to east. Taller buildings</u> and should not detract from the primacy of The Shard.</p> <p><b><u>Planning application 18/AP/0900 is relevant to this site.</u></b></p>
MM140	NSP51	Land between St Thomas Street, Fenning Street, Melior Place, and Snowfields	<p>Office (temporary) (B1) – 2,691 m<sup>2</sup></p> <p>Light industrial with ancillary office and storage (B1) (<b>E(g)</b>) – 751 m<sup>2</sup></p> <p>Warehouse (vacant) – 1,117 m<sup>2</sup></p>	<p><b><u>Indicative residential capacity: 121 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace (<b>B-use-class</b>) (<b>E(g), B class</b>) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</li> <li>Provide a new north-south green link from Melior Place to St Thomas Street; and</li> </ul>

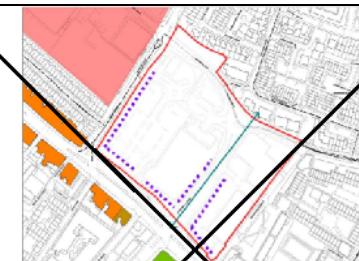
Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
			(Buildings recently demolished and temporary uses on site)	<ul style="list-style-type: none"> <li>Enhance St Thomas Street by providing high quality public realm and active frontages including <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b><u>retail, community, medical or healthcare or leisure uses (as defined in the glossary)</u></b> at ground floor; and</li> <li>Provide new open space of at least 15% of the site area - <b><u>605sqm</u></b></li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Amend: Approach to tall buildings</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>Taller buildings should be <b><u>located</u></b> towards the west of the site <b><u>with building heights stepping down in height from west to east taking into account the height of buildings approved at site NSP50. Taller buildings</u></b> and should not detract from the primacy of The Shard</p>
MM141	NSP52	Colechurch House, London Bridge Walk	<b>Retail and office</b> <del>Town centre uses (A1, A2, A3, A4, B1)</del> 12,674 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 0 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide an uplift in office floorspace (B1);</li> <li><b><u>Re-Provide at least the amount of employment floorspace (B use class) (E(g), B class) currently</u></b></li> </ul>

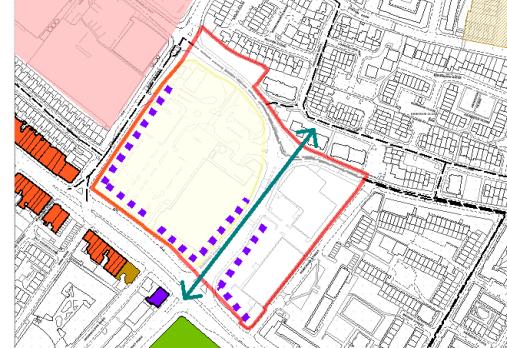
Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><u><b>on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and</b></u></p> <ul style="list-style-type: none"> <li>• Contribute to a vibrant pedestrian area with town centre uses (A1, A2, A3, A4, D1, D2) <u><b>retail, community or leisure uses (as defined in the glossary)</b></u> which create an active street frontage; and</li> <li>• Provide a high quality pedestrian environment which links to London Bridge and the Thames Path; and</li> <li>• Provide ground floor active frontages on Duke Street Hill, including town centre uses (A1, A2, A3, A4, D1, D2) <u><b>retail, community or leisure uses (as defined in the glossary)</b></u>.</li> </ul>
MM142	NSP53	Bricklayers Arms	Highway (flyover and roundabout, pedestrian and cycle ways, green space and public space)	<p>Indicative <u><b>Minimum residential capacity: Unknown</b></u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• 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; and</li> <li>• 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; and</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
				<ul style="list-style-type: none"> <li>Avoid adverse impacts on bus services such as increased journey times, reduced reliability or broken links.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide retail <u>uses</u> (A1, A2, A3, A4);</li> <li>Provide employment (<del>B use class</del>) (<u>E(g)</u>, <u>B class</u>);</li> <li>Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses</u>.</li> </ul> <p><del>The site has the potential to host a new underground station as part of the Bakerloo Line Extension.</del></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td><td><u>Yes</u></td></tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM143	NSP54	Crimscott Street and Pages Walk	Employment ( <u>E(g)</u> , B class uses) - 6,712m2	Indicative <u>Minimum residential capacity: 760 homes</u>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
			<p>Churches (D-class uses) <u>(F1(f))</u> – 315m<sup>2</sup></p> <p>(Excludes London Square Bermondsey development currently under construction)</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide at least the amount of employment floorspace (B-use class) <u>(E(g), B class)</u> currently on the site; and</li> <li>• Provide <u>leisure, arts, culture or</u> community uses including gallery space/artists studios (D-use class).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide retail uses (A1, A2, A3, A4).</li> </ul> <p><u>Planning applications 12/AP/2702 (built, Alwen Court), 15/AP/2474, 17/AP/3170 and 19/AP/1286 are relevant to this site.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;"><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td style="padding: 5px; text-align: center;"><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM144	NSP55	Mandela Way		Indicative <u>Minimum residential capacity: 1,955 – 2,200 homes</u>		

