

London Borough of Southwark Response

Examination of the New Southwark Plan

Inspectors' Matters, Issues and Questions

Matter 2: The Spatial Strategy and Area Visions

1. This background paper proposes to include a factual update to the New Southwark Plan to include a site allocation (NSP1A) for Aylesbury Action Area Core that is in the Aylesbury Area Action Plan and to carry forward the relevant policies in the AAP.

Why these amendments are required for soundness

2. The amendments set out below are necessary for soundness of the New Southwark Plan (Paragraph 35 of the National Planning Policy Framework), in particular effectiveness to include the allocation and relevant policies from the Aylesbury Area Action Plan in the New Southwark Plan to provide certainty on development coming forward in the Aylesbury Area Action Core instead of the different policy requirements being set out in two documents which may lead to confusion if some standards for housing and parking a different in both documents. In addition, it is necessary to ensure the Plan is positively prepared as the development coming forward in the Aylesbury Action Area Core includes significant delivery of new homes in the borough and therefore will contribute to meeting the borough's housing requirement. The Aylesbury AAP will be rescinded on adoption of the NSP if necessary.

Policy standards

3. There are policies in the New Southwark Plan for the Aylesbury where there are different standards. These are:
 - A. Aylesbury Area Vision Policy AV.01 and Vision Map, which were inserted into the Amended Policies version of the New Southwark Plan which was subject to public consultation between January 2019 and May 2019 and August 2020 to November 2020. The Vision Map illustrates the Area Action Plan Boundary and Action Plan Area Site Allocations. The Area Vision sets out how development should come forward in the area and replicates the target of 4,200 new homes that include replacement of the current social rented housing units through the provision of 50% social rented and intermediate homes.
 - B. SP1 quality affordable homes - the Indicative New Southwark Plan housing trajectory which sets out when the homes will be under construction from the Aylesbury AAP.

- C. P1 Social rented and intermediate housing - as all development that creates 10 or more homes must provide the maximum viable amount of social rented and intermediate homes. The minimum amount should be 35% (25% social and 10% intermediate) except in the Aylesbury Area Action Plan area core, AAP2 and 3 where it should be 50% social rented and intermediate, AAP1 where it should be 59% and AAP 4 where it should be 42%.
- D. P1 - Where development can follow the fast track route to provide 40% social rented and intermediate housing with no grant subsidy a viability appraisal is not required. This is higher at 60% social rented and intermediate housing for the Aylesbury Action Plan area core.
- E. P16 Reason 11 says that detailed tall building policy and guidance can be found in the site allocation and Aylesbury Area Action Plan.
- F. Table 9 the cycle parking provision has been updated so that it is increased to the same as the Publication London Plan (2020) for all of the different land uses as set out in EIP177 (NSP cycle and car parking standards amendments).
- G. Site allocations NSP 80 Morrison's Walworth Road, NSP 81 330-344 Walworth Road and NSP 82 Chatelaine House, Walworth Road fall within Walworth Vision Area and Vision Map, however, they are in close proximity to Aylesbury. This would also add the Aylesbury Area Action Plan core as an allocation (NSP1A) showing the four sites.

Proposed changes from the Aylesbury AAP to include in the NSP

- 4. The Aylesbury Area Vision Policy AV.01 and Vision Map are within the NSP as highlighted above. The proposed change is to include a site allocation (NSP1A) in the New Southwark Plan for the sites in the Aylesbury Action Area Core, this Action Area Core is already identified within the vision map but it needs to be reflected in the site allocation. This will bring forward most of the information from the policies in the Aylesbury Area Action Plan that are required to ensure that decisions can be made using the New Southwark Plan without the Aylesbury Area Action Plan. This will enable the Aylesbury Area Action Plan 2010 to be rescinded if necessary. This would mean that on adoption, the New Southwark Plan can be the policy document used to determine planning applications for development coming forward in the Action Area Core. There may be further work to bring forward masterplans into the New Southwark Plan, however the main policy will be included in the most up to date plan for decision making. This will demonstrate that Southwark has a clear policy and site allocation for the Aylesbury Action Area Core in the New Southwark Plan.
- 5. SP1b – we will include the housing capacity coming forward through the Aylesbury site allocation within SP1b.
- 6. Within the Area Action Plan the parking requirement is a maximum of 0.4 spaces per home averaged over the whole masterplan, this is also reflected in

