

Development Management Policies

Development management policies set out further detail which is required to deliver the strategic policies. They are used to assess planning applications.

Homes for all

P1 Social rented and intermediate housing

Percentage

1. 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%, as set out in Table 1, subject to viability. Except in the Aylesbury Action Area Core, 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.
2. Development that creates 9 homes or fewer (inclusive) must provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and intermediate homes with a minimum of 35% subject to viability as set out in Table 1.

Viability

3. Viability appraisals and reviews are required for all developments. These must be published for public scrutiny.
4. In exceptional circumstances development can follow the fast track route.

Either:

1. Where development provides 40% social rented and intermediate 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 appraisal will be necessary if amendments are proposed to lower the affordable housing provision to less than 40% following the grant of planning permission; or
 2. In Aylesbury Area Action 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 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.
5. Where development cannot provide social rented and intermediate housing on site, any off site social rented and intermediate housing requirement will be measured as the total housing provision from the main development site plus any linked sites. This should provide no financial benefit to the applicant.

6. Where social and intermediate 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 contributions will be based on the cost of meeting an on site social and intermediate housing requirement and should provide no financial benefit to the applicant.
7. The subdivision of sites or phasing of development which has the effect of circumventing social and intermediate housing policy requirements will not be permitted.
8. Housing requirements will be calculated in habitable rooms.
9. Use of the 'Vacant Building Credit' will not be accepted.

Table 1 : Social rented and intermediate housing requirement

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

*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.

Table 2: Aylesbury social rented and intermediate housing requirement

	Market housing	Social rented and intermediate housing requirement (75% social rented, 25% intermediate housing)
Area Action Core	50%	50%
Proposal Site AAAP1 (Phase 1)	41%	59%
Proposal Sites AAAP2 and AAAP3 (Phases 2 and 3)	50%	50%
Proposal Site AAAP4 (Phase 4)	58%	42%

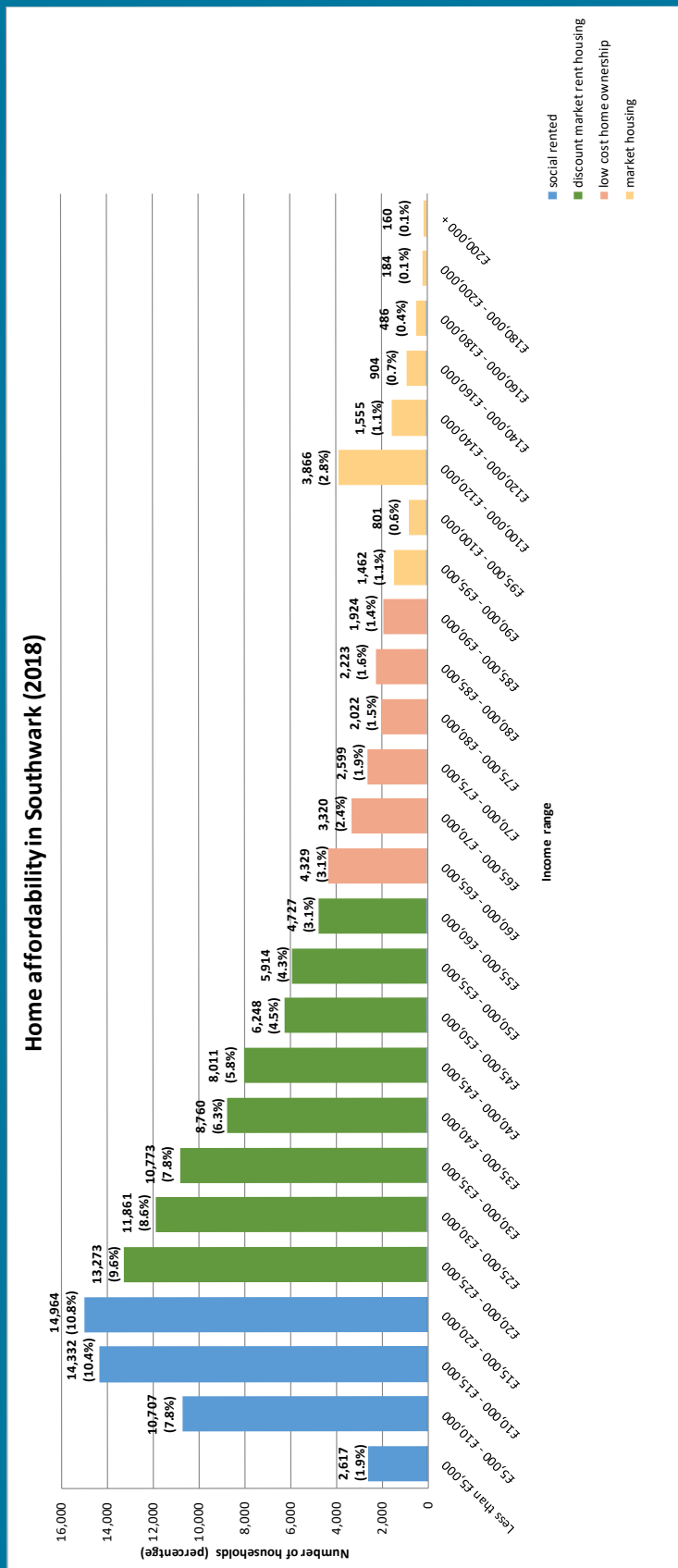
Reasons

1. There is a shortage of social rented and intermediate homes in Southwark and this is our priority in the delivery of new homes. Providing new affordable homes suitable for a range of affordable housing needs is our main priority. This includes social rent and intermediate tenure homes. We do not use the term affordable to describe any specific type or tenure of new housing. We use the descriptive terms of social rented and intermediate housing.

2. 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.
3. 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.
4. 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).
5. Intermediate housing includes a range of products that can meet the needs of middle income households who cannot afford suitable housing at market prices but who can afford to pay more for their housing than households in social rented housing. The Mayor 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.
6. Households with incomes of between £60,000 and £90,000 have needs that can be met through Shared Ownership homes. 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).
7. As identified in the SHMA approximately 78% of our total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and can strain family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. Social rented housing is vital to social regeneration as it allows residents who cannot afford market housing to remain close to their families, friends and employment. For this reason we require a minimum 25% of homes to be provided as social rented housing on all major developments.
8. 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.

9. 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.
10. 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.
11. 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 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.
12. 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.

Figure 2: Distribution of Household Incomes in Southwark:



Source: Data from CACI Paycheck for Southwark 2018

Fact Box: Social rented and intermediate housing products

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.

The housing tenures accepted by Southwark are set out below:

Social housing

- Social rent housing - Homes where rents must not exceed the rent levels determined by the formula set out in the HCA Rent Standard Guidance.

Intermediate housing

- Intermediate housing includes 'low cost home ownership' products and 'Discount Market Rent' products.

Low cost home ownership products accepted are:

- Shared ownership – homes that are part-owned and part-rented. Buyers must purchase an initial share of at least 25% and have the opportunity to 'staircase' to full ownership. This means they can buy more shares over time until they own the property outright. Rent on the part-rented share is subject to caps below the market level. The council sets its own income eligibility thresholds for shared ownership for an initial three month period. In the event no suitable purchaser is found within three months eligibility is widened to households with an income no greater than £90 000 (as updated annually by the Mayor of London).
- Shared equity - homes that are part-owned but where no rent is charged on the un-owned share.
- Community Land Trusts - homes for sale where values are capped by a fixed multiple of household income for eligible residents and allocated to eligible residents. Community Land Trust homes remain affordable in perpetuity.
- Discount market sale - homes for sale discounted by at least 20% of full market value. 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.
- Starter Homes - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households but do not remain affordable in perpetuity.

Discount Market Rent products accepted are:

- Schemes that have a discounted market rent equivalent to London Living Rent.
- London Living Rent - homes with sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. London Living Rent is a rent-to-buy product where tenants have the right to purchase their home after a fixed period. Eligibility is restricted to households with an income no greater than £60,000 and who save towards a housing deposit.

Social housing and intermediate housing

London Affordable Rent, Affordable Rent and Discount Market Rent are not considered to be affordable and therefore do not fall under social rented or intermediate housing products we accept, unless stated otherwise above.

National policy expects major developments proposing housing to provide at least 10% of homes as affordable home ownership. Policy P1 complies with this requirement as the intermediate requirement is 10% which can be intermediate home ownership or intermediate rent.

Fact Box: Habitable rooms

A habitable room is defined as a room with a window within a dwelling that is intended to be used for sleeping, living, cooking or dining, regardless of what it is actually used for. This excludes enclosed spaces such as bath or toilet facilities, corridors, landings, hallways, lobbies, utility rooms, and kitchens with an overall floor area of less than 11sqm. Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace.

For social rented and intermediate housing calculation purposes habitable rooms under 28 sqm will be counted as 1 habitable room. Habitable rooms exceeding 28 sqm will be counted as set out in the table below:

Area (sqm)	Habitable Rooms
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
112.1-126	8
126.1-140	9
140.1-154	10

P2 New family homes

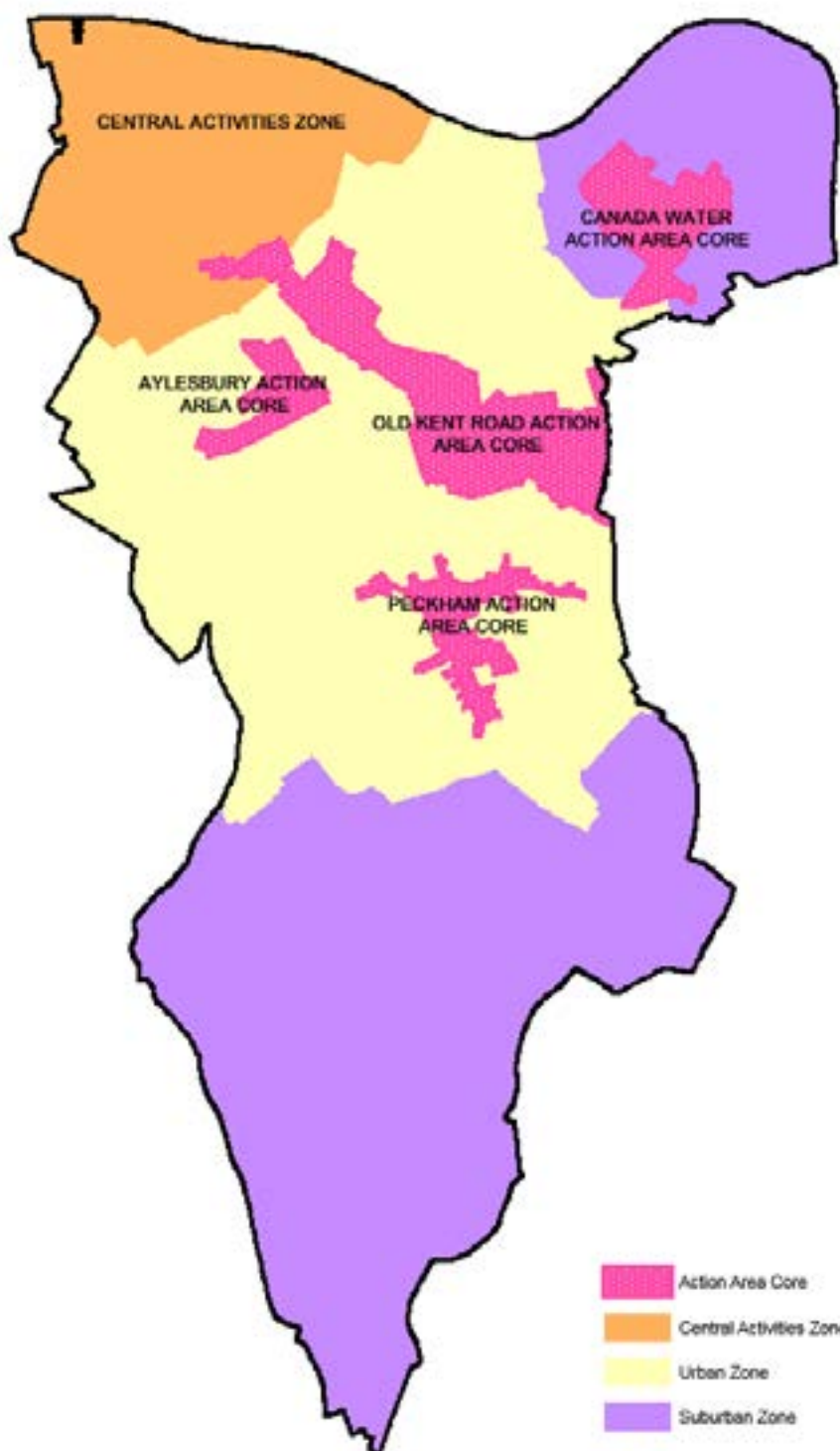
1. Major residential developments, including conversions, must provide:
 1. A minimum of 60% of homes with two or more bedrooms; and 70% in Aylesbury Action Area Core with two or more bedrooms; and
 2. A minimum of 20% of family homes with three or more bedrooms in the Central Activities Zone and Action Area Cores (see Figure 3); or
 3. A minimum of 25% of homes with three or more bedrooms in the urban zone (see Figure 3); or
 4. A minimum of 30% of homes with three or more bedrooms in the suburban zone (see Figure 3); and
 5. A minimum of 7% of homes with four beds in the Aylesbury Action Area Core; and
 6. A minimum of 3% of homes with five beds in the Aylesbury Action Area Core; and
 7. A maximum of 5% studios and 3% studios in the Aylesbury Action Area Core, which can only be for private housing; and
 8. Two bedroom homes as a mix of two bedroom 3 person and two bedroom 4 person homes.
2. Family homes in apartment blocks should have direct access to outdoor amenity space and allow oversight of children outside.

Reasons

1. The SHMA shows that 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.
2. 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.
3. We require a minimum proportion of new homes to provide two beds or more because studios and one bed homes are unsuitable for families. Studio apartments do not adequately meet the housing needs of most households.
4. Two bed homes can meet the needs of smaller families; however, to meet the needs of larger families we require the provision of some family homes with three or more bedrooms. The proportion of family homes required in urban and suburban settings is greater because these parts of the borough provide greater opportunities to build family homes as they are better able to accommodate adequate amenity space.
5. Requiring a mix of two bedroom 3 person and two bedroom 4 person homes will provide flexibility and ensure a range of dwelling sizes are provided to meet the needs of different family sizes.

6. 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.
7. Building more family housing will help to address overcrowding and provide opportunities for families to live in all of our neighbourhoods, benefitting their health and wellbeing, and increasing opportunities for foster care.