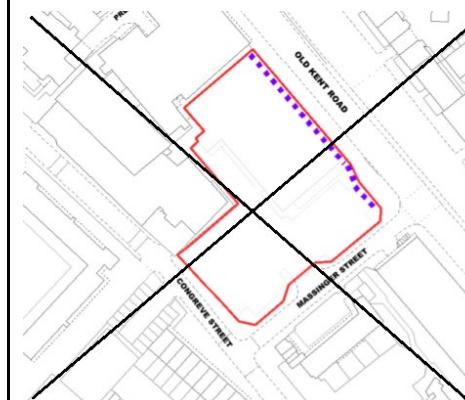
Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
			<p>Employment (<u>E(g)</u>, B class uses) – 74,355 m<sup>2</sup></p> <p>Car parks and servicing</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li><u>Provide at least the amount of employment floorspace (B use class) (<u>E(g), B class</u>) currently on the site;</u> and</li> <li>Provide industrial uses (B1e <u>E(g)(iii)</u> or B8 use class); and</li> <li>Provide <u>community uses (D use class) leisure, arts, culture or community uses;</u> and</li> </ul> <p>Provide strategic public open space - <u>14,530 sqm;</u> and</p> <ul style="list-style-type: none"> <li>Create a new link from Hendre Way Road to Quietway 1 on Willow Walk.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide retail <u>uses (A1, A2, A3, A4).</u></li> <li><u>Provide employment floorspace (B use class)</u></li> </ul> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM145	NSP56	107 Dunton Road (Tesco store and car park) and Southernwood Retail Park	<p>Retail (A-class uses) – 10,811 m<sup>2</sup></p> <p>Retail car parks</p>	<p><u>Indicative <b>Minimum residential capacity:</b> 1,240—<b>1,600 homes</b></u></p>  <p>Legend:</p> <ul style="list-style-type: none"> <li>■ Site Boundary</li> <li>■ Conservation Area</li> <li>■ Grade I Listed Building</li> <li>■ Grade II Listed Building</li> <li>■ Grade II* Listed Building</li> <li>■ Opportunity for Active Frontages</li> <li>■ Cycleways</li> <li>■ Improved connectivity for pedestrians and cyclists</li> <li>■ Open Spaces</li> <li>■ Buildings of architectural and historic merit</li> <li>■ Buildings of townscape merit</li> <li>■ Locally Significant Industrial Site</li> <li>■ Strategic Protected Industrial Land</li> <li>□ New Public Open Space</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				 <p>Site Boundary Conservation Area Grade I Listed Building Grade II Listed Building Grade II* Listed Building Opportunity for Active Frontages Cycleways</p> <p>Improved connectivity for pedestrians and cyclists Open Spaces Buildings of architectural and historic merit Buildings of townscape merit Locally Significant Industrial Sites Strategic Protected Industrial Locations Bakerloo Line Safeguarding: Surface Area</p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li>Provide <u>at least the amount of retail floorspace currently on the site including a supermarket</u> (A1, A2, A3, A4); and</li> <li>Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses</u>; and</li> <li>Provide public open space to support a connection to Burgess Park - <u>4,035 sqm</u>.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide employment uses (<del>B use class</del>) <u>(E(g), B class)</u>.</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
				<p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide new visitor accommodation (C1).</li> </ul> <p><b><u>The site has the potential to host a new underground station as part of the Bakerloo Line extension. The station, tunnelling and worksite requirements will need to be incorporated into the site design and phasing. Part of the site has been safeguarded as an area of surface interest required for the Bakerloo Line extension as shown on the Policies Map.</u></b></p> <p><b><u>Planning application 18/AP/3551 is relevant to this site.</u></b></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</td> <td>Yes</td> </tr> </table>	Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)	Yes
Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)	Yes					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
MM146	NSP57	Salisbury estate car park	Car Park	<p>Indicative <u>Minimum residential capacity: 26 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses.</u></li> </ul> <p>Planning application 19/AP/1506 is relevant to this site.</p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td><td><u>Yes</u></td></tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM147	NSP58	96-120 Old Kent Road (Lidl store)	<p>Site area: <u>3,443 5,374 m<sup>2</sup></u></p> <p>Retail (A-class uses) – 1,392 m<sup>2</sup></p>	Indicative <u>Minimum residential capacity: 140 – 180 homes</u>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
			<p>Retail car park</p> <p><b><u>Church (D-class use) (F1(f)) - 2,431 m<sup>2</sup></u></b></p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide <u>at least the amount of retail floorspace currently on the site</u> (A1, A2, A3, A4).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide <del>community uses (D-use class)</del> <u>leisure, arts, culture or community uses</u>;</li> <li>• Provide employment uses (<del>B-use classes</del>) <u>(E(g), B class)</u>.</li> </ul> <p>The site location</p> <p>Impacts Listed Buildings or undesignated heritage assets</p> <p><b>No</b> <u>The site contains a building of architectural and historic merit</u></p> 