table 11 of Policy P53 in the New Southwark Plan. TfL have required this to be amended to 0.25. We proposed a factual update to the NSP parking standards in table 11 and the Aylesbury Area Action Plan Core site allocation as set out below to demonstrate general conformity with the Publication London Plan (2020). This is also set out in the NSP cycle and car parking standards amendments (NSP177).

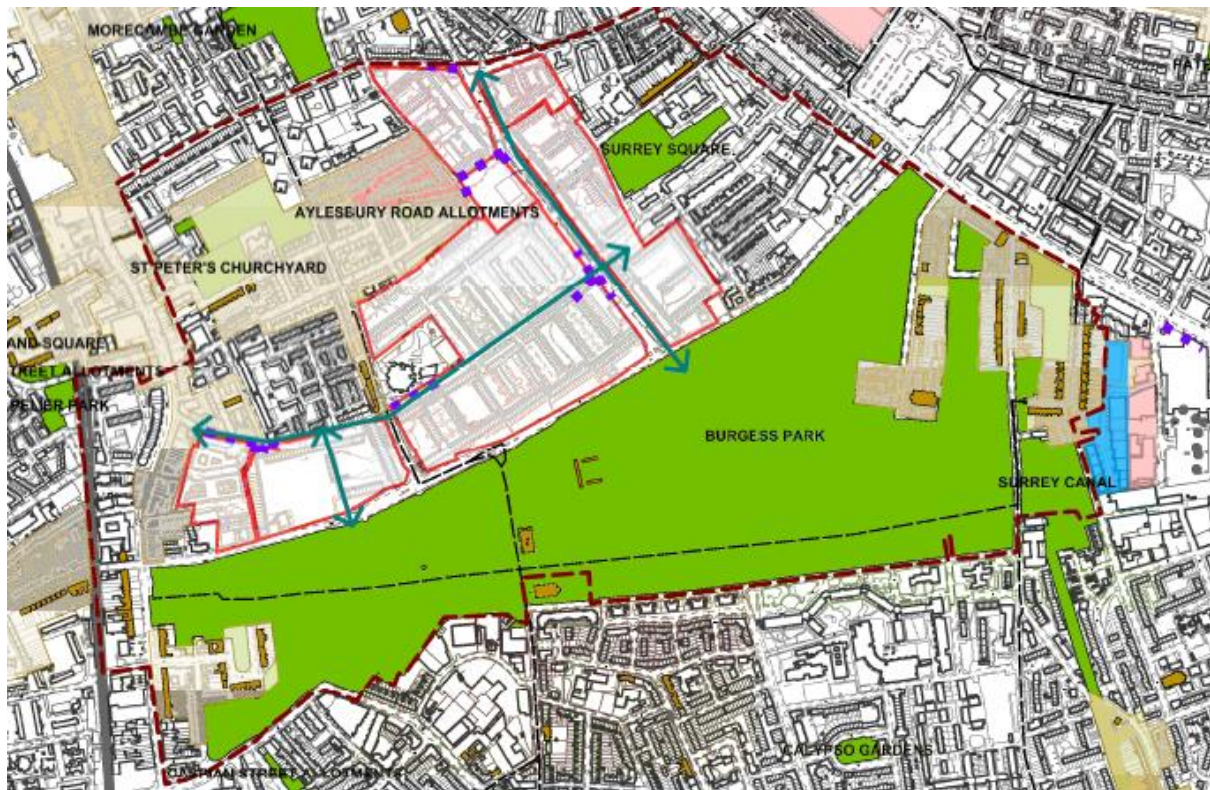
7. An amendment to the parking requirements in Aylesbury Action Area to: *0.25 maximum spaces per home for the entire site redevelopment from the 2 March 2021. Some sites may provide up to 0.4 maximum spaces per home where this is demonstrated to be required to enable rehousing of existing residents.*
8. The Aylesbury Area Action Plan BH4 sets out higher requirements for the larger family housing than P2 in the New Southwark Plan and higher space standards for social and intermediate housing than the New Southwark Plan policy P14 design standards.
9. Policy 2 (new family homes) of the New Southwark Plan should be updated to reflect the different standards in the Aylesbury Area Action Plan. These are as follows:

BH4 AAP	NSP policy P2
3% studio max	5% studio max
70% 2 or more beds	60% 2 or more beds
20% 3 beds	20% 3 beds
7 % 4 beds	Does not include as additional

10. Policy P14 (residential design) of the New Southwark Plan sets out space standards. The Aylesbury Area Action Plan space standards are linked to the site allocation, they are more generous than the space standards in the Policy P14 for some of the social rented and intermediate properties. These space standards should be inserted into Policy P14 and reference is made to these in the site allocation. These standards are set out in the table within the site allocation below.

NSP1A - Site Allocation

11. Proposed Site Allocation to be inserted into the New Southwark Plan (this will be designed up as per the other site allocations):
12. NSP1A: Aylesbury Area Action Core is shown as the red line, we would also put on the map the A1 to A4 phases which are identified on the vision map.



Site area: 240,000sqm

Existing uses: Residential
Schools
Offices
Community uses
Retail

Indicative residential capacity: 4,200 (gross)

Site: Redevelopment of the site must:

- Increase the provision of new homes;
- At East Street provide employment space and retail to complement existing shops on East Street will be provided at the junction of Thurlow Street and East Street.

Planning applications 14/AP/3843, 14/AP/3844, 15/AP/4387 and 16/AP/2800 are relevant to this site.

Delivery so far: 400 new homes have been built and a further 351 homes are now under construction on two sites. 229 of these will be council homes and should be ready by the end of 2021. A further 352 new council homes which will be ready in 2024.

- A Southwark Resource Centre and the new Michael Faraday School are complete.
- A community space, extra care homes and homes for people with learning difficulties, Library, Early Years and Health Centre are under construction.

Design and accessibility guidance:

The site is undergoing significant regeneration to provide mixed use development, centred around the re-provision 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 nearby conservation areas. A high quality pedestrian environment and improved landscaping with tree-lined streets should be delivered with a new local hub. 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. 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.

The site location:

Approach to tall buildings	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; 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. The design of these taller buildings needs careful consideration. They should be elegant and slender. Proposals should demonstrate that harmful effects on residents, pedestrians and cyclists, such as overshadowing and wind funnelling, will be minimised.
Impact on listed buildings or undesignated heritage assets	The site lies in the setting of Grade II listed 1, 1a and 3-11 Portland Street (and attached railings).
Impacts on Conservation Area	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
Impacts a distinctive Borough View or London View	No

Management Framework View (LVMF)	
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Part of the allocation – Elephant and Castle Major Town Centre
Is in an Opportunity Area	Part of the allocation – Elephant and Castle Opportunity Area and part of allocation Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Burgess Park (Metropolitan Open Land), Surrey Square (Borough Open Land).

13. Space standards

Space standards to be inserted into Policy P14 as Table 6a for just the Aylesbury Action Area Core intermediate and social rented housing. These ensure that where there are higher standards for the area that they are carried forward:

Number of bedrooms flats	Number of bed spaces (persons)	Intermediate	Social rented
		Net internal square area sqm	Net internal square area sqm
1b	2p	50	52.3
2b	3p	63	66
2b	4p	77.2	80.9
3b	5p	86.6	90.8
4b	6p	99	99
5b	7p	112	115.5
maisonettes			
2b	4p	79.3	83.1
3b	5p	89.8	94.1
4b	6p	100.8	105.6
5b	7p	117.1	122.7
house			

2b	4p	83	86.9
3b	5p	94	98.5
4b	6p	101.9	106.7
5b	7p	120.2	126