Figure 3: Family Housing Areas



P3 Protection of existing homes

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

Reasons

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

P4 Private rented homes

1. New self-contained, private rented homes in developments providing less than 100 homes must comply with policy P1.
2. New self-contained, private rented homes in developments providing 100 homes or more must:
 1. Provide security and professional management for the homes; and
 2. Provide a mix of housing sizes, reflecting local need for rented property; and
 3. Provide the same design standards required for build-for-sale homes; and
 4. Provide tenancies for private renters for a minimum of three years with a six month break clause in the tenant's favour and structured and limited in-tenancy rent increases agreed in advance; and
 5. Meet Southwark's Private Rent Standard; and
 6. Be secured for the rental market for a minimum 30 year term. Where any private rented homes are sold from the private rented sector within 30 years this will trigger a clawback mechanism resulting in a penalty charge towards affordable housing; and
 7. Provide maximum amount, with a minimum of 35% affordable homes in accordance with policy P1 or Table 3, subject to viability. Where the provision of private rented homes generates a higher development value than if the homes were built for sale, the minimum affordable housing requirement will increase to the point where there is no financial benefit to providing private rented homes over build for sale homes; and
 8. Be subject to a viability review to increase the number of and/or the affordability of affordable homes where an improvement in scheme viability is demonstrated between the grant of planning permission and the time of the review.

- Discount Market Rent homes at social rent equivalent must be allocated to households on Southwark’s social housing waiting list. All other Discount Market Rent homes must be allocated in accordance with Southwark’s Intermediate Rent Housing Policy.

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

Market housing	Affordable housing	
Up to 65%	A minimum of 35%	
	Social rent equivalent	Affordable rent capped at London Living Rent equivalent
	A minimum of 15%*	A minimum of 20%*

* 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.

Reasons

- We recognise that the private rented sector meets the housing needs of residents who cannot afford to, or do not want to buy private homes in Southwark. The private rented sector grew by 17% nationally between 2011 and 2017 (according to the English Housing Survey (EHS)). The provision of homes in the private rented sector in Southwark is between 32,300 (extrapolating an increase from the 2001 to 2011 Census) and 37,400 homes (EHS).
- Private renting households often live in some of the worst quality, poorly managed accommodation. Furthermore, the majority of private renting households have very limited security of tenure which is particularly damaging for households with children and some renters face arbitrary evictions and unjustified rent increases. The private rented sector has the potential to increase Southwark’s housing supply because developers have fewer concerns about the rate at which the market can absorb new homes.
- The private rented sector also benefits the local and regional economy as it enables greater household mobility. We want to encourage a private rented sector which provides high quality, professionally managed accommodation and a greater level of security for tenants to that which is offered by much of

the current private rented sector. We will support institutional investment in the sector where benefits are secured for residents through agreement. Southwark's Private Rent Standard is a code of good practice for private landlords. The policy applies to larger- scale development (schemes providing 100 homes or more) because larger schemes are best placed to provide a high quality rental offer to tenants renting privately and tenants in Discount Market Rent homes.

P5 Student homes

Development of purpose-built student housing must:

1. Provide 5% of student rooms as easily adaptable for occupation by wheelchair users; and
2. When providing direct lets at market rent, provide the maximum amount, with a minimum of 35% as conventional affordable housing by habitable room subject to viability, 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 as defined by the Mayor of London; or
3. When providing all of the student rooms for nominated further and higher education institutions, provide the maximum amount of affordable student rooms with a minimum of 35% subject to viability. The affordable student rent should be set as defined by the Mayor of London.

Reasons

1. There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family homes. Whilst London as a whole has a recognised need for more student bed spaces, we have one of the largest provisions of student homes in London.
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 providing direct lets 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.
3. Where nomination schemes or schemes developed directly 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.
4. Affordable rents will be set using the Mayor of London's guidance.

P6 Purpose built shared living

Development of purpose-built shared living must:

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.
2. All purpose-built shared living schemes will require a viability appraisal to be submitted.

Reasons

1. 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.
2. 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.

P7 Housing for older people

1. Development of new specialist housing for older people must:

1. Provide conventional social rented and intermediate housing in accordance with 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 social rented and intermediate housing; and
 2. Provide excellent accessibility and amenity for residents and adequate communal areas and space for on site services and facilities; and
 3. Be located in areas suitable for older people which have good access to local goods and services and be located in, or close to town centres.
2. A loss of specialist housing for older people will only be permitted where alternative accommodation is provided elsewhere, subject to need. The acceptability of replacement provision will be based on the number of bed-spaces, suitability of location and affordability of accommodation.

Reasons

1. We will meet the needs of older residents who develop physical or sensory impairments, such as dementia, through helping them to stay in their own homes through adaptations to their existing homes. This is the most popular housing option for Southwark's older people. However, there will always be a need for specialist types of older people's housing, including extra-care housing and nursing home provision, to meet the needs of older people who are unable to remain in their own homes. Other forms of specialist older people housing options include sheltered housing, consisting of self-contained individual apartments, almshouses and co-housing schemes.
2. We will work with registered providers and other relevant partners to support the provision of different types of specialist housing for older people, including affordable specialist housing for older people, where there is a clearly identified local need. This will ensure that there is a wider choice of housing options for Southwark's older residents.

P8 Wheelchair accessible and adaptable housing

1. New build major residential development must:
 1. Meet Building Regulation M4(3) standard (Wheelchair User Dwellings) in at least 10% of homes (as measured in habitable rooms) and
 2. The remaining dwellings must meet Building Regulation M4(2) (accessible and adaptable dwellings) and;
 3. Where those homes are affordable wheelchair user homes, 10% of social rented homes must be wheelchair accessible and meet Building Regulation M4(3)(2)(b) standard (Wheelchair accessible dwellings).
2. New build residential development must:
 1. Provide a mix of dwelling sizes and tenures that meet the above standards, including family homes. Two bedroom three person affordable wheelchair homes will not be acceptable; and
 2. Provide wheelchair accessible homes that meet the minimum space standards set out in Table 4; and
 3. Provide affordable wheelchair homes that meet the design and access standards set out in Table 5; and
 4. Provide access to a second lift where wheelchair accessible or wheelchair adaptable units are above the ground floor; and
 5. Provide affordable wheelchair homes which, where unoccupied, must be let as local authority temporary accommodation until a suitable permanent household is identified; and
 6. Provide alternative specialist housing to meet specific needs in place of an affordable wheelchair

- user home where the council has identified a specialist housing need; and
- Where wheelchair accessible homes cannot be provided on site, a financial contribution will be required towards the provision of new affordable wheelchair homes or the adaptation of existing affordable homes to wheelchair user standard. The financial contribution will be the equivalent to the cost of fitting out a new home or existing homes to a wheelchair user standard.

Table 4: Accessible wheelchair user housing minimum space standards

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

Table 5: Wheelchair homes design and access standards

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

Reasons

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. 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. The council will use planning conditions to secure wheelchair user dwellings that comply with Part M4(3)(2)(a) requirements for "wheelchair adaptable" dwellings.
2. The council recognises that a range of different types of specialist housing is required to meet the needs of people with disabilities; this includes, but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. Accordingly, developers should work with the council, registered providers or other relevant partners to identify and provide for a range of specialist housing needs where appropriate.
3. To ensure the provision of the highest quality and safest wheelchair user homes we have set out minimum space standards which all affordable wheelchair user homes will need to meet.

Fact Box:

Wheelchair accessible: dwellings that are constructed to be suitable for immediate occupation by a wheelchair user and where the Building Regulation standard M4(3)(2)(b) applies.

Wheelchair adaptable: dwellings that are constructed with the potential to be adapted for occupation by a wheelchair user and where the Building Regulation standard M4(3)(2)(a) applies

M4(2): Part M4 Category 2 'accessible and adaptable dwellings'; requires dwellings to make reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

M4(3): Part M4 Category 3 'wheelchair user dwellings'; requires dwellings to make reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of occupants.

P9 Houses in multiple occupation

New houses in multiple occupation (HMOs) must:

1. Not contribute to an overconcentration within the local area. 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:
 1. Increased noise;
 2. Impacts on visual amenity as a result of properties not being maintained;
 3. Anti-social behaviour;
 4. Pressures on parking provision and cycle storage;
 5. Pressures on local community facilities; or
 6. Stress on waste management facilities
2. Meet the council's Standards for HMOs; and
3. Provide adequate indoor communal space, outdoor communal amenity space, refuse and recycling storage and one cycle parking space per occupant; and
4. Provide affordable housing contributions in accordance with policy P1.

Reasons

1. Houses in multiple occupation meet the housing needs of some households and can reduce pressure on conventional housing stock. HMOs typically provide housing for people who cannot afford to access, or do not wish to access, self-contained accommodation. Whilst HMOs are generally not considered suitable for families, the number of families occupying such accommodation has risen in response to the acute shortage of affordable self-contained homes.
2. We require HMOs to provide good standards of accommodation such as the council's HMO Standards because they can often be of poor quality. The minimum standards relate to fire protection, room sizes and amenity provision which are important to ensure they offer accommodation that provides the minimum facilities that people need. They also refer to repair and management regulations.
3. Too many HMOs can lead to a quick turnover of residents and amenity problems due to the often temporary nature of accommodation offered. Change of use from a conventional house to an HMO is permitted development where the dwelling house is for use by three to six residents. However, larger HMOs require planning permission. Where there is already a high concentration of HMOs of any type in one particular area, we may consider the use of Article 4 Directions to remove permitted development rights for the smaller types of HMOs enabling us to manage numbers.

P10 Supported housing and hostels

1. Change of use from supported housing and hostels to other uses will not be permitted where the existing use meets an identified local housing need.
2. New supported housing and hostels providing accommodation and support for vulnerable people must:
 1. Not contribute to an overconcentration within the local area. 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:
 1. Increased noise;
 2. Impacts on visual amenity;
 3. Anti-social behaviour
 4. Pressures on parking provision and cycle storage
 5. Pressures on local community facilities; or
 6. Stress on waste management facilities
 2. Provide adequate indoor communal space, outdoor communal amenity space, refuse and recycling storage and one cycle parking space per occupant; and
 3. Provide a staffing and management plan showing how the property will be managed and the amenity of occupants and neighbours will be protected.

Reasons

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

P11 Self and custom build

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

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

Reasons

1. To understand demand we will maintain a register of people or groups who wish to commission or build their own homes. These people or groups must provide evidence of a local connection and adequate financial resources to purchase a self-build plot. This will ensure that the requirement generated by the register reflects local demand and is deliverable.
2. As the supply of urban land is under significant pressure for a wide range of land uses in Southwark, the demand for self and custom build housing must be met in a way that makes efficient use of land. Self and custom build homes must therefore achieve an appropriate density.

P12 Homes for Travellers and Gypsies

We will continue to protect our existing Traveller and Gypsy sites. We will work towards providing new sites in the future to meet the accommodation needs of Travellers and Gypsies. We will do this by:

1. Safeguarding the existing four Traveller and Gypsy sites in Southwark as shown on the Policies Map and;
2. Identifying new sites for additional accommodation to meet the needs of Travellers and Gypsies having regard to:
 1. The need for safe access to the road network; and
 2. The impact on the local environment and character; and
 3. The impact on amenity; and
 4. The availability of essential services, such as water, sewerage and drainage and waste disposal; and
 5. The proximity to shops, services and community facilities; and
 6. The need to avoid areas at high risk of flooding.

Reasons

1. We support the culture and traditions of Gypsies and Travellers in Southwark. 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. We will work to address the need for culturally appropriate accommodation wherever possible. This could be at a local, sub-regional or regional level. Where culturally appropriate accommodation is not possible, the need for accommodation will be addressed through the plan-making process.

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 to make sure they remain as homes for Gypsies and Travellers.
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.

Southwark Together

P13 Design of places

Development must:

1. Ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context; and
2. Better reveal local distinctiveness and architectural character; and conserve and enhance the significance of the local historic environment; and
3. Ensure the urban grain and site layout take account of and improve existing patterns of development and movement, permeability and street widths; and
4. Ensure buildings, public spaces, open spaces and routes are positioned according to their function, importance and use; and
5. Ensure a high quality public realm that encourages walking and cycling and is safe, legible, and attractive, and eases the movement of pedestrians, cyclists, pushchairs, wheelchairs and mobility scooters and vehicular traffic. Street clutter should be avoided; and
6. Provide landscaping which is appropriate to the context, including the provision and retention of street trees, and
7. Provide the use of green infrastructure through the principles of water sensitive urban design, including quiet green spaces, tree pit rain gardens in addition to green grid spaces for people and surface water runoff; and
8. Provide accessible and inclusive design for all ages and people with disabilities; and
9. Provide opportunities for formal and informal play; and
10. Provide adequate outdoor seating for residents and visitors.

Reasons

1. It is important to take the principles of urban design into consideration when designing new development. This is to ensure that new development improves the environment so that people want to spend time in the place. The principles extend to the internal design and the spaces between buildings, as well as appearance of the buildings. Developments must be designed for diverse communities in Southwark and to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.
2. Southwark's built environment reflects different periods of design and development and portrays a variety of local character. Some local character is unique with a distinct identity, while other areas have local character that is poorer or less defined. Further detail on local character can be found in our area visions, characterisation studies and conservation area appraisals. Research in the Old Kent Road area has shown that the character or 'feel' of neighbourhoods influences community cohesion and social interaction.

3. The public realm is the network of spaces, streets and paths between buildings. Good public realm design is essential to help people move around the borough as it improves the streetscape, and creates a sense of place with vibrant, pleasant environments that people will take pride in and enjoy. Provision of urban greening and green infrastructure can deliver multiple health, wellbeing and environmental benefits within buildings and the public realm, such as helping to reduce the urban heat island effect, where urban areas become significantly hotter than rural areas in summer, and the impact of surface water flooding, both of which will be exacerbated by climate change. It can also provide opportunities for recreation and food growing. Visible greenery or water and awareness of nature improve mental health. The enhancement of areas through urban greening can also help deliver economic growth and create healthier places by reducing air pollution and encouraging physical activity.
4. Good design of places and the public realm are important to promote active travel and encourage of these spaces for movement, which contributes to mitigating climate change by reducing carbon emissions.