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
				 <p><b>Proposed modification:</b></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><b>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</b></td> <td><b>Yes</b></td> </tr> </table>	<b>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</b>	<b>Yes</b>
<b>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</b>	<b>Yes</b>					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
MM148	NSP59	Former petrol filling station, 233-247 Old Kent Road	Hand car wash ( <i>sui generis</i> )	<p>Indicative <b>Minimum residential capacity: 24 homes</b></p> <p>Redevelopment of the site must:            Provide new homes (C3); and            Provide retail <u>uses</u> (A1, A2, A3, A4).</p> <p>Redevelopment of the site may:  <del>Provide community uses (D use class)</del> <u>leisure, arts, culture or community uses.</u></p> <p><b><u>Planning application 18/AP/0928 is relevant to this site.</u></b></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM149	NSP60		Car park	Indicative <b>Minimum residential capacity: 21 homes</b>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
		Kinglake Street Garages		<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li>Provide retail <u>uses</u> (A1, A2, A3, A4) on Old Kent Road frontage.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses</u>.</li> </ul> <p><b><u>Planning application 16/AP/4589 is relevant to this site.</u></b></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;"><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td style="padding: 5px; text-align: center;"><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM150	NSP61	4/12 Albany Road	Employment <u>(E(g), B class B uses)</u> – 238 m <sup>2</sup> Car park Hand car wash (sui generis) – 101 m <sup>2</sup>	Indicative <u>Minimum residential capacity: 24 homes</u>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
				<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li><u>Provide at least the amount of floorspace (B use class) (E(g), B class) currently on the site; and</u></li> <li>Provide retail uses (A1, A2, A3, A4) on Old Kent Road frontage.</li> </ul> <p>Redevelopment of the site may:</p> <p>Provide community uses (D use class) <u>leisure, arts, culture or community uses.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;"><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td style="padding: 5px; text-align: center;"><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM151	NSP62	Former Southern Railway Stables	<p>Employment <u>(E(g), B class uses)</u> – 384m<sup>2</sup></p> <p>Stables – 1,193 m<sup>2</sup></p> <p><u>Open space – 3289 sqm (not publicly accessible) consisting of:</u></p>	<p>Indicative <u>Minimum residential capacity: 103 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide employment uses (B use class), <u>Provide at least the amount of floorspace (B use class) (E(g), B class) currently on the site; and</u></li> <li>Provide <u>improved and publicly accessible</u> public open space - <u>795 sqm.</u></li> </ul>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
			Paddock  Car park	<p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses.</u></li> </ul> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 5px;"><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td style="padding: 5px; text-align: center;"><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					
MM152	NSP63	Land bounded by Glengall Road,	Employment ( <u>E(g)</u> , B class uses) – 41,234m <sup>2</sup>	Indicative <u>Minimum residential capacity</u> : 4,200 – <u>4800 homes</u>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Latona Road and Old Kent Road	<p>Retail (A class uses) – 15,639 m<sup>2</sup></p> <p>Churches (<u>F1(f)</u>) and other D class <u>leisure, arts, culture or community uses</u> – 7,672 m<sup>2</sup></p> <p>Retail car parks</p> <p>Service yards</p>	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide retail <u>uses</u> (A1, A2, A3, A4) on the Old Kent Road frontage; and</li> <li>• Provide <del>community uses and cultural uses (D use class)</del> <u>leisure, arts, culture or community uses</u>; and</li> <li>• <del>Provide employment floorspace (B use class)</del> <u>Provide at least the amount of floorspace (B use class) (E(g), B class) currently on the site; and</u></li> <li>• Activate frontages on Old Kent Road (A1, A2, A3, A4, B1, D1 uses); and</li> <li>• Provide strategic public open space including the Surrey Canal Linear Park - <u>13,685 sqm.</u></li> </ul> <p>Redevelopment of the part of the site designated as a Locally Significant Industrial Site (west of Ossory Road) as identified on the site map must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide industrial uses (B1e (<u>E(g)(iii)</u>)) or B8 use class).</li> </ul> <p><u>Planning applications 17/AP/2773, 17/AP/2952, 17/AP/4596, 17/AP/4612, 18/AP/3246 18/AP/4003, 18/AP/0564, 20/AP/0039 and 18/AP/3284 are relevant to this site.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
