

Implementation Policies

Implementation policies set out how the council will implement the Southwark Plan 2022 as the council's primary planning and regeneration strategy, alongside the policies in our wider Development Plan, including our Area Action Plans, the London Plan and any neighbourhood plans.

IP1 Infrastructure

We will work with a range of infrastructure providers, neighbouring boroughs and utility companies to ensure that adequate infrastructure is in place to support future and existing residents. We will also encourage shared servicing options to ensure infrastructure (both social and physical) is in place to support the occupants of developments throughout their lifetimes.

Reasons

The Southwark Plan 2022 and our Area Action Plans set out the council's role in trying to accommodate growth from regeneration to ensure that there are enough homes, jobs, school places and health facilities for existing and new residents and workers. In addition to delivering new homes, jobs and facilities, it is essential that there is adequate water, waste, energy and transport infrastructure to facilitate and support the anticipated growth and address climate change, adaptation and mitigation.

IP2 Transport infrastructure

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.
2. Development must support the implementation of the following strategic transport projects and initiatives:
 - The Bakerloo Line extension, including stations on Old Kent Road and where necessary make financial and/or land contribution;
 - Healthy High Streets projects;
 - A rail station at Camberwell;
 - A walking and cycling bridge from Rotherhithe to Canary Wharf;
 - The Elephant and Castle public realm improvements and the Northern Line ticket hall;
 - Peckham Rye station;
 - Expansion of cycle hire.

Reasons

1. Planned increases in public transport capacity and quality as well as improvements to the public realm to improve walking and cycling routes will increase accessibility improving movement and unlocking the potential for further development and mitigating against climate change.
2. This will improve quality of life for people within Southwark and provide infrastructure for the provision of more homes and jobs in Southwark.
3. 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.



Bakerloo Line train

IP3 Community infrastructure levy (CIL) and Section 106 planning obligations

Development must:

1. Ensure that any potential adverse impact that makes a proposed development unacceptable is mitigated by using planning conditions in the first instance. Additionally, and where they meet the required tests, Section 106 legal agreements will be used that either a) mitigate the impact or b) pay the council a financial contribution to mitigate the impact.
2. Pay the community infrastructure levy (CIL) which is required to fund the essential infrastructure identified by the council.
3. 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 a viability assessment will be assessed alongside other material considerations, ensuring that developments remain acceptable in planning terms.

Reasons

1. Section 106 legal agreements are used by the council to legally bind a developer into making a development proposal acceptable by either mitigating the impacts of the development or paying the council to mitigate the impacts of the development. Benefits written into the agreements are known as planning obligations. Planning obligations and financial contributions secured by Section 106 agreements must generally be undertaken and spent on projects near the development. Affordable housing is normally secured through Section 106 agreements.
2. Southwark CIL is a financial charge that applicants must pay to the council when they build different types of floorspace in different parts of the borough. For Southwark CIL, this is set out in Southwark's CIL Charging Schedule (70% of the money collected through Southwark CIL is spent on specific projects across the borough, 25% of CIL is spent near the development and 5% funds the administration of Southwark CIL). Mayoral CIL is collected by the Mayor of London and spent on London-wide infrastructure projects such as Crossrail. The council's Supplementary Planning Document provides further guidance on CIL and Section 106 planning obligations. Carbon offsetting projects will be funded by the carbon offset fund.
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 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.

IP4 Enforcement against unlawful development

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

Reasons

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

IP5 Compulsory Purchase Order (CPO)

We will use our powers to compulsorily purchase land when necessary to meet planning and regeneration objectives set out in the Southwark Plan 2022 and Area Action Plans.

Reasons

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

IP6 Monitoring development

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

Reasons

Annex 4 contains the Southwark Plan 2022 Monitoring Framework which explains how we will collect and publish data and work towards a new digital monitoring system. Monitoring data and results will be published in the Authority Monitoring Report (AMR). The AMR sets out the type and amount of development and conservation taking place in Southwark. It sets out an evaluation of whether planning policies are making a difference and lets us assess how the policies can be improved by future plan making. We will update the AMR to measure all of the new policies and the strategic Southwark Plan 2022 indicators have been updated to be the same as those for Regeneration For All. 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.

IP7 Statement of Community Involvement

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

Reasons

We carry out statutory consultation according to regulations and legislation. Our Statement of Community Involvement sets out how we meet and go beyond the requirements set out in the regulations and legislation.