P14 Design quality

Development must provide:

1. High standards of design including building fabric, function and composition; and
2. Innovative design solutions that are specific to the site's historic context, topography and constraints; and
3. Adequate daylight, sunlight, outlook, and a comfortable microclimate including good acoustic design for new and existing residents; and
4. A positive response to the context using durable, quality materials; and
5. Buildings and spaces which are constructed and designed sustainably to adapt to the impacts of climate change; and
6. Buildings and spaces that utilise active design principles that are fitting to the location, context, scale and type of development; and
7. Active frontages and entrances that promote activity and successfully engage with the public realm in appropriate locations; and
8. Adequate servicing within the footprint of the building and site for each land use; and
9. Accessible and inclusive design for all; and
10. A positive pedestrian experience; and
11. Basements that do not have adverse archaeological, amenity or environmental impacts.

Reasons

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

2. In addition to healthcare services, such as GPs and clinics, other environmental and social conditions are known to influence people's health. Encouraging physical activity can help protect residents from diseases and mental health issues. The internal layout of buildings can be designed to encourage activity, for example, by making stairwells more attractive, visible and convenient to use. Locating benches, public toilets and water fountains along walking routes encourages people to use them. Active design can also help reduce energy consumption in buildings.
3. Sustainable design must reduce energy consumption and carbon dioxide emissions, minimise the consumption of natural resources, reduce flood risk and pollution, ensure the avoidance of internal overheating, minimise the urban heat island effect, ensure the adaptive reuse of existing buildings, and avoid creation of adverse local climatic conditions (e.g. wind shear). This is crucial to adapt and mitigate against climate change.

P15 Residential Design

1. Development must achieve an exemplary standard of residential design.
2. All new build and conversions to residential development must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation as follows:
 1. Provide a high standard of quality of accommodation for living conditions; and
 2. Be tenure blind; and
 3. Provide no material differences in appearance between affordable and market homes in apartment blocks; and
 4. Provide the opportunity for residents of all tenures to access on site facilities; and
 5. Avoid having more than eight dwellings accessed from a single core per floor; and
 6. Provide acceptable levels of natural daylight by providing a window in every habitable room, except in loft space where a roof light may be acceptable; and
 7. Achieve a floor to ceiling height of at least 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling to maximise natural ventilation and natural daylight in the dwelling; and
 8. Be predominantly dual aspect and allow for natural cross ventilation; and
 9. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings it must be demonstrated how overheating and ventilation will be mitigated. Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north facing or where the façade is exposed to high noise levels; and
 10. Meet the minimum national space standards set out in Table 6, or where relevant the Aylesbury Action Area Core space standards set out in Table 7, providing adequate internal space for the intended number of occupants, including the provision of additional built in storage as set out in Table 7; and
 11. Provide private amenity space, communal amenity space and facilities for all residents, and child play space on site using the GLA calculator. Child play space should be on ground or low level podiums with multiple egress points; and

12. Provide equal access to outdoor space for all residents regardless of tenure; and
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; and
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) and should be additional to external communal amenity space; and
15. In circumstances where private and communal amenity space and facilities or child play space cannot be provided on site, this should be provided as private amenity space with the remaining amount added to the communal space requirement; and, we will seek a financial contribution towards providing new or improving existing public open space or play space provision in the vicinity of the site; and
16. Maximise the use of sustainable technologies and materials; and
17. Complete a Whole Life-cycle Carbon Assessment for Major Referrable schemes for existing buildings and identify where materials can be recycled and reused.

Reasons

1. Our aim is to ensure that all new homes are of an excellent standard of accommodation that will contribute to creating healthy and safe places where people of all ages want to live and can thrive. This is especially important for higher density schemes.
2. We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for communities that neighbours and visitors should not be able to tell the tenure of a home by its appearance. It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and get together.
3. Old Kent Road is an area of deficiency in public open space. The requirement for 5sqm of new public open space per home will help ensure that new space is provided to help meet the needs of the growing population and provide a benefit for existing communities.

Fact Box:

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.

Communal amenity space - Flatted development must provide 50sqm of communal amenity space per residential block.

Private amenity space - New houses must provide a minimum of 50 sqm private garden space. The garden should be at least 10m in length.

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.

Balcony space – an outside area must be a minimum of 5sqm and 1.5m deep to count towards private amenity space.

Table 6: Minimum internal space standards (residential)

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

Table 7: Aylesbury Action Area Core space standards

Number of bedrooms	Number of bed spaces (persons)	Intermediate Net internal area sqm (square metres)	Social Rented Net internal area sqm (square metres)
Flats			
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
Houses			
2b	4p	83	86.9
3b	5p	94	98.5
4b	6p	101.9	106.7
5b	7p	120.2	126

P16 Designing out crime

Development must be designed with:

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

Reasons

1. Some neighbourhoods in Southwark have provided opportunities for higher levels of crime and a lack of ownership due to poor design. Southwark has significantly improved perception of crime in the built environment through some of the earlier phases of our estate regeneration programmes by applying “Secured by Design” principles. Small changes such as creating well lit, overlooked spaces can significantly reduce opportunities to commit crime as well as fear of crime. Creating and maintaining a safe environment is extremely important as people who live in, work in, or visit the borough, have a right to expect that they can move about without unreasonable concern for their safety and can feel safe in their homes.
2. It is also important to address the community’s ‘fear of crime’, whether this is a real or perceived threat, because this also influences people’s behaviour patterns and how they interact in public spaces. Encouraging physical activity to improve health and wellbeing and improving perceptions of safety will go hand-in-hand. Improving community safety involves designing the urban environment to enable people to feel proud of and use their local space.

P17 Tall buildings

1. The areas where we expect tall buildings are shown on the adopted Policies Map and 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 appropriate have been identified in the site allocations. Some of these site allocations have identified possible locations for tall buildings in Peckham and Camberwell town centres taking account of conservation areas and other heritage assets.

2. Tall buildings must:

1. Be located at a point of landmark significance; and
2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
5. Respond positively to local character and townscape; and
6. Provide a functional public space that is appropriate to the height and size of the proposed building; and
7. Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.

3. The design of tall buildings will be required to:

1. Be of exemplary architectural design and residential quality; and
2. Conserve and enhance the significance of designated heritage assets and make a positive contributions 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
3. Avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing, and solar glare; and
4. Maximise energy efficiency and prioritise the use of sustainable materials; and
5. Have a positive relationship with the public realm, provide opportunities for new street trees, and design lower floors to successfully relate to and create a positive pedestrian experience; and provide widened footways and routes to accommodate increased footfall.

Reasons

1. Tall buildings, if thoughtfully designed to an exemplary architectural standard and located in the right place, can be an important component in contributing to Southwark's physical regeneration, raising population density, creating new open space, avoiding urban sprawl and increasing the activities and life opportunities on offer for nearby residents. However, poorly designed or located 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, and is required for all tall building applications.
2. 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.
3. Southwark's tall building policy is underpinned by its urban characteristics and is a refinement of adopted policy and our strategic approach. This has 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.
4. In accordance with the London Plan we have identified and mapped the locations where tall buildings would be an appropriate form of development in principle. This process is based on a re-appraisal of the visual, environmental, and cumulative impacts of tall buildings in Southwark, their potential to contribute to new homes, economic growth, and regeneration, and their level of public transport accessibility.
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.
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.
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.

8. 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.
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.
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.
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.
12. 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.
13. 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.

Fact Box:

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.

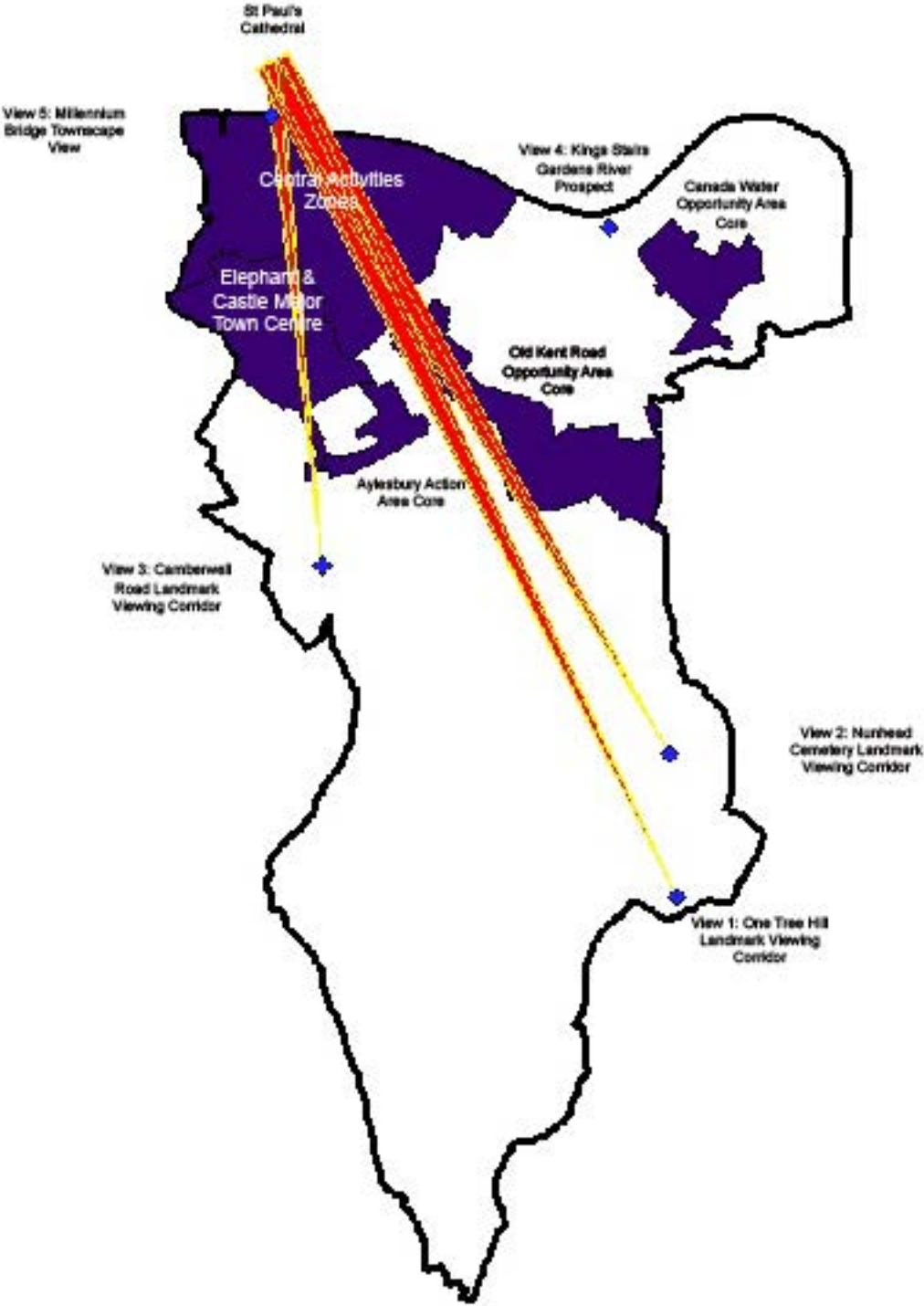
Taller Buildings: Taller buildings are generally higher than their surroundings context but are not significantly taller to qualify as tall buildings.

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.



View of the Shard

Figure 4: Tall buildings map



P18 Efficient use of land

1. Development will be permitted that:
 1. Optimises land use; and
 2. Does not unreasonably compromise development potential or legitimate activities on neighbouring sites; and
 3. Provides adequate servicing facilities, circulation spaces and access to, from and through the site.
2. Development should be permitted for appropriate temporary 'meanwhile uses' where they deliver community benefits, do not harm amenity and do not compromise the future redevelopment of the site.

Reasons

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

P19 Listed buildings and structures

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

Reasons

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



Grade II Listed Canal Grove Cottages, Old Kent Road



Grade I Listed Building Southwark Cathedral, Borough

P20 Conservation areas

1. Development relating to conservation areas will only be granted where it preserves or enhances the character or appearance of conservation areas and their settings, taking into account their significance, views into and out of the conservation area and its positive characteristics identified in Conservation Area Appraisals and Conservation Area Management Plans.
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.
3. Any harm to the significance of the conservation area or its setting that results from a proposed development must be robustly justified.
4. Development relating to conservation areas will only be granted where it preserves or enhances the character or appearance of conservation areas and their settings, taking into account their significance, views into and out of the conservation area and its positive characteristics identified in Conservation Area Appraisals and Conservation Area Management Plans.

Reasons

We recognise the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. These areas help define local character, 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.

P21 Conservation of the historic environment and natural heritage

Development must:

1. Conserve and enhance the significance of the following designated and non-designated heritage assets and their settings:
 1. Scheduled monuments; and
 2. Sites of archaeological interest; and
 3. Protected London squares; and
 4. Registered parks and gardens; and

5. Trees within the curtilage of a listed building; and
 6. Trees that contribute to the historic character or appearance of conservation areas; and
 7. Trees that are subject to a Tree Preservation Order (TPO); and
 8. Ancient hedgerows; and
 9. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and
 10. Unlisted buildings of townscape merit; and
 11. Undesignated heritage assets including Second World War Stretcher Fences; and
 12. Foreshore and river structures.
2. Enable the viable use of the heritage asset that is consistent with its on-going and long term conservation; and
 3. Provide robust justification for any harm to the significance of the heritage asset that results from the development.

Reasons

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

P22 Borough views

Development should:

1. Preserve and where possible enhance the borough views of significant landmarks and townscape; and
2. Ensure the viewing locations for each view are accessible and well managed; and
3. Enhance the composition of the panorama across the borough and central London as a whole.

View 1: The London panorama of St Paul's Cathedral from One Tree Hill

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

View 2: The linear view of St Paul's Cathedral from Nunhead Cemetery

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

View 3: The linear view of St Paul's Cathedral along Camberwell Road

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

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

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

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

1. Ensure that the ability of the viewer to recognise and appreciate the strategic landmark of Tate Modern from the viewing location is maintained;
2. Annex 1 sets out the viewing locations and view geometry that relates to the borough views.

Reasons

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



View of St Paul's Cathedral from Nunhead Cemetery

Fact Box: Types of views

London Panorama

A panorama of central London across a substantial part of the borough. It also consists of a landmark viewing corridor with a focal point and a wider assessment area either side of the corridor.

The corridor will influence development by defining a maximum permitted development threshold beneath the viewing plane of the corridor.

A wider assessment area to either side of landmark viewing corridor will protect the sensitive edges of the corridor.

This type of view is the same as London Panorama in the Mayor of London's London View Management Framework (LVMF).

Linear View

A linear view of an urban object across a substantial part of the borough. It consists of a landmark viewing corridor with a focal point and a wider assessment area either side of the corridor.

The corridor will influence development by defining a maximum permitted development threshold beneath the viewing plane of the corridor.

A wider assessment area to either side of the landmark viewing corridor protects the sensitive edges of the corridor.