				<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>	
MM153	NSP64	Marlborough Grove and St	Employment ( <u>E(g)</u> , B class uses) – 14,296 m <sup>2</sup>	Indicative <u>Minimum residential capacity:</u> 1,012 – <u>1200 homes</u>		

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
		James's Road	Retail (A-class uses) – 3,709 m <sup>2</sup>  Car parks  Service yards	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide retail <u>uses</u> (A1, A2, A3, A4) on the Old Kent Road frontage; and</li> <li>• Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses</u>; and</li> <li>• Provide employment uses (B use class <u>Provide at least the amount of employment uses</u> (B-use class) <u>(E(g), B class)</u> currently on the site; and</li> <li>• Provide public open space - <u>6,445 sqm</u>.</li> </ul> <p>Planning application 18/AP/0156 is relevant to this site.</p> <p>The site location  Impacts Listed Buildings or undesignated heritage assets  The site contains buildings of townscape merit (<u>the old varnish and “Japan” factory at 328-324 St James’s Road and the 1930s Chevron office buildings (now in residential use) at 294-304 St James’s Road</u>) and buildings of architectural and historic interest (<u>the Georgian terrace adjacent to the new “Bath House” at 541-553 Old Kent Road</u>)</p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1" style="width: 100%; text-align: center;"> <tr> <td style="padding: 5px;"><u>Potential future connection to District Heat Network</u></td> <td style="padding: 5px;"><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network</u>	<u>Yes</u>					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				(DHN) and South East Combined Heat and Power (SELCHP)
MM154	NSP65	Sandgate Street and Verney Road	<p>Employment (<u>E(g)</u>, B class uses) – 56,401 m<sup>2</sup></p> <p>Retail (A class uses) – 6,290 m<sup>2</sup></p> <p>Churches (<u>F1(f)</u>) and other D class <u>leisure, arts, culture or community uses</u> – 4,510 m<sup>2</sup></p> <p>Retail car parks</p>	<p>Indicative <u>Minimum residential capacity:</u> 3,680 – <b>5,300 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• <u>Provide the same at least the amount of retail floorspace currently on the site</u> (A1, A2, A3, A4) and <u>activate</u> the Old Kent Road frontage; and</li> <li>• Provide <u>community uses (D use class) leisure, arts, culture or community uses</u>; and</li> <li>• Provide a secondary school; and</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
			Service yards  Gasholder no.13	<ul style="list-style-type: none"> <li>Provide a sports hall; and</li> <li>Provide employment uses (B use class) <u>Provide the same at least the amount of employment floorspace currently on the site (B use class) (E(g), B class); and</u></li> <li>Provide public open space including the Surrey Canal Linear Park - <u>34,472 sqm.</u></li> </ul> <p><u>Planning applications 16/AP/5235 (built) 17/AP/4508, 18/AP/0897, 18/AP/0196 and 18/AP/2895, 19/AP/1710 are relevant to this site.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td> <td><u>Yes</u></td> </tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
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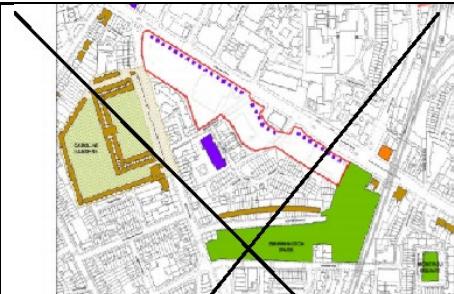
Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM155	NSP66	Devon Street and Sylvan Grove	<p>Employment (<u>E(g)</u>, B class uses) – 7,559 m<sup>2</sup></p> <p>Retail (<del>A-class uses</del>) – 5,724 m<sup>2</sup></p> <p>Churches (<u>F1(f)</u> D-class uses) – 787 m<sup>2</sup></p> <p>Car parks and service yards</p>	<p><u>Indicative Minimum residential capacity: 740— 1,500 homes</u></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses</u>; and</li> <li>• Provide retail <u>uses</u> (A1, A2, A3, A4) on the Old Kent Road frontage; and</li> <li>• <u>Provide employment uses (B use class) Provide at least the amount of employment floorspace currently on the site (B use class) (E(g), B class);</u> and</li> <li>• <u>Provide a new access road into the IWMF; and</u></li> <li>• Provide public open space - 3,573 sqm.</li> </ul> <p><u>Planning application 15/AP/1330 (built) and 19/AP/1239 are relevant to this site.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification	
				<p><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></p>	<u>Yes</u>
MM156	NSP67	Hatcham Road and Penarth	Employment ( <u>E(g)</u> , B class uses) – 39,887 m <sup>2</sup>	<u>Indicative Minimum residential capacity:</u> 1460 – <u>2,200 homes</u>	

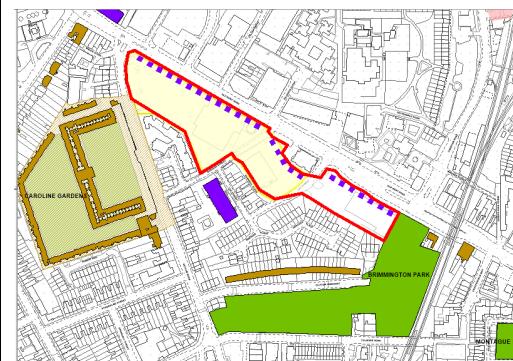
Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Street and Ilderton Road	Retail ( <u>A class uses</u> ) – 636 m <sup>2</sup>  Churches ( <u>F1(f) D class uses</u> ) – 7,599 m <sup>2</sup>  Service yards and car parks	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• <del>Provide employment floorspace (B use class);</del></li> <li>• <u>Provide the same at least the amount of employment floorspace currently on the site (B use class) (E(g), B class);</u> and</li> <li>• Provide industrial uses (<u>B1c E(g)(iii)</u> or B8 use class); and</li> <li>• Provide public open space - <u>1,990 sqm.</u></li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide retail <u>uses</u> (<u>A1, A2, A3, A4</u>);</li> <li>• <u>Provide leisure, arts, culture or community uses;</u> <del>community and education uses (D use class).</del></li> <li>• <u>Provide education uses (F1(a))</u></li> <li>• <u>Provide arts and cultural uses in the Penarth Centre. The Penarth Centre is in Strategic Protected Industrial Land (SPIL). Residential and other sensitive uses will not be permitted in SPIL.</u></li> </ul> <p><u>Planning applications 16/AP/2436 (built), 16/AP/1092, 17/AP/3757, 17/AP/4546, 17/AP/4649, 17/AP/4819, 18/AP/1049, 18/AP/2497, 18/AP/2761 and 19/AP/1773 are relevant to this site.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
				<p><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></p>	<u>Yes</u>	
				Amalgamate Hatcham Road and Ilderton Road sites to one site allocation to match OKR AAP		
MM157	NSP68	760 and 812 Old Kent Road (Toyrus store) and 840 Old	Retail (A-class uses) – 5,764 m <sup>2</sup>  Retail car parks	Indicative <u>Minimum residential capacity: 1000 homes</u>		

Kent Road  
(Aldi store)



- Site Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II\* Listed Building
- Opportunity for Active Frontages
- 
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Land
- New Public Open Space



- Site Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II\* Listed Building
- Opportunity for Active Frontages
- 
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Locations
- Bakerloo Line Safeguarding: Surface Area

Amalgamate ToyRUs and Aldi sites to one site allocation to match OKR AAP

				<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide <u>at least the same amount of retail floorspace currently on the site</u> (A1, A2, A3, A4).</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide <del>community uses (D use class)</del> <u>leisure, arts, culture or community uses</u>;</li> <li>• Provide employment uses (B use class) <u>(E(g), B class)</u>.</li> </ul> <p><u>The site has the potential to host a new underground station as part of the Bakerloo Line extension. The station, tunnelling and worksite requirements will need to be incorporated into the site design. Part of the site has been safeguarded as an area of surface interest required for the Bakerloo Line extension as shown on the Policies Map.</u></p> <p><u>Planning application 19/AP/1322 is relevant to this site.</u></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></td><td><u>Yes</u></td></tr> </table>	<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>
<u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u>	<u>Yes</u>					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
MM158	NSP69	684-698 Old Kent Road (Kwikfit garage)	Car service centre (sui generis) – 590 m <sup>2</sup>  Car park and servicing	<p>Indicative <b><u>Minimum residential capacity: 65 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li><b><u>Provide retail (A1, A2, A3, A4) or employment uses ((B class) (E(g), B use class) of at least the same amount of floorspace of sui generis uses currently on the site.</u></b></li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>Provide <del>community uses (D use class)</del> <b><u>leisure, arts, culture or community uses;</u></b></li> </ul> <p>Provide employment uses <del>(B use class)</del> <b><u>(E(g), B class).</u></b></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><b><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></b></td> <td><b><u>Yes</u></b></td> </tr> </table>	<b><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></b>	<b><u>Yes</u></b>
<b><u>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</u></b>	<b><u>Yes</u></b>					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification		
MM159	NSP70	636 Old Kent Road	Car service centre ( <i>sui generis</i> ) - 651 m <sup>2</sup>  Retail car park	<p>Indicative <b>Minimum residential capacity: 42 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3); and</li> <li>• Provide retail <b>uses</b> (A1, A2, A3, A4).</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide <del>community uses (D use class)</del> <b>leisure, arts, culture or community uses.</b></li> </ul> <p><b><u>Planning application 17/AP/1646 is relevant to this site.</u></b></p> <p>Add a row in to include reference to connect to DHN and SELCHP</p> <table border="1"> <tr> <td><b>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</b></td> <td><b>Yes</b></td> </tr> </table>	<b>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</b>	<b>Yes</b>