This type of view is the same as London Panorama in the LVMF.

River prospect

A more localised river prospect townscape view of a particular panorama that is 'sensitive' to new height within the view.

Townscape

A more localised urban townscape view of a particular panorama that is 'sensitive' to new height within the view.

More information about protected views and their role in planning and regeneration can be found in the LVMF.

P23 Archaeology

1. Development must conserve the archaeological resources commensurate to its significance; and
2. Development must preserve archaeological remains of national importance in situ and preserve archaeological remains of local importance in situ unless the public benefits of the development outweigh the loss of archaeological remains. Where archaeological remains cannot be preserved in situ the remains must be excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works. There may also be a requirement for a programme of public engagement, in order that the results of significant archaeological discoveries are disseminated. The scale of this public engagement will be based upon on the significance and interest of the findings, but may involve site visits for the public or other means of on and off site viewing; and
3. Development must consider the archaeological interest and significance of sites that lie outside of an APA. Sites outside APAs will be assessed against the historic environment record for Southwark. Requirements will be secured by condition where necessary.

Reasons

1. Southwark has immensely rich, varied and important archaeological sites. Archaeological research has revealed prehistoric sites, with early settlement and land management on the higher and drier islands and well-preserved waterlogged structures and deposits surviving in the channels and lower-lying inter-tidal areas. Romans settled on the banks of the Thames after AD 43 and set up the Roman provincial capital Londinium which spanned both sides of the river and included northern parts of Southwark. During this period major roads were built from Southwark to other Roman towns in the south of England.
2. Archaeological evidence for the Saxon period is more difficult to detect, but the northern borough developed rapidly in the medieval period and post-medieval period. The historic road system, villages, parishes and parks further south and east also contain important archaeological information about the developing rural community of Southwark. The historic village cores of Peckham, Camberwell, Rotherhithe, Walworth and Dulwich, have the potential for the survival of archaeological remains from many periods.
3. There are currently six Archaeological Priority Areas (APAs) in Southwark. An APA is a defined area where there is significant known archaeological interest or particular potential for new archaeological discoveries. The designation of these areas is based on evidence held in the Greater London Historic Environment Record (GLHER), maintained by Historic England. Southwark's APAs are:
 - APA1- North Southwark and Roman Roads
 - APA2 - Walworth Village

- APA3 - Camberwell Village
- APA4 - Peckham Village
- APA5 - Dulwich Village
- APA6 - Lordship Lane Burial Mound

4. Planning applications affecting sites within Archaeological Priority Areas (APAs) will be accompanied by an archaeological assessment and a report on the results of a field evaluation of the site, including an assessment of the impact of the proposed development on the archaeological resource. The assessment should identify and describe the significance of the archaeological interest of the site, including any contribution made by the archaeological setting of the site. Any harm or loss of archaeological resource resulting from development will require justification.

Fact Box: Archaeological Priority Area Tiers

An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. Archaeological Priority Areas are categorised into one of three tiers (Tiers 1-3). The introduction of a 'tiered' system distinguishes those areas which are most significant from others which although still of interest are not quite so sensitive. The tiers provide a sound evidence base and practical appraisal tool for strategic planning, helping to identify sensitivities of sites in relation to APAs.

There are six Archaeological Priority Areas (APAs) in Southwark, of which one is classified Tier 1, and five are Tier 2:

APA Tier	Schedule ID and Name	Former APA names
Tier 1	APA1- North Southwark and Roman Roads	Combines five former APAs into one large APA: <ul style="list-style-type: none"> • Borough, Bermondsey and Rivers • Bermondsey Lake • Kennington Road and Elephant and Castle • Old Kent Road • London to Lewes Road
Tier 2	APA2- Walworth Village	Walworth Village
Tier 2	APA3- Camberwell Village	Camberwell Green
Tier 2	APA4- Peckham Village	Peckham Village
Tier 2	APA5- Dulwich Village	Dulwich Village
Tier 2	APA6- Lordship Lane Burial Mound	Newly designated APA

Tier 3- Following Historic England's criteria, Southwark does not currently contain any Tier 3 designated priority areas.

Tier 4 (outside APA)- In accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' Tier 4 (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area, but may retain some potential of archaeological interest. Some Tier 4 sites have been identified in relevant site allocations.

Tier 1 – an area defined of very high archaeological sensitivity

This is an area known, or strongly suspected, to contain heritage assets of national importance (a Scheduled Ancient Monument or equivalent). The archaeology of Southwark is complex and the northern part of the Borough contains half of the Roman town of Londinium, therefore, in a similar fashion to the City of London, the northern and riverine zone of Southwark is defined as one large landscape scale Tier 1 APA, containing nine Scheduled Ancient Monuments (APA1).

Tier 2- designated and non-designated assets considered of less than national importance

This is a local area which the Greater London Historic Environment Record (GLHER) holds evidence indicating the presence or likely presence of heritage assets of archaeological interest. In Southwark Tier 2 APAs often cover our historic villages.

London is a polycentric city made up of historic villages. The medieval cores of the villages of Walworth, Camberwell, Peckham and Dulwich are protected as Tier 2 APAs (APA2 to APA5). APA6 Lordship Lane Burial Mound is based upon historic map evidence that indicates a possibly prehistoric round barrow (man-made mound) may survive in this location.

Tier 3- typically defined by geological, topographical or land use considerations in relation to known patterns of heritage asset distribution.

This is a landscape-scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Southwark does not currently have any designated Tier 3 APAs.

Tier 4- outside APA

Tier 4 is a label used by Historic England that applies to any locations that do not, on present evidence, fulfil the criteria to merit inclusion within an Archaeological Priority Area, but may retain some potential of archaeological interest. These would typically include large major developments such as those subject to Environmental Impact Assessment, and schemes involving demolition or substantial works to historic buildings, listed buildings or other designated heritage assets which have an archaeological interest (above and/or below ground). Outside Archaeological Priority Areas (that is in tier 4) most planning applications will not need an archaeological assessment but a few will.



The main excavation area at Harper Road, Borough where a Roman sarcophagus and Roman buildings flanking the realigned course of the Roman road of Stane Street were discovered

P24 World heritage sites

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

Reasons

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

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

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



Tower Bridge with the Tower of London on the north of the river

P25 River Thames

1. Development within the Thames Policy Area must:

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

Reasons

The strategic importance and unique character of the River Thames needs to be maintained and enhanced to enable the use and enjoyment of the Thames for all. The River Thames and its hinterland comprise the Thames Policy Area. The Thames Policy Area makes an important historical and environmental contribution to Southwark and London enabling significant recreation, tourism, nature conservation and open space provision. This is a busy tourist area which is environmentally sensitive and subject to intense development pressure. Access and maintenance to the river is important to achieve this, along with the repair of and raising of the river defence wall and expansion of the pathway to incorporate drainage and flood mitigation.

P26 Local list

1. Development must take into account locally listed buildings and structures that positively contribute to local character and amenity.
2. The criteria for a building to be locally listed are:
 1. Age and rarity; and
 2. Aesthetic value and landmark status; and
 3. Group value; and
 4. Historic, evidential, communal and social values; and
 5. Archaeological interest; and
 6. Designed landscaping.

Reasons

1. Locally important buildings and views do not benefit from a statutory designation even though some of them can make a positive contribution to local character and distinctiveness.
2. Further information on the Local List is set out in the Heritage SPD 2021.

Best start in life

P27 Education places

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

Reasons

1. We will ensure that each development that takes place in Southwark maximises the potential for education places. It is important that we take the opportunity for education facilities to provide facilities for sports, leisure, culture and for events so that we can maximise opportunities for active, healthy lifestyles.
2. Education facilities should be made available for use by all members of the community when they are not needed by the education establishment, for example, out of school hours. This will encourage community interaction and active, healthy lifestyles.

P28 Access to employment and training

1. Development incorporating:

1. 5,000sqm or more of gross new floorspace must provide training and jobs for local people in the construction stage; and
2. 2,500sqm or more of gross new non-residential floorspace must provide training and jobs for local people in the final development; and
3. 1,000sqm or more of gross new floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.

2. In exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training.

Reasons

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 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.

This approach overcomes barriers to employment as it promotes a targeted approach to improve employment participation within Southwark and an entrepreneurial approach to business, especially amongst young people.

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. We will look to repeat and improve on this success in our regeneration schemes in the coming years.

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.

A green and inclusive economy

P29 Strategic protected industrial land

1. On strategic protected industrial land (SPIL) as shown on the Policies Map:
 1. Only industrial uses (E(g)(ii), E(g)(iii), B2, B8, and sui generis industrial use classes) and uses ancillary to the industrial uses, will be permitted; and
 2. Development must retain, grow or intensify industrial uses including increasing the number of jobs.
 3. 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.
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 P63 are fulfilled.

Reasons

1. Southwark is an important location for industrial servicing to central London and accommodating a wide range of industrial businesses. 32 hectares of land is identified as SPIL in Southwark in a number of industrial estates along the railway arches in Bermondsey and South Bermondsey, the Southwark Integrated Waste Management Facility and electricity substations, the Admiral Hyson Industrial Estate and the Glengall Road Business Estate. A further 20 hectares of land is identified as Locally Significant Industrial Sites including Mandela Way, Ossory Road, Hatcham Road and Ilderton Road where industrial development will be provided alongside new homes.
2. Sites in SPIL present opportunities to grow and intensify industrial uses as well as accommodating specific types of industry that are unable to be accommodated within mixed use developments. There are opportunities in South Bermondsey to intensify SPIL by providing multi-stacked industrial uses and making more effective use of land. SPIL provides land suitable for general and light industrial uses, logistics, waste management and environmental industries, utilities, wholesale markets, transport functions and sui generis uses that are inappropriate in residential areas. Many SPIL locations also provide opportunities to activate and enliven railway arches providing new types of employment space to help generate jobs. For the SPIL which is host to the IWMF, if the criteria of policy P63 is met the council will plan and coordinate the site for mixed use development as part of the Old Kent Road Area Action Plan.
3. Much of the industrial land in the borough is located in the Old Kent Road Opportunity Area. Many of the Old Kent Road site allocations designated for mixed use development as well as the sites designated as LSIS will be intensified for residential and industrial co-location. Development will include an innovative new approach to create new town centres which include community facilities, retail, office, education and health uses. Industrial development will be included alongside or underneath new homes with specific design criteria to ensure businesses can operate successfully without harming residential amenity.

P30 Office and business development

1. In the Central Activities Zone, town centres, opportunity areas and individual development plots within site allocations where employment re-provision is required, development must:
 1. Retain or increase the amount of employment floorspace on site (Gross Internal Area (GIA) of E(g), B2, B8 class use or sui generis employment generating uses); and
 2. Promote the successful integration of homes and employment space in physical layout and servicing in areas that will accommodate mixed use development. This will include a range of employment spaces including freight, logistics, light industry, co-working, maker spaces and offices; and
 3. Provide a marketing strategy for the use and occupation of the employment space to be delivered to demonstrate how it will meet current market demand.
2. In exceptional circumstances the loss of employment floorspace may be accepted in the Central Activities Zone, town centres, opportunity areas and where specified in site allocations where the retention or uplift in employment floorspace on the site is not feasible. This must be demonstrated by a marketing exercise for two years immediately prior to any planning application. This should be for both its existing condition and as an opportunity for an improved employment use through redevelopment which shows there is no demand.
3. 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.
4. 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.

Reasons

1. Southwark is home to a rich and diverse range of businesses providing jobs that help boost the local economy and contribute to the success of London as a world city. Southwark has seen strong and rapid growth in employment over the last decade which continues to grow and thrive. Development will help to supply new and adaptable workspaces across the borough to accommodate this demand, including new office space, light industry and creative businesses. We expect development to grow the number of jobs, resources, knowledge and innovation in a range of sectors. To meet growing demand, Southwark needs to deliver significant growth of around 460,000 sqm of new office space (2014-2036) which will be concentrated in the Central Activities Zone and town centre locations. Along with other types of employment space, this will provide 84,000 new jobs between 2014 and 2036. In our central London site allocations we are requiring an uplift in employment space to help meet this growing demand. In our opportunity areas, mixed use neighbourhoods will incorporate new types of flexible business workspace accommodating manufacturing, technology, science, creative and cultural industries and the digital economy helping to boost the number of jobs in the borough. Non-designated industrial sites as defined in specific site allocations provide scope for intensification of industrial or other employment uses to meet current market demand and where they are co-located with new homes.
2. We want to promote the creation of new jobs whilst ensuring that there is a supply of sites and premises for businesses to grow. The retention and growth of existing small and medium enterprises will support jobs to remain in Southwark and allow established businesses to prosper alongside new uses.

P31 Affordable Workspace

1. Development must:

1. Retain small and independent businesses (E(g) 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. Replacement business space should be like for like in terms of floorspace or bespoke to suit the requirements of the business; or
2. Explore the opportunities for long term management of employment space and the delivery of affordable workspace by workspace providers.

2. Developments proposing 500sqm GIA or more employment floorspace must:

1. Deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents; and
 2. Secure the affordable workspace for at least 30 years;
 3. Provide affordable workspace of a type and specification that meets current local demand; and
 4. Prioritise affordable workspace for existing small and independent businesses occupying the site that are 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
 5. Collaborate with the council, local businesses, business associations relevant public sector stakeholders and workspace providers to identify the businesses that will be nominated for occupying affordable workspace.
3. If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off site affordable workspace. This will be calculated using the Affordable Workspace Calculator.
 4. 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.
 5. In exceptional circumstances affordable retail, affordable cultural uses, 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). 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) in accordance with the criteria above. The re-provision or uplift of employment floorspace must still be provided in the scheme overall.

Reasons

1. Southwark is home to a diverse range of businesses. We require development proposals to take the needs of existing occupiers into account to support the ongoing success of small businesses and local employment opportunities. Small and independent businesses make up the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. 97% of businesses in Southwark are firms which employ less than 50 people. These businesses are vital to the Southwark economy and are vulnerable to displacement by other uses and therefore need protection. It is important that units are affordable and flexible and designed to meet the needs of local businesses. The management of small

business units by specialist workspace providers will help ensure the success and long term retention of the space.

2. Developers will need to ensure the physical layout of mixed use developments can support a range of commercial uses appropriate to the type of commercial use planned for or appropriate to that area. This will include a range from freight/logistics and maker spaces to small business and office space. This will ensure a diverse and robust employment base. Affordable workspace offers support for start-ups, small or independent businesses which is vital to secure the future of Southwark’s thriving economy. There are a number of ways affordable workspace can be secured in new development schemes that is appropriate to the type and scale of workspace provided. Existing businesses that may be displaced or require relocation would receive priority for the affordable workspace delivered on site.