<b>Potential future connection to District Heat Network (DHN) and South East Combined Heat and Power (SELCHP)</b>	<b>Yes</b>					

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM160	NSP71	Aylesham Centre and Peckham Bus Station	<p>Retail (including supermarket use) – 11,420 m<sup>2</sup></p> <p>Bus station (<i>sui generis</i>) – 3,700 m<sup>2</sup></p>	<p>Indicative <b>Indicative residential capacity: 850 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Retain the supermarket use (A1)(E(a)); and <b>Provide at least the amount of retail floorspace (A1, A2, A3, A4) currently on the site;</b></li> <li>• Retain the bus station <b>capacity</b> if the use is still required. If the bus station is surplus to requirements, <del>the equivalent space should be provided as small business space (B use class); and</del></li> <li>• Provide enhanced public realm and civic space; and</li> <li>• Provide new north-south and east-west green links; and</li> <li>• Provide active frontages with <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b>retail, community or leisure uses (as defined in the glossary)</b> at ground floor facing Rye Lane and Peckham High Street; and</li> <li>• 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; and</li> <li>• Provide new homes (C3); and</li> <li>• Provide new intermediate affordable housing through a community land trust.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Accommodate meanwhile uses on the car park.</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>The Site Allocation should be read in conjunction with 'PNAAP1: Aylesham Centre' in the Peckham and Nunhead Area Action Plan.</p> <p><b>D&amp;A guidance</b></p> <p>Redevelopment should maximise opportunities to improve links across the site, provide new civic space and connect to the existing road and public realm layout, whilst retaining bus station <u>capacity</u>. provision on the site if that use is still required. If the bus garage is required redevelopment should consider over the station development to provide new homes</p> <p>Approach to tall buildings</p> <p>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 should 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 <u>storey</u> height restriction on development proposals should be observed to conform with guidance set out in the Peckham and Nunhead Area Action</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Plan. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p>
MM161	NSP72	Blackpool Road Business Park	<p>Business and industrial uses (B1, <u>E(g)</u>, B2, B8) 13,017 <u>4,340.6</u> m<sup>2</sup></p> <p>Builders yards (sui generis) <u>5,112.47m<sup>2</sup></u></p> <p><u>Bus garage (sui generis) – 888.62m<sup>2</sup></u></p> <p><u>Bus garage parking – 3533.42m<sup>2</sup></u></p> <p><u>Old Mill building (F1) – 424.46m<sup>2</sup></u></p> <p><u>Temporary accommodation</u></p>	<p><b>Indicative residential capacity: 250 homes</b></p> <p>Development should support the provision and implementation of the <u>adjacent</u> Peckham Coal Line.</p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Provide at least the amount of employment floorspace (<u>B use class</u>) (<u>E(g), B class</u>) currently on the site; and</li> <li>• Enhance permeability, including a new north-south green link aligned with Pilkington Road and Consort Road; and</li> <li>• Retain or re-provide bus garage (sui generis), subject to need.</li> </ul> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul> <p><b>D&amp;A guidance</b></p> <p>Development should provide new amenity space and enhance permeability of the site. <del>with an east-west pedestrian</del></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><del>route and explore opportunities of opening up a route between the north side of the railway line and Bournemouth Read or Copeland Read. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.</del></p> <p><del>It may be appropriate to incorporate Blackpool Read into proposals for this site to maximise development opportunity, although it remains important to retain east-west connectivity.</del></p> <p><b><u>Development should support the provision and implementation of the Peckham Coal Line.</u></b></p> <p>The site location</p> <p>Impacts Listed Buildings or undesignated heritage assets</p> <p><b><u>The site is in proximity of important undesignated heritage assets such as the railway viaduct and the site contains the Old Mill Buildings at 72 Copeland Road, which is of local interest.</u></b> Other Victorian assets on the site may be retained and enhanced, including former industrial buildings.</p> <p>Impacts a conservation area</p> <p><b><u>The site lies between the Nunhead Green and Rye Lane Peckham Conservation Areas.</u></b></p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Can provide Low Line walking routes</p> <p><b><u>Yes. The Peckham Coal Line.</u></b></p>
MM162	NSP73	Land between the railway arches (East of Rye Lane including railway arches)	<p>Employment uses <b>(B8) - 899.85m<sup>2</sup></b> 3,741 m<sup>2</sup></p> <p><b><u>Open yard space – 3,353m<sup>2</sup></u></b></p> <p><b><u>Retail, community or leisure uses (Class E)</u></b></p> <p>Town centre uses – 498 m<sup>2</sup> <b><u>1,106m<sup>2</sup></u></b></p> <p><b><u>Church (F1) - 1,119m<sup>2</sup></u></b></p> <p><b><u>30 railway arches</u></b></p>	<p><b><u>Indicative residential capacity: 0 homes</u></b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide employment floorspace (<b>B class</b>) (<b>E(g), B class</b>); and</li> <li>Provide <b><u>retail, community or leisure uses (as defined in the glossary)</u></b> new retail space (A1-A4); and</li> <li>Support the implementation of the Peckham Coal Line.</li> </ul> <p>Redevelopment of the site may:</p> <p><del>Provide leisure and community uses for the benefit of the local community (D class)</del></p> <p>The Site Allocation should be read in conjunction with 'PNAAP3: Land between the railway arches (East of Rye Lane including railway arches)' in the Peckham and Nunhead Area Action Plan.</p>
MM163	NSP74	Copeland Industrial Park and 1-27	Mixed town centre uses – 11,132 m <sup>2</sup>	<b><u>Indicative Minimum residential capacity: 270 homes</u></b>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
		Bournemouth Road	(Parts of the site at the time of publication have temporary uses)	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3); and</li> <li>Provide employment floorspace (<u>B use class</u>) (<u>E(g), B class</u>), including retention of the Bussey building to support creative and artistic enterprises; and</li> <li>Provide new retail space (A1-A4); and</li> <li>Provide <u>leisure, arts, culture or community uses</u> cultural, leisure and community uses for the benefit of new residents and the existing local community; and</li> </ul> <p>(D class) Provide public realm improvements.</p> <p><del>The Site Allocation should be read in conjunction with 'PNAAP4: Copeland Industrial Park and 1-27 Bournemouth Road' in the Peckham and Nunhead Area Action Plan.</del></p>
MM164	NSP75	Rotherhithe Gasometer	Gasometer and undeveloped land (sui generis) – 2,519m <sup>2</sup>	Indicative <u>Minimum residential capacity: 160 homes</u>
MM165	NSP76	St Olav's Business Park, Lower Road	Employment ( <u>E(g), B class</u> uses) – 4,550 m <sup>2</sup>	<p><u>Indicative residential capacity: 125 homes</u></p> <p>Redevelopment must:</p> <ul style="list-style-type: none"> <li>Provide replacement <u>at least the amount of</u> employment floorspace (<u>B use class</u>) (<u>E(g), B class</u>) currently on the site; and</li> <li>Provide increased permeability across the site; and</li> <li>Provide high quality public realm at the centre and at the confluence of three routes:</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>7. From <u>Christopher Jones Square</u> the protected open space to the south; and</p> <p>8. The crossing to Southwark Park; and</p> <p>9. The retail frontage on Albion Street.</p> <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> <li>• Provide new homes (C3);</li> <li>• Provide active frontages at ground floor level.</li> </ul>
MM166	NSP77	Decathlon Site and Mulberry Business Park	Retail <u>E(a)</u> (A1) – 8,110 m <sup>2</sup>	<p><u>Indicative residential capacity: 1,371 homes</u></p> <p>Development of the site must:</p> <ul style="list-style-type: none"> <li>• Provide retail uses (A1, A2, A3, A4); and</li> <li>• <u>Provide new homes (C3); and</u></li> <li>• <u>Provide community uses (D1, D2) and</u></li> <li>• <u>Provide enhanced public realm and civic space; and</u></li> <li>• <u>Provide employment floorspace (B-use class) (E(g), B class).</u></li> </ul> <p><u>Development of the site should:</u></p> <ul style="list-style-type: none"> <li>• <u>Provide new homes (C3).</u></li> </ul> <p>Development of the site may:</p> <ul style="list-style-type: none"> <li>• Provide leisure uses (D2);</li> <li>• Provide student accommodation (sui generis).</li> <li>• <u>Provide new visitor accommodation (C1).</u></li> </ul> <p>The Site Allocation replaces 'CWAAP5: Decathlon site, Surrey Quays Shopping Centre and overflow car park' and 'CWAAP17: Site E, Mulberry Business Park, Harmsworth'</p>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>Quays and Surrey Quays Leisure Park' in the Canada Water Area Action Plan.</p> <p><b><u>Planning applications 12/AP/4126 and 13/AP/1429 are relevant to this site.</u></b></p>