3. In the northern part of the borough, including the Central Activities Zone, Elephant and Castle and Canada Water demand for office space is high. New start-up businesses and small creative businesses in sectors such as technology, digital and marketing are likely to thrive in managed office workspace environment with flexible leases and affordable rents.

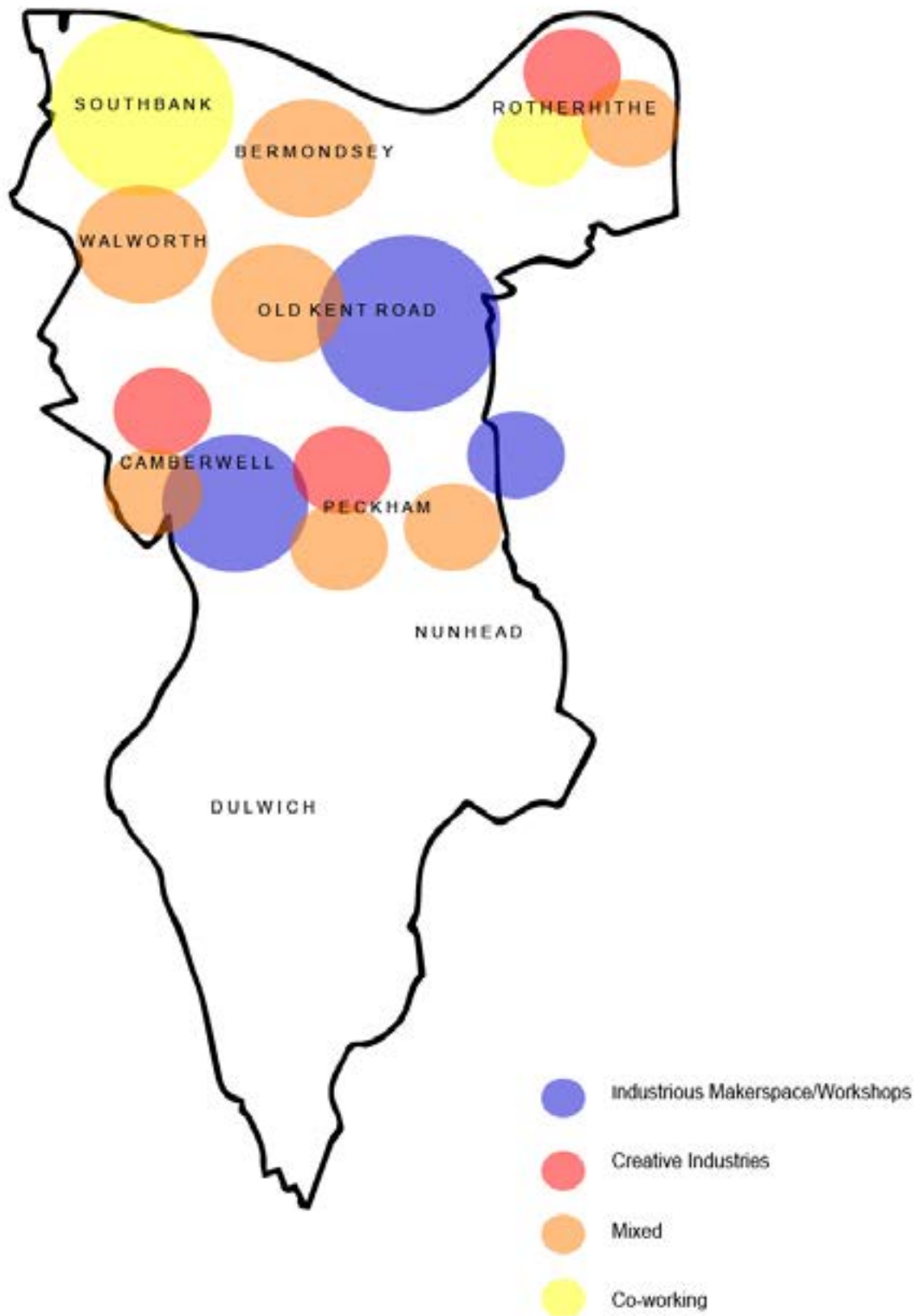
4. In the south and central part of the borough, including Old Kent Road, Camberwell and Peckham, demand for creative workspace including industrial maker spaces, light manufacturing and artists workspace remains high. Workspace focused and mixed use development is needed to deliver workspace that responds to this demand.

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.

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:

Total net lettable employment floorspace (relevant effective RICS property measurement professional standards and guidance applies)	Square feet
Percentage of workspace to be affordable workspace	Percentage
Expected market rent	Pounds per square foot
Market investment yield	Percentage
Discount to market rent	Percentage

Figure 5: Affordable workspace demand map



Fact box:

Small business: A business operating with 50 employees or less.

Independent business: A business operating on no more than 3 sites.

Business incubator: 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.

Discount market rents: A rent that is less than the market rent.

Workspace provider: 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.

Workspace provider with affordable element: 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.

Affordable workspace provider: A not-for-profit or low cost workspace provider offering genuinely affordable rents for businesses to thrive.

Specialist workspace provider: A provider that manages workspace for specialist business sectors, for example artist studios, creative industries or light industrial workspace.

Affordable workspace occupier: 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.

Workspace Provider List for Southwark: 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.

Individual affordable workspace units: Purpose-built and designed small units (40-80sqm) offered at discounted market rents with a full fit-out which are suitable for supporting creative enterprises and small and independent businesses.

Specialist individual affordable workspace units: Purpose-built units offered at discount market rents designed to a specification to support existing businesses or makerspaces, creative industries or light industrial workspace.

In lieu payments: 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.



Scobel Clothing at Space Studios on Haymerle Road

P32 Small shops

1. Development must retain small shops where existing small shops are at risk of displacement from a development. There should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development. Replacement shops should be like for like in terms of floorspace or bespoke to suit the requirements of the business, including provision of storage and servicing space.
2. Developments proposing 2,500 sqm GIA or more of retail space shall provide at least 10% of this space as small shops.
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.

Reasons

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

Fact box:

Small shop: A market stall or shop measuring less than 80sqm GIA in floorspace (excluding storage).

P33 Business relocation

1. Where existing small or independent businesses or small shops may be displaced by development a business relocation strategy, written in consultation with affected businesses, must be provided. The business relocation strategy must set out viable relocation options.
2. All business relocation strategies must include:
 1. Existing amount of non-residential floorspace (GIA) separated by use class, including vacant units and yards. This should include any floorspace demolished; and
 2. Schedule of existing businesses operating on the site including business sector, estimated number of employees and lease terms; and
 3. Proposed levels of non-residential floorspace (GIA) and yard space, separated by use class, business sector and estimated number of employees; and
 4. Details of engagement with existing businesses on site regarding re-provision of premises or relocation options; and
 5. Details of engagement with the council, local agents, businesses, business associations and workspace providers to secure occupiers for new employment space.
3. Where existing businesses are accommodated in new development the strategy should include:
 1. Specific business requirements including servicing, fit out and ownership or lease terms; and
 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 to the original site as possible; and
 3. Options for temporary relocation should consider the cost and practical arrangements for businesses where multiple moves may not be feasible.
4. Where existing businesses are proposed to be relocated the strategy should include:
 1. Reasons why existing businesses cannot be located on site; and
 2. Details of relocation options explored with individual businesses and the assistance and support that will be provided. Statements from the businesses are required to show evidence that the relocation option is suitable for the viable continuation of the business; and
 3. Identification of alternative premises in Southwark. Where no suitable premises exist, premises should be identified in adjacent boroughs; and
 4. Statements from existing businesses should they wish to cease trading rather than relocate; and
 5. Collaboration with other landowners to establish whether suitable workspace for existing businesses could be accommodated in different phases of the development programmes.

Reasons

1. Small and independent businesses and small shops are a vital part of the prosperous local economy in Southwark and are made up of a wide range of innovative and inspiring enterprises, helping to boost local employment and the distinctive character of local neighbourhoods. Regeneration will help to increase the provision of small business space, particularly in new mixed use neighbourhoods. However it is important to ensure that any existing businesses are carefully considered in redevelopment schemes, either to be re-provided where phasing allows, or to be relocated in Southwark to ensure the borough retains its local talent and commercial creativity.
2. Small and independent businesses are more vulnerable than larger companies and multiples and are unlikely to have the corporate resources available to seek specialist advice on relocation and mitigate the risks to the business. This places a disproportionate burden on small enterprises and may affect the overall viability of their business. Therefore it is appropriate that additional support is given to small businesses that may be affected by redevelopment.

P34 Railway arches

Development within railway arches must:

1. Provide commercial or community activities. No residential uses will be permitted and
2. Provide industrial uses in Strategic Protected Industrial Land; and
3. Promote the delivery of Low Line walking routes by providing active frontages and safe and accessible spaces for pedestrians.

Reasons

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

P35 Town and local centres

1. Development must:
 1. Ensure main town centre uses including markets, community, civic, leisure and cultural uses are located in town centres and local centres; and
 2. Be of a scale and nature that is appropriate to the role and catchment of the centre; and
 3. Retain retail floorspace 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
 4. Not harm the amenity of surrounding occupiers or result in a concentration of uses that harms the vitality, viability and economic growth of the centre; and
 5. Provide an active use at ground floor in locations with high footfall; and
 6. For large schemes for main town centre uses that are 1,000 sqm (gross GIA) or more provide free public toilets, public drinking fountains and public seating. Public toilets may be provided either on or off site and not reserved for customer use only.
2. 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.

Reasons

1. Southwark's town centres are the central meeting places for residents to socialise, spend their leisure time, go shopping and go to school or places of work. It is important to ensure that we maintain our town centres as lively and interesting places. Each town centre has a unique identity that helps create a sense of place for residents and visitors alike, providing unique qualities and world-class facilities such as shops, cultural and entertainment venues that help the town centres to prosper and flourish.
2. Town and local centres should be the main focus for new developments providing new shops, education, healthcare and community facilities, offices and workspaces, leisure facilities and entertainment venues. This includes encouraging a diverse night-time economy with a range of appropriate activities throughout the evening and night time. Our aim is to expand shopping space in our town centres particularly at Elephant and Castle including Walworth Road, Canada Water, Old Kent Road and Peckham which have the most potential for growth. Other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make Southwark's town centres more vibrant and independent, which will reduce the amount of trips people need to make to reach their local services and jobs.
3. Providing free public toilets, drinking fountains and seating will help ensure town centres are accessible for people of all ages. This will benefit health and wellbeing by encouraging more walking within town centres and allowing more people to benefit from the activities on offer. Increasing social interaction in town centres by encouraging people to linger can help protect against loneliness, unhappiness and mental illness for people of all ages and walks of life.
4. Southwark's town centres are places to feel a sense of belonging, provide facilities for local residents and

contain shops and workspaces that boost the local economy. A range of sizes of our town centres including local centres help to provide local shops and services in close proximity to all our residential neighbourhoods. We want to reduce the number of cars in town centres to create more pedestrian friendly environments that are supported by ease of access to public transport and cycling.

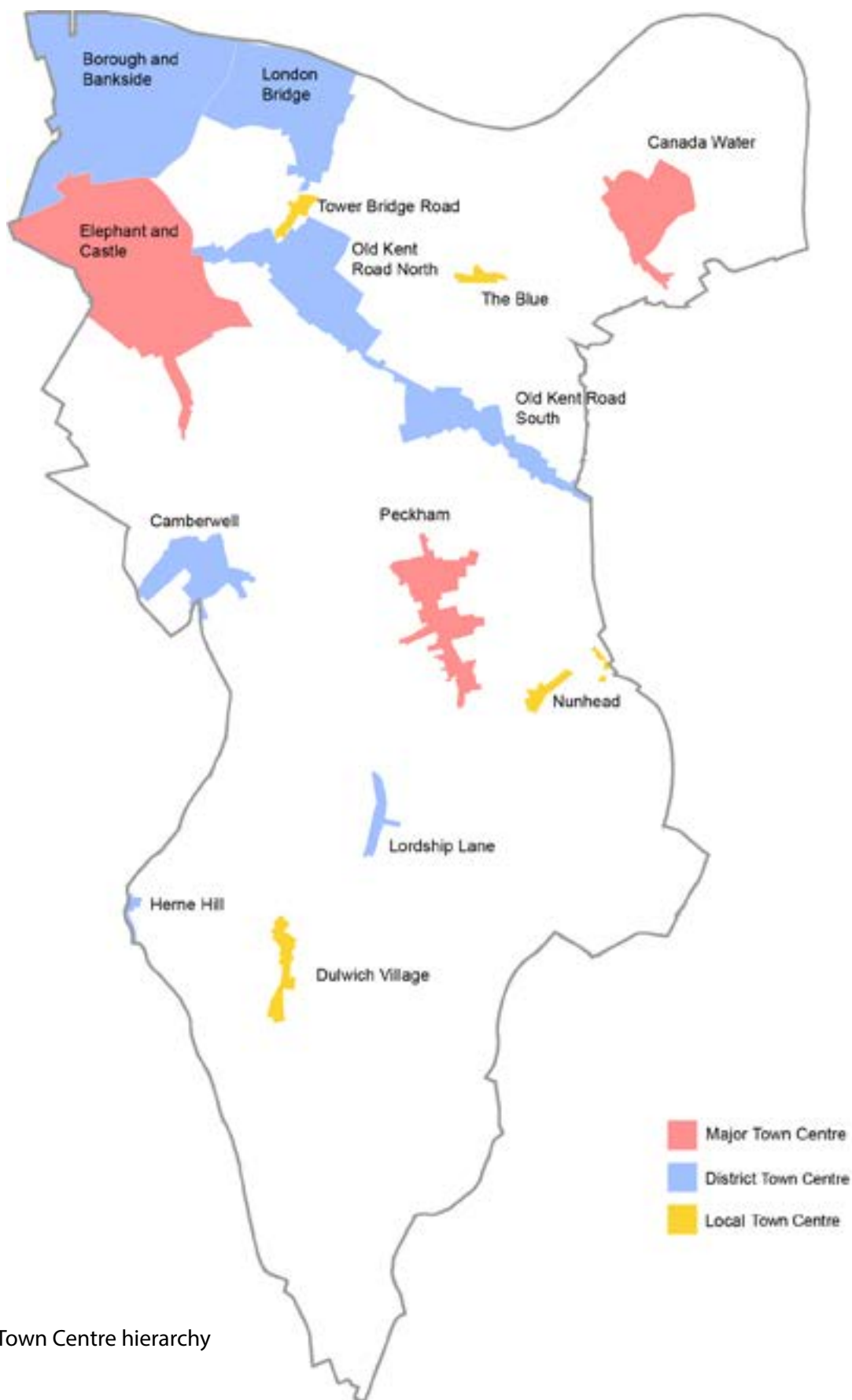


Figure 6: Town Centre hierarchy

Table 8: Town and Local Centres

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

Fact Box: The Town Centre Hierarchy

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

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

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



Row of shops in Rye Lane, Peckham

P36 Development outside town centres

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

Fact Box:

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Reasons

Town and local centres should be the main focus for new developments for main town centre uses. The sequential test requires that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out-of-centre sites be considered. A large development of 1,000 sqm could equal or exceed the need for shopping floorspace in some areas and therefore could have a significant detrimental impact on the vitality and viability of nearby centres.