MM167	NSP78	Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close	<p>Employment uses (<b>E(g), B1, B2, B8</b>) – 45,706m<sup>2</sup> (including 44,451m<sup>2</sup> temporary leisure D2 use)</p> <p>Leisure uses (D2) – 13,172m<sup>2</sup></p> <p>Retail (A1-A5) – 35,435m<sup>2</sup></p> <p>Car parking – 2,150 spaces</p>	<p><b>Indicative Minimum residential capacity: 2,000 – 3,995 homes</b></p> <p>Development of the site must:</p> <ul style="list-style-type: none"> <li>• Provide retail uses (A1, A2, A3, A4); and</li> <li>• Provide a new health centre (D1) (<b>E(e)</b>) of approximately 2,000 m<sup>2</sup>; and</li> <li>• Provide new education places for 14-19 year olds (D1)(<b>F.1(a)</b>); and</li> <li>• Provide new homes (C3); and</li> <li>• Provide enhanced public realm and civic space - <b>13,696 sqm</b>; and</li> <li>• Provide employment floorspace (<b>B use class</b>)-(<b>E(g), B class</b>); and</li> <li>• Provide leisure uses (D2).</li> </ul> <p>Development of the site may:</p> <ul style="list-style-type: none"> <li>• Provide student accommodation (sui generis);</li> <li>• Provide new visitor accommodation (C1);</li> <li>• Provide extra care housing (C2);</li> <li>• Provide ecommunity uses (D1, D2) <b>leisure, arts, culture or community uses</b>.</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p>The Site Allocation replaces ‘CWAAP5: Decathlon site, Surrey Quays Shopping Centre and overflow car park’ and ‘CWAAP17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park’ in the Canada Water Area Action Plan.</p> <p><b><u>Planning application 18/AP/1604 (the Canada Water masterplan) is relevant to this site.</u></b></p>
MM168	NSP79	Croft Street Depot	Employment ( <u>(E(g), B class uses)</u> ) – 5,175 m <sup>2</sup>	<p><b><u>Indicative residential capacity: 56 homes</u></b></p> <p>Redevelopment must:</p> <ul style="list-style-type: none"> <li>Provide at least the amount of employment floorspace currently on the site (<u>B-use class</u>) <b><u>(E(g), B class)</u></b> as small business workspace (B1) <b><u>(E(g))</u></b> or a storage depot (B8).</li> </ul> <p>Redevelopment of the site <u>may</u> <b><u>should</u></b>:</p> <ul style="list-style-type: none"> <li>Provide new homes (C3).</li> <li>Re-provide a storage depot (use class B8)</li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
				<p><b>D&amp;A guidance</b></p> <p><u>Development should consider potential road alterations on Lower Road that may narrow the Croft Street junction and introduce a two-way segregated cycle track across the mouth of Croft Street.</u></p>
MM169	NSP80	Morrison's, Walworth Road	<p>Supermarket (A1) <b>(E(a))</b> – 2,403 m<sup>2</sup></p> <p>Car parking (sui generis) – 2,711 m<sup>2</sup></p>	<p>Indicative <b>Minimum residential capacity: 129 homes</b></p> <p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> <li>• Retain the supermarket use (A1)(E(a)); and</li> <li>• Provide new homes (C3); and</li> <li>• Support the Low Line walking route adjacent to the railway viaduct.</li> </ul> <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> <li>• Provide other town centre uses including retail, community or leisure <u>uses (as defined in the glossary)</u> (A1, A2, A3, A4, D1, D2, B1)</li> <li>• <u>Provide</u> employment uses <b>(E(g), B class)</b></li> </ul>

Reference numbers	Policy section /number	Address	Existing uses	Proposed modification
MM170	NSP81	330-344 Walworth Road	Retail (A1) <u>(E(a))</u> – 2,339 m <sup>2</sup> including affordable retail space (small supermarket)  Gym (D1) – 1,800 m <sup>2</sup>	Indicative <b>Minimum residential capacity: 46 homes</b>  Redevelopment of the site must: <ul style="list-style-type: none"> <li>Provide <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b>retail, community or leisure uses (as defined in the glossary)</b> on the ground floor with active frontages on Walworth Road; and</li> <li><b>Re-provide affordable retail space; and</b></li> <li>Provide a gym (D1) of equivalent size to that existing <del>on the site;</del> and</li> <li>Provide new homes (C3); and</li> <li>Support the Low Line walking route adjacent to the railway viaduct.</li> </ul>
MM171	NSP82	Chatelaine House, Walworth Road	Employment uses (B) <u>(E(g), B class)</u> - 2,803 m <sup>2</sup>  Retail uses (A1, A3) - 452 m <sup>2</sup>	Indicative <b>Minimum residential capacity: 54 homes</b>  Redevelopment of the site must: <ul style="list-style-type: none"> <li>Provide <del>town centre uses (A1, A2, A3, A4, D1, D2)</del> <b>retail, community or leisure uses (as defined in the glossary)</b> on the ground floor with active frontages on Walworth Road; and</li> </ul>

<b>Reference numbers</b>	<b>Policy section /number</b>	<b>Address</b>	<b>Existing uses</b>	<b>Proposed modification</b>
				<ul style="list-style-type: none"> <li>• Provide new homes (C3).</li> </ul> <p>Planning application 13/AP/1122 is relevant to this site.</p>