P37 Protected shopping frontages

In Protected Shopping Frontages, development must:

1. 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.

Reasons

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

P38 Shops outside protected shopping frontages, town and local centres

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

1. There is no market demand for the shop use. This 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
2. Evidence is provided that there are alternative shops within a 400 metre walking distance.

Reasons

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

P39 Shop fronts

Development affecting shop fronts and shop front signage must:

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

Reasons

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

P40 Betting shops, pawnbrokers and pay day loan shops

Development of betting shops, pay loan shops and pawnbrokers must:

1. Be located within a protected shopping frontage; and
2. Not exceed more than 5% of the total number of betting shops, pay day loan shops and pawnbrokers within the protected shopping frontage; and
3. Be at least 10 premises away from other premises of the same use.

Reasons

There is concern in the local community about the impact of the clustering of betting shops, pawnbrokers and pay day loan shops on the vitality and viability of Southwark's shopping frontages, town centres and high streets. The clustering of these shops can have a disproportionate impact on the health outcomes of the most deprived communities in Southwark, and those at risk of problem gambling. There are a number of health outcomes associated with betting shops and pay day loan shops, including poor physical and mental health, fatigue, obesity, co-dependence on alcohol and affected interpersonal relationships. A high density of these shops can worsen these health inequalities and limit the ability for residents to participate in health promoting activities. Too many of these shops can also lead to a perception that a town centre's retail offer is weak and that it is in decline.

P41 Hotels and other visitor accommodation

1. Development for hotels and forms of visitor accommodation must ensure the design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel.
2. A minimum of 10% of the total floorspace must be provided as ancillary facilities in hotel developments that incorporate a range of publicly accessible daytime uses and offer employment opportunities.

Reasons

Southwark welcomes new hotels, particularly those which contribute to employment growth and offer employment opportunities for local people. We have delivered one of the highest numbers of hotel rooms in London to meet London's visitor accommodation needs and demand for hotels continues to grow in central London. Proposals that also incorporate a range of day time activities which provide additional employment floorspace will be considered favourably as they provide additional employment and encourage more use of buildings by residents, workers and visitors. Such uses may include hotel receptions, café and restaurants, conference facilities and meeting rooms, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel.

P42 Pubs

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

Reasons

1. Pubs make a strong contribution to the historic character and social fabric of an area, particularly through their architectural features and historical and cultural connections. Pubs also make a strong contribution to Southwark's vibrant and diverse night-time economy. The number of pubs across London has been declining and they are at risk of conversion or demolition. Southwark has lost a third of its pubs in the period 2007-2017, this represents 79 pubs lost in the borough with 164 public houses remaining. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer.
2. Pubs provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Pubs that have been designated as Assets of Community Value are recognised by local residents and the council as having an important place and role within our communities.



Lord Nelson Pub, Old Kent Road

P43 Outdoor advertisements and signage

Advertisement Consent for outdoor advertisements and signage must:

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

Reasons

Signage is essential to the economy and often provides necessary and important information. Signage can have a disproportionate impact on the environment and must be carefully controlled to avoid detriment to the streetscape. The increasing use of hoardings can cause adverse effects but, in some circumstances, can be positively used around construction sites to add interest and colour on a temporary basis. As many signs are located within or beside the highway, care must also be taken to ensure that safety and free movement on the highway is protected. The use of low energy lighting will play an important role in addressing climate change.

P44 Broadband and digital infrastructure

Major development must:

1. Enable the delivery of fibre to the premises (FTTP) broadband or equivalent technology for future occupants and users of the proposed development, with superfast speeds being the minimum offered; and
2. Provide FTTP, or equivalent, connections to existing, poorly serviced properties in the vicinity of the development where there is an identified need; and
3. Engage with UK mobile network operators (MNOs) and digital infrastructure providers regarding the installation of wireless broadband and telecommunications aerials.

Digital infrastructure development must:

1. Be designed and sited to avoid harmful impacts on public amenity or unacceptable street clutter in the public realm; and
2. Avoid harm to the significance of heritage assets or their settings and support local distinctiveness; and
3. Demonstrate an absence of alternative sites, including, but not only, the possibility of sharing of existing masts and sites; and
4. Provide self-certification to the effect that a mobile phone base station when operational will meet the

International Commission on Non-Ionising Radiation Protection (ICNRP) guidelines; and

5. Provide a statement for each site indicating its location, the height of the antenna, the frequency and modulation characteristics and details of power output and where a mobile phone base station is added to an external mast or site, confirmation that the cumulative exposure will not exceed the ICNRP guidelines.

Reasons

Digital connectivity is an important utility. Effective communications networks are vital in the efficient operation of business and home life, and have benefits for safety and security. Ofcom currently defines superfast broadband as being a minimum download speed of 30 megabits per second (Mbit/s), which is a measure of data transfer speed. The government is prioritising creating and funding demand for full fibre broadband networks which will greatly enhance business opportunities. High speed broadband can help businesses, including SMEs, to increase efficiencies and work in partnership with others, thereby realising their full economic potential and driving jobs and economic growth. They can also help residents to access information, products and services more easily. Southwark has some areas with low or poor digital connectivity: according to Ofcom's 'Connect Nations Update: Summer 2019 7% of Southwark premises are unable to receive a minimum download speed of 30Mbit/s (9923 premises, compared with 5% nationally. We seek to improve these statistics and promote Southwark as a digitally inclusive borough. This is important for social regeneration as it benefits residents and businesses. Applicants should work with the council, MNOs and broadband delivery partners to find an appropriate solution for delivering FTTP broadband or equivalent connections to occupiers of new development and the surrounding existing properties where necessary and feasible. However, poorly sited digital infrastructure installations can be unsightly in particular when situated close to historic buildings or places.

Healthy, active lives

P45 Healthy developments

1. Development must:

1. Be easily accessible from the walking and cycling network; and
2. Provide, or support opportunities for healthy activities; and
3. Retain or re-provide existing health, community, sport and leisure facilities.

2. Development will be permitted where it provides new health, community, sport and leisure facilities.

3. In exceptional circumstances, health, community and leisure facilities can be replaced by another use where there are currently more facilities than needed. This must be demonstrated by a marketing exercise for two years, immediately prior to any planning application. This should be for both its existing condition and as an opportunity for an improved health, community or leisure space at market rates.

Reasons

We will ensure that each development that takes place in Southwark maximises the potential for healthy lifestyle choices. Provision of facilities for leisure, health, and places for people to meet up and socialise are essential to living a healthy and active life. This type of development will make it as easy as possible to reduce social isolation, poor mental health, obesity and inactivity. The retention or provision of sports facilities is considered on a borough wide basis.

P46 Leisure, arts and culture

1. Development must:

1. Retain or re-provide existing leisure, arts and cultural uses. Reprovision should be of the same, or be better than, the quantity and quality of existing uses; or
2. In exceptional circumstances leisure, arts and cultural facilities can be replaced by another use where there are currently more facilities than needed. This must be demonstrated by a marketing exercise for two years, immediately prior to any planning application. This should be for both its existing condition and as an opportunity for an improved leisure, arts or cultural facility at market rates; and
3. 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
4. The registration or nomination of leisure, art and cultural uses as an Asset of Community Value will be treated as a significant material consideration.

2. Development will be permitted where:

1. New leisure, arts and cultural uses are provided; and
2. It delivers or supports the delivery of public art projects, independent museums and theatres; and
3. 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.

Reasons

1. Southwark is a creative place to live, work and learn because there is such a thriving leisure, arts and cultural sector. This is why people come to Southwark, and contributes to why it is a successful and desirable place to live, work and visit. The borough is host to over 10 unique, internationally renowned cultural venues which are firmly rooted in, and sprung from the borough's resident and business populations. The people of Southwark value what their neighbourhoods have to offer and venues like these enable individuals, and communities to come together and participate in our rich, historic and contemporary cultural offer. Building on these strengths, a vibrant arts, leisure and cultural scene will bring employment, engage local people and visitors, and create opportunities for training and learning.
2. Southwark has a history of great public art and projects that contribute to our world renowned cultural offer, our burgeoning creative economy and cultural wellbeing. We recognise the important role that public art projects have in making Southwark a more interesting and enjoyable place to live, work and visit. Its social and cultural qualities can contribute to improved health outcomes, wellbeing and community development initiatives. These projects also support economic development by making places more attractive and interesting, which attracts inward investment and cultural tourism for the benefit of both the cultural sector and the broader business sector.



The Globe Theatre, Bankside



The Tate Modern Gallery, Bankside

P47 Community uses

1. Development must:

1. Retain community facilities; or
2. In exceptional circumstances, community facilities can be replaced by another use where they are surplus to requirements. This needs to be demonstrated by a marketing exercise for two years immediately prior to any planning application, for both its existing condition and as an opportunity for an improved community facility at market rates.

2. 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.

3. Development will be permitted where:

1. New community facilities are provided that are accessible for all members of the community.

Reasons

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



Christchurch, Peckham

Leisure, Arts, Culture and Community Uses

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 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.

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).

Class E Commercial, business and service

E(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public;

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;

E(f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public.

(f) for, or in connection with, public worship or religious instruction,

(g) as a law court.

Class F1 Learning and non-residential institutions

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,

Class F2 Local community

F2(b) Halls or meeting places for the principal use of the local community

F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)

F2(d) Indoor or outdoor swimming pools or skating rinks

Sui Generis

Uses that do not fall into a specific use class such as:

a venue for live music performance

a cinema

a concert hall

a bingo hall

a dance hall

P48 Hot food takeaways

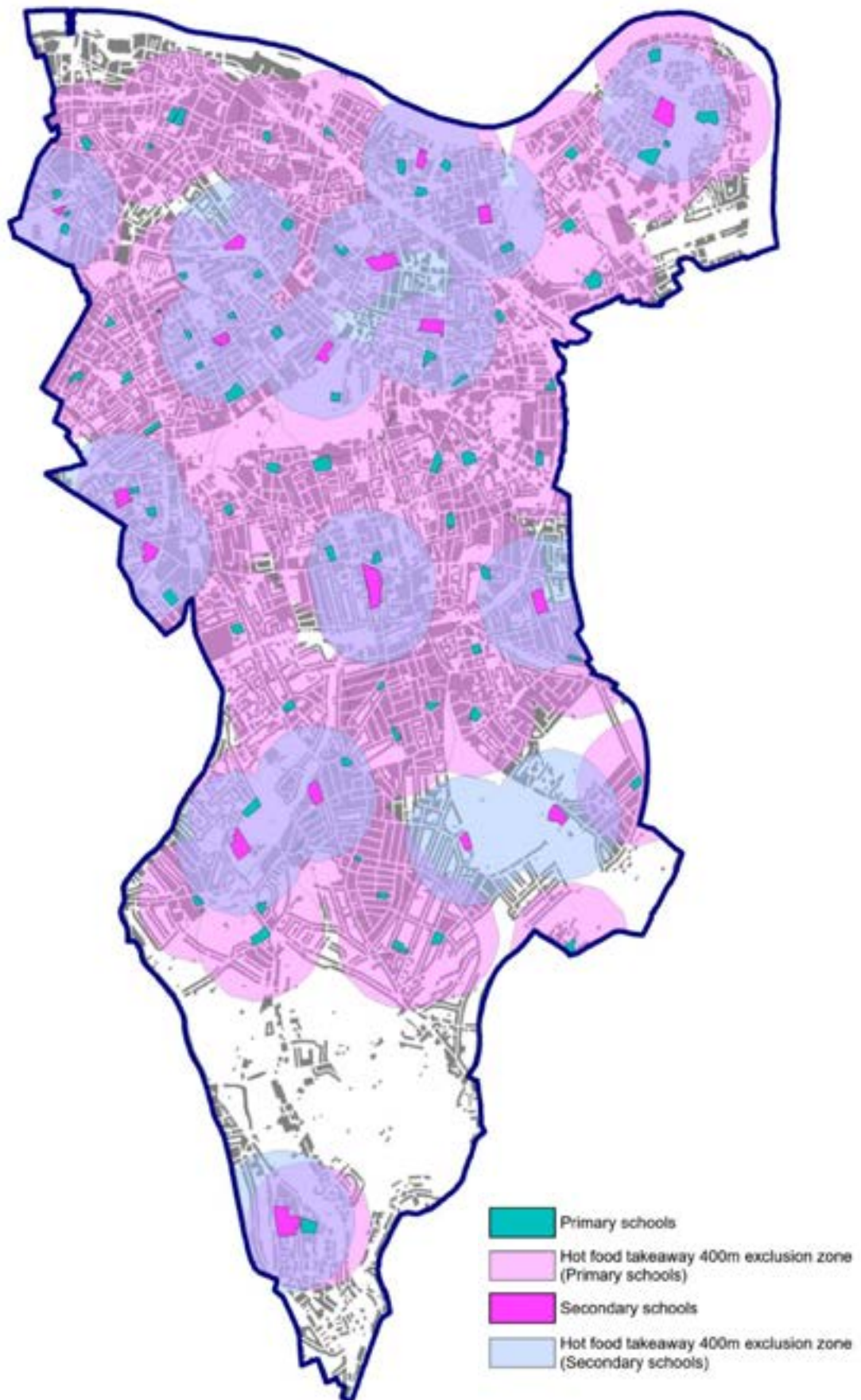
New hot food takeaways will only be permitted where:

1. The number of hot food takeaway premises are not more than 5% of the total number of units in the protected shopping frontage; and
2. The concentration of hot food takeaway premises would not be above 1 per 21 premises (10 on either side of the proposal); and
3. The proposed location is further than 400 metres from any existing or proposed primary or secondary school's boundary; and
4. Grease traps are installed to prevent the build-up of food deposits in sewers and drains; and
5. 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:
 1. Not less than one metre above the roof ridge of any building within 20 metres of the building where the commercial kitchen is located;
 2. 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;
 3. An exceptionally high level of odour control measure, where low level discharge should be avoided.

Reasons

1. Hot food takeaways can offer a popular service to local communities and provide employment/ business opportunities. However, in the interests of the health of residents, particularly children, as well as ensuring a mix of different uses in shopping frontages, the numbers of hot food takeaways uses need to be carefully controlled. Research in the Old Kent Road area indicates that despite their intentions, the availability of fresh ingredients and generally good cooking knowledge, many people find it easier to buy food from a takeaway.
2. 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. 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 both primary and secondary schools (10 minute walk). 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 on quality of life.

Figure 7: Hot food takeaway secondary school exclusion zones



P49 Public transport

Development must:

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

Reasons

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

P50 Highways impacts

Development must:

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

Reasons

We must ensure that the road network within Southwark is safe and efficient and that there are no negative impacts from new development. Locating the functions of the building including servicing, cycle parking and plant within the development will enable day to day activity to take place without having significant impacts on the surroundings. Reducing carbon emissions by minimising the need for private car journeys.

P51 Walking

Development must:

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

Reasons

This policy will ensure the delivery of Southwark's walking strategy so that Southwark will be fully accessible and streets and spaces will be welcoming, attractive and convenient for those on foot, leading to more people walking. Research in the Old Kent Road Action Area has shown that, despite the popularity of walking, a lot more people could be walking more to improve their health. Bringing more destinations closer to residents, limiting the impacts of construction as well as improving pavements, crossings and public spaces can encourage people to walk more. Measures to encourage walking can also help tackle social isolation and routes should accommodate parents and older or disabled people. Walking is an important way to reduce emissions from motorised transport. Low Line Routes encourage walking over the use of private vehicles which reduce emissions and mitigate against climate change.

P52 Low Line routes

1. Development must:

1. Support the implementation of 'Low Line' routes; and
2. Not hinder or obstruct the implementation of 'Low Line' routes.

2. Low Line routes should utilise one or both sides of the railway arches, as well as new routes through arches.

Reasons

1. Southwark's 'Low Line' walking routes link existing centres of activity and enterprise by creating new attractive routes alongside rail arches and viaducts and their associated spaces and streets to improve accessibility and the quality of experience for walking. The Low Line routes will facilitate economic growth and improve access and permeability along the rail viaducts.
2. The Low Line routes are in the following locations and set out in Figure 8:
 1. Waterloo to Maltby Street to Rotherhithe New Road

2. Camberwell to River Thames

3. Rye Lane to Old Kent Road, including the Peckham Coal Line.

Low Line Routes encourage walking over the use of private vehicles which reduce emissions and mitigate against climate change.

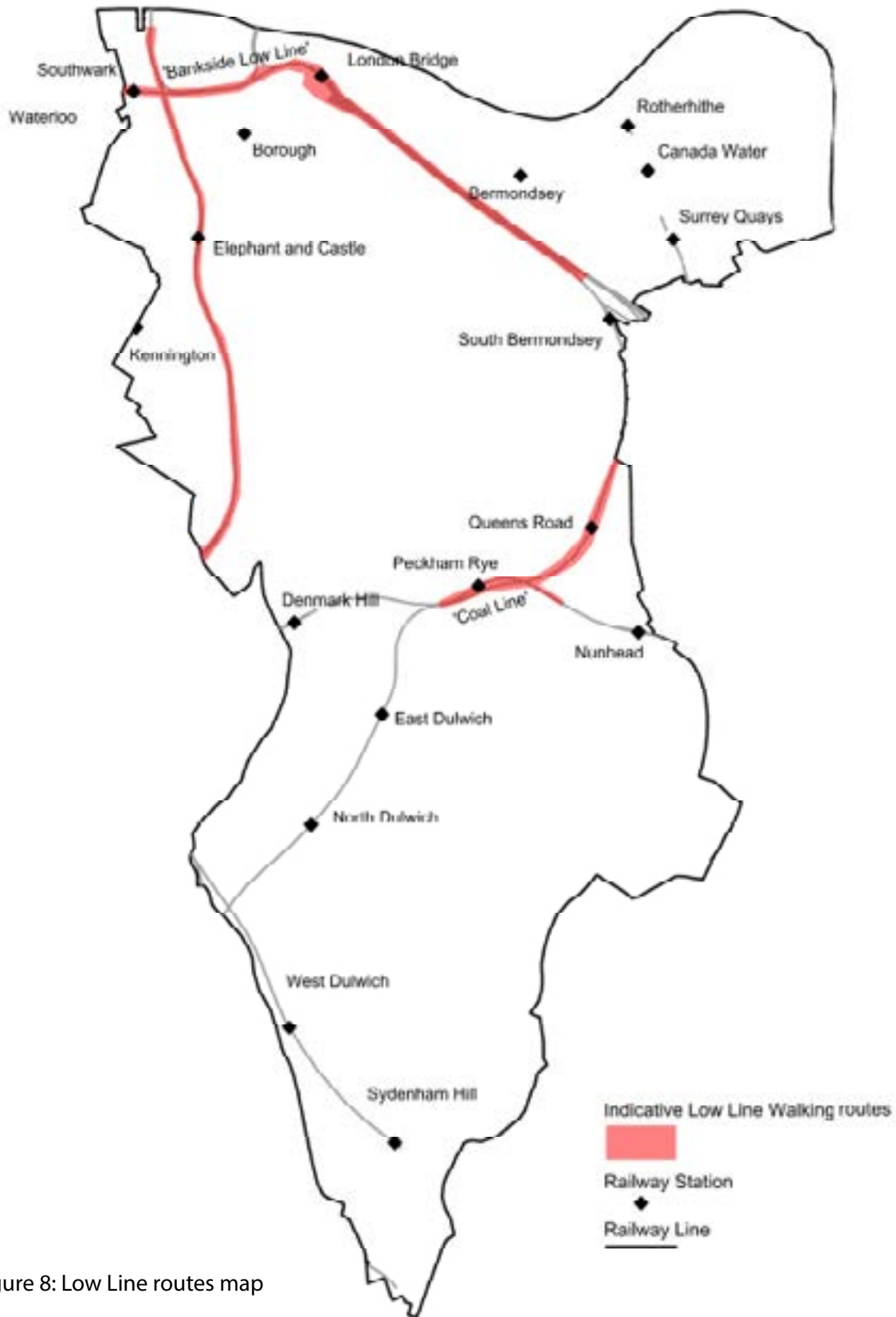


Figure 8: Low Line routes map



Low Line routes marker



Railway Arches, Bermondsey Trading Estate

P53 Cycling

Development must:

1. Ensure the delivery of the Southwark Spine cycle route (Figure 9) and our wider cycling route network. All sites on or adjacent to the network must support and integrate into the network; and
2. Provide cycle parking for building users and visitors in accordance with Tables 9 and 10; and
3. Provide cycle parking that is secure, weatherproof, conveniently located, well lit and accessible; and
4. Provide cycle parking that includes an adequate element of parking suitable for accessible bicycles and tricycles; and
5. For commercial uses, provide associated showers and changing facilities that are proportionate to the number of cycle parking spaces provided; and
6. Contribute toward the provision of cycle hire schemes and docking stations. 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
7. Provide a free two year cycle hire fob per dwelling where a docking station is located within 400m of the proposed development.

Reasons

This should significantly increase the number of people who cycle and the number of trips made by bicycle, and ensure our streets will support easy and safe cycling. Cycling is an alternative mode to reduce emissions from motorised transport.

Table 9: Residential cycle parking standards

Zone of accessibility to public transport	Residential cycle parking provision (minimum)
PTAL 6a, 6b and 5 areas	1 space per bedroom plus one space per dwelling. 1 visitor space per 10 units.
PTAL 3 and 4 areas	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
PTAL 1 and 2 (Excluding Suburban South)	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
PTAL 1 and 2 (Suburban South)	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
Aylesbury Action Area	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
Old Kent Road Opportunity Area PTAL 1 to 4 Canada Water core/town centre	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.

Table 10: Minimum cycle parking standards for non residential uses

Land Use	Cycle parking standards minimum: Long Stay	Cycle parking standards minimum: Visitor/ short stay
Food retail	1 space per 175 m ² GEA. Minimum of 2 spaces.	1 space per 20 m ² GEA for first 750 m ² and 1 space per 150 m ² GEA thereafter. Minimum of 2 visitor spaces.
Non-food retail	1 space per 100 m ² GIA for first 1,000 m ² and 1 space per 1,000 m ² GIA thereafter. Minimum of 2 spaces.	1 space per 60 m ² GEA for first 1,000 m ² and 1 space per 500 m ² thereafter. Minimum of 1 visitor space.
Financial and professional services, restaurants, cafes, drinking establishment and hot food takeaways	1 space per 175 m ² GEA. Minimum of 2 spaces.	1 space per 20 m ² GEA. Minimum of 2 visitor spaces.
Offices	1 space per 45 m ² GIA. Minimum of 2 spaces.	1 space per 250 m ² GIA. Minimum of 2 spaces.
Light industrial	1 space per 250 m ² GEA. Minimum of 2 spaces.	1 space per 250 m ² GIA. Minimum of 2 spaces.
General industrial and warehousing	1 space per 500 m ² GEA. Minimum of 2 spaces.	1 space per 500 m ² GIA. Minimum of 2 spaces.
Hotels	1 space per 20 bedrooms. Minimum of 2 spaces.	1 space per 50 bedrooms. Minimum of 2 spaces.
Hospitals, care homes / secure accommodation	1 space per 5 staff. Minimum of 2 spaces.	1 space per 30 staff or 1 space per 20 bedrooms for care homes and secure accommodation. Minimum of 2 spaces.
Sui generis Student accommodation	1 space per bed. Minimum of 2 spaces.	1 space per 10 beds. Minimum of 2 spaces.
Nurseries / schools (all)	1 space per 8 staff and 1 space per 8 students. Minimum of 2 spaces.	1 space per 8 FTE staff plus 1 space per 8 students. Minimum of 2 spaces.
Universities and colleges	1 space per 4 staff and 1 space per 3 Full Time Equivalent (FTE) students.	1 space per 7 FTE. Minimum of 2 spaces.
Health centres, including dentists	1 space per 5 staff. Minimum of 2 spaces.	1 space per 3 staff. Minimum of 2 spaces.
Other Class E(e-f) and F1 uses	1 space per 8 staff. Minimum of 2 spaces.	10 space per 100 m ² GIA. Minimum of 2 spaces.
Sports (sports hall, swimming pool, gym, etc.)	1 space per 8 staff. Minimum of 2 spaces.	1 space per 100 m ² GiA. Minimum of 2 spaces.
Other assembly and lesiure uses (cinema, bingo, etc.)	1 space per 8 staff. Minimum of 2 spaces.	1 space per 30 seats. Minimum of 2 spaces.

Figure 9: Southwark Spine cycling route



P54 Car Parking

1. Development must:

1. Adhere to the residential car parking standards in Table 11; and
 2. Provide all car parking spaces within the development site and not on the public highway; and
 3. Provide electric vehicle charging points (EVCP) where on site parking is permitted; and
 4. Provide a minimum of three years free membership, per eligible adult who is the primary occupier of the development, to a car club if a car club bay is located within 850m of the development; and / or contribute towards the provision of new car club bays proportionate to the size and scale of the development if it creates 80 units or more; and
 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
 6. Ensure off-street town centre car parking follows the requirements as set out in Table 12, which:
 1. Is appropriately located and sized to support the vitality of the town centre and ensures the use of the site is optimised; and
 2. Supports the rapid turnover of spaces; and
 3. Includes maximum stay restrictions; and
 4. Provides alternative access to the use of a car by providing the required amount of car club bays parking spaces within the site.
2. Development within existing or planned Controlled Parking Zones (CPZs) will not be eligible for on street resident and business car-parking permits; and
 3. Where off-street car parking spaces are proposed/permitted, the number of spaces provided should be determined by considering:
 1. The anticipated demand for the parking spaces and tenure of the development; and
 2. The quality and accessibility of the local public transport network and the access to local amenities.

Reasons

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

Table 11: Residential car parking standards

Zone of accessibility to public transport	Residential car parking provision (maximum)
PTAL 6a, 6b and 5 and 4 areas	Zero maximum spaces per home. On street permits will not be available for residents and businesses.
PTAL 3	0.25 maximum spaces per home. On street permits will not be available for residents and businesses for new developments in controlled parking zones.
PTAL 2	0.5 maximum spaces per home.
PTAL 1	0.75 maximum spaces per home.
Aylesbury Action Area	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.
Old Kent Road Opportunity Area	Zero maximum spaces per home.
Canada Water core/town centre	Zero maximum spaces per home.

Table 12: Public Transport Accessibility Level (PTAL) ratings

Use Class (GIA)	PTAL Rating			
	6-5	4	3	2 – 1 - Retail not appropriate
Retail	Car free	up to 1 space per 75sqm ²	up to 1 space per 75sqm	up to 1 space per 75sqm
Hotel and leisure, medical and health facilities	Limited to operational needs, disabled persons parking and parking required for taxis, coaches and deliveries or servicing		Case by case basis	
Offices	Car free			
Workspaces (other), education, transport car parks, religious buildings and crematoria	Parking dependent on operational needs			
Retail, recreation, hotels and leisure, medical and health facilities disabled persons parking standards	At least 1 on or off street parking bay (as appropriate).		Designated bays: 6% of total Enlarged bays: 4% of total	
Offices, workspaces (other), education, transport car parks disabled persons parking standards	At least 1 on or off street parking bay (as appropriate) or 5% designated bays of total provision and 5% enlarged bays of total provision			
Religious buildings and crematoria disabled persons parking standards	A minimum of 2 spaces or 6%, whichever is greater, designated bays of total provision and 4% enlarged bays of total provision			

*Gross Floor Area (GFA), Retail Floor Area (RFA), Gross Internal Area (GIA)

P55 Parking standards for disabled people and the physically impaired

1. Development must:

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

Reasons

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

Climate Emergency

P56 Protection of amenity

1. Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. Amenity considerations that will be taken into account include:

1. The privacy and outlook of occupiers of both existing and proposed homes
2. Actual or sense of overlooking or enclosure
3. Impacts of smell, noise, vibration, lighting or other nuisances
4. Daylight, sunlight, and impacts from wind and on microclimate
5. Residential layout, context and design

Reasons

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

P57 Open Space

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

1. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
2. It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
3. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.

2. Development will not be permitted on Other Open Space (OOS). In exceptional circumstances development may be permitted if it consists of replacement OOS of equivalent or greater size or substantially better quality can be secured on site or nearby before development commences.

Reasons

1. Open spaces in Southwark cover over 21% of its land area, including woodlands, parks, community farms, cemeteries, Thames-side paths and sports pitches. Open spaces are an essential resource for residents and visitors, used for sports and other exercise, relaxation, socialisation, nature conservation, food growing and cultural events. We will maintain and improve open spaces as set out in the Open Space Strategy to ensure

that residents and visitors experience the health and wellbeing benefits associated with these activities. Open spaces are afforded protection according to their importance as defined within their MOL, BOL and OOS designations. Regeneration provides the opportunity to provide improved open space by developing ancillary facilities or, on OOS, replacing existing open spaces with greater or better quality space.

2. We have designated 4 new BOL sites and 18 new OOS sites as part of the Southwark Plan 2022, creating an additional 49,435sqm of designated open space within Southwark. Additionally, 8 BOL sites, 1 OOS site and 5 MOL sites have been extended, which totals an additional 50,425sqm. A major new park for Elephant and Castle, Elephant Park (0.8ha) is currently under construction.
3. New open space is planned for in strategic site allocations across the borough totalling approximately 11 hectares. This includes a 1.37ha park at Canada Water and a number of new parks in the Old Kent Road Opportunity Area. When the new open spaces are completed and open to the public, these will be designated as new formal open spaces in accordance with the open space designations criteria outlined in the fact box.
4. Protecting and improving open space plays an important role in climate change adaption and mitigation.

Fact box: Open Space Designations

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

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

1. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area;
2. Land that includes open air facilities, especially for leisure, recreation, sport, arts, cultural activities and tourism which serve the whole or significant parts of London;
3. Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest at a metropolitan or national level;
4. Land that forms part of a green chain and meets one of the above criteria or based on the council's discretion informed by an evidence base study.

The following types of open space must be MOL:

1. Metropolitan sites of nature conservation;
2. Sites that are on the register of parks and gardens of special historic interest in England;
3. Metropolitan parks;
4. District parks.

Acceptable uses for MOL are:

1. Public and private open spaces, playing fields and outdoor sport, including outdoor recreational facilities for which adequate provision cannot be made within the urban area;
2. Existing institutions standing in extensive grounds;
3. Woodlands and orchards;
4. Rivers, reservoirs, lakes, docks and other open water;
5. Allotments and nursery gardens;
6. Cemeteries and associated crematoria;
7. Nature conservation.

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

1. An area of local importance to Southwark;
2. A clearly distinguishable open space;
3. Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
4. It must not be MOL.

The following types of open space must be BOL:

1. Borough sites of nature conservation;
2. Local parks and open spaces over 2 hectares that have public access;
3. Open spaces over 0.4 hectares that occur in areas of local open space deficiency;
4. Open spaces over 0.4 hectares that occur in areas of district open space deficiency;
5. Open spaces protected under the London Squares Preservation Act;
6. Local historic sites of interest.

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

1. Allotments;
2. Public open space including public parks and gardens;
3. Playing fields and sports grounds whether publicly or privately owned;
4. Private open space which is of benefit to the local community;
5. Open space that has been created and secured through planning obligations;
6. Sites of ecological importance.

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



Burgess Park

P58 Open water space

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 berths, residential, commercial and visitor mooring.
2. Development that affects designated open water spaces must ensure that all safety and navigational impacts are minimised.

Reasons

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

P59 Green infrastructure

1. Major development must:

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

2. Major development that is referable to the Mayor of London must:

1. Provide new publically accessible open space and green links.

3. Green infrastructure should be designed to:

1. Provide multiple benefits for the health of people and wildlife; and;
2. Integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity; and
3. Be adaptable to climate change and allow species migration while supporting native and priority species; and
4. Extend and upgrade the walking and cycling networks between spaces to promote a sense of place and ownership for all.

Reasons

1. Green infrastructure is a network of habitats which is often multifunctional and can provide a range of benefits. These include improving mental health, encouraging active lifestyles and recreation, food growing and enhanced biodiversity. The provision of new green infrastructure plays an important role in climate change adaption and mitigation, ecological resilience, flood risk management, temperature regulation and improved air and water quality.
2. Green links will join up residents in existing and new neighbourhoods with open spaces and leisure facilities. They will pass along quieter streets and through open spaces, offering an attractive cleaner air option to walk, cycle or run past urban greenery. They will be designed for people with different mobility needs, creating an environment in which inactivity and isolation can be reduced. An integrated green infrastructure network can allow wildlife to move around with continuous habitat and stepping stones. This can include open land and water, tree avenues and canopies, swales, biodiverse roofs, hedges, grass, brown roofs, green walls and planters.

P60 Biodiversity

1. Development must contribute to net gains in biodiversity through:
 1. Enhancing the nature conservation value of Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs), designated ancient woodland, populations of protected species and priority habitats/species identified in the United Kingdom, London or identified and monitored in the latest adopted Southwark Nature Action Plan; and
 2. Protecting and avoiding damage to SINCs, LNRs, populations of protected species and priority habitats/species; and
 3. Including features such as green and brown roofs, green walls, soft landscaping, nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats.
2. Any shortfall in net gains in biodiversity must be secured off site through planning obligations or as a financial contribution.

Reasons

1. Biodiversity benefits people within and outside Southwark by maintaining ecosystems, providing natural resources, regulating the environment mitigating and adapting to climate change, 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.
2. Due to the intense pressure on land for development, it is important that areas and features of nature conservation value or ecological importance are identified and the flora and fauna are protected and enhanced.

P61 Trees

1. Development will be permitted if trees are planted as part of landscaping and public realm schemes, commensurate to the scale and type of development, and the character of the neighbourhood.
2. Development must retain and protect significant existing trees including:
 1. Trees designated with Tree Protection Orders (TPOs); and
 2. Trees that have a high amenity value; and
 3. Trees within Conservation Areas or the setting or curtilage of listed buildings; and
 4. Veteran, ancient and notable trees; and
3. Development must retain and enhance the borough's trees and canopy cover; and
4. Where trees are removed to facilitate development, they should be replaced by new trees which result in no net loss of amenity, taking into account canopy cover as measured by stem girth; either
 1. Within the development whereby valuation may be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology or other assessment; or
 2. If this is not possible, outside the development. In this case a financial contribution must be provided to improve borough tree planting located according to 'right tree right place' principles. The financial contribution will include ongoing maintenance costs where trees are planted in the public realm.
5. Tree planting should be adaptable to climate change while supporting native species. The selection and position of trees should improve air quality and they should have a long life with and high biodiversity and amenity value.
6. Retained trees must be protected during the construction process in line with British Standard BS5837.
7. In exceptional circumstances removal of trees protected by TPO or conservation area status will be permitted where sufficient evidence has been provided to justify their loss. Replacement planting will be expected where removal is agreed. The replacement of TPO trees must take into account the loss of canopy cover as measured by stem girth and biodiversity value.

Reasons

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

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.

P62 Reducing waste

1. Development must:

1. Demonstrate how the following waste management hierarchy will be applied during construction:
 1. Avoid creating waste; then
 2. Reduce the amount of waste produced; then
 3. Prepare waste materials for re-use; then
 4. Recycle and compost waste materials; then
 5. Recover energy from waste materials; then
 6. Dispose waste materials in landfill; and
2. Provide adequate recycling, composting and waste disposal, collection and storage facilities on site; or
3. Provide a suitable off site waste management strategy that does not adversely impact amenity, access or the environment where on site waste management provision is not possible.
4. Major referable development should submit a Circular Economy Statement.

Reasons

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

Fact box: Circular Economy Principles and Circular Economy Statements

Circular Economy Principles are:

1. Conserve resources, increase efficiency and source sustainably
2. Design to eliminate waste (and for ease of maintenance)
3. Manage waste sustainably and at the highest value

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.

P63 Land for waste management

1. The Integrated Waste Management Facility (IWMF) will be protected for waste management purposes unless:

1. The site is surplus to requirements; or
2. Another facility is provided that meets the same throughput as the existing site.

2. New and extended waste management facilities should be permitted where:

1. They are in a suitable location which does not cause unacceptable harm to residential amenity, the environment or transport network; and
2. They are planned and designed according to the following principles of sustainable waste management:
 1. The waste management hierarchy as prescribed in P62 (1); and
 2. The proximity principle of managing waste as close to the source as is practicable; and
 3. The 'circular economy' principles to provide social, economic and environmental benefits; and
 4. Facilities are sited in close proximity to potential heat consumers where any facilities will provide low carbon energy recovery which produces heat.

Reasons

1. Transporting and dumping waste into landfill causes harm to the environment and is a very inefficient use of both resources and land. Reducing the amount of waste that goes to landfill and improving on the efficient use of resources, will help to reduce the impacts of man-made climate change. Ways we can reduce waste are to have sufficient waste management facilities in the borough that prioritise re-use, recycling and energy recovery from any waste materials. The principles of the "circular economy" seek to maximise the reuse of waste materials while providing environmental and economic benefits, such as creating jobs and apprenticeships.
2. In the London Plan 2021, the Mayor of London set out that Southwark needs to have waste management facilities that are capable of processing 159,000 tonnes of waste by 2041. The 'Proximity Principle' enables testing to ensure that sites are retained and developed to process waste as close to the source as possible. The principles of sustainable waste management ensure that waste is managed to minimise creating waste by avoiding waste, reusing, recycling and recovering energy from waste.
3. We have designated the Integrated Waste Management Facility (IWMF), near the Old Kent Road, as a safeguarded waste site. The IWMF's waste processing capacity helps towards meeting our waste

apportionment targets set out in the London Plan. The IWMF is able to process a maximum of 205,176 tonnes per annum (tpa), of which 111,150 tpa counts towards meeting our apportionment target. The methodology for how this figure has been derived is set out in the Joint South East London Waste Group Technical Paper evidence base document.

P64 Contaminated land and hazardous substances

1. Development that has an adverse impact on the environment will not be permitted.
2. Development will be permitted when it:
 1. Provides for safe storage, transportation or usage of hazardous substances on a site; and
 2. Mitigates any contaminated land within the development site and land outside of, but related to, the development site.

Reasons

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

P65 Improving air quality

1. Development must:

1. Achieve or exceed air quality neutral standards; and
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:

1. Orientation and layout of buildings, taking into account vulnerable building occupiers, and public realm and amenity space users; and
2. Ventilation systems; and
3. Urban greening appropriate for providing air quality benefits proportionate to the scale of the development; and

2. Any shortfall in air quality standards on site must be secured off site through planning obligations or as a financial contribution.

Reasons

1. Southwark has poor air quality across many parts of the borough. Poor air quality includes high concentrations of particulate matter (PM2.5 and PM10) and nitrogen oxides (NOx). These pollutants have a direct and adverse impact on the health, quality of life and life expectancy of Londoners and on the environment and exacerbate climate change.
2. Developments that are Air Quality Neutral will help to minimise air pollution. Air Quality Neutral standards are a set of maximum emissions benchmarks for two categories of pollution. The first is buildings of different land uses, while the second is for transport emissions generated by the development.
3. Air quality can also be impacted by construction, particularly major developments where construction processes occur over a longer period of time. Temporary monitoring of impacts of construction on air quality should work to reduce the impact of dust and emissions during construction and demolition.
4. Some plant species are much more effective at reducing pollutants than others. Some species can make poor air quality much worse. Therefore consideration of the species and arrangement of any urban greening is critical to improving air quality.
5. Off setting measures, where required, include:
 1. Green planting/walls and screens, with special consideration given to planting that absorbs or suppresses pollutants; and

2. Upgrade or abatement work to combustion plant; and
3. Retrofitting abatement technology for vehicles and flues; and
4. Exposure reduction.

P66 Reducing noise pollution and enhancing soundscapes

1. Development must:

1. Avoid significant adverse impacts on health and quality of life; and
2. Mitigate any adverse impacts caused by noise on health and quality of life; and
3. Mitigate and manage noise by separating noise sensitive developments from major noise sources by distance, screening or internal layout, in preference to sound insulation.

2. Major development adjacent to, or within:

1. Designated open space; and
2. Designated open water space; and
3. Hard landscaped civic spaces with public amenity value; and
4. Street markets,

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

3. 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.

Reasons

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

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

P67 Reducing water use

Development should reduce water use by:

1. Ensuring that residential development has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and
2. Incorporating measures to reduce the demand for mains water treated to drinking standard and enable the use of grey water and/or rainwater for non-drinking uses; and
3. Major development should assess the need for improvements to water supply infrastructure in discussion with water utility companies.

Reasons

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

P68 Reducing flood risk

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

1. It is designed to be safe and resilient to flooding; and
2. 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; and
3. Major development reduces surface water run-off to greenfield run-off rates. This must be through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS), in

accordance with the following drainage hierarchy:

1. Store rainwater for later use; then
 2. Use infiltration techniques; then
 3. Attenuate rainwater in ponds or open water features for gradual release; then
 4. Discharge rainwater direct to a watercourse; then
 5. Discharge rainwater to a surface water sewer/drain; then
 6. Discharge rainwater to the combined sewer; and
 7. Hard surfacing of any gardens is permeable.
2. Development located on sites on or adjacent to the River Thames frontage should be set back from the River defence wall by 10m. This space should be designed and delivered for dual purposes by incorporating the required flood defence measures and providing an enhanced public amenity and environmental benefit.

Reasons

1. Much of Southwark is at risk of flooding. This risk comes from two main sources. First is the tidal and river flooding from the River Thames. We are currently protected from this risk by the Thames Barrier. However, we still need to plan effectively to minimise risk should the barrier ever fail as a flood defence. Areas at risk of flooding from the Thames include the neighbourhoods in the north of the borough. Reducing flood risk is also essential for adapting to the potential impacts of climate change.
2. The Environment Agency's Thames Estuary Plan (2011) sets out the measures that will be required to be implemented to maintain adequate flood risk protection from the River Thames by the year 2100, taking into account the impacts of climate change, increased rainfall and rising sea levels. The plan advises that by 2065, the existing flood defences of the river wall running from Bankside to Rotherhithe will need to be raised by 0.5m and a further 0.5m by 2100. This will block the eye level views from the current Thames Path. By setting development back from the river frontage there are significant opportunities to enhance the Thames Path when new development comes forward. By requiring flood defences and flood risk minimisation strategies on these sites to incorporate measures which improve the amenity and biodiversity value of the Thames Path we can will offset the negative amenity impacts of raising the river wall.
3. The second risk of flooding is from the surface water flooding in our Critical Drainage Areas. These are areas where, when there is heavy rainfall, local flooding occurs. Water can rapidly pool in these drainage areas, where too many hard surfaces contribute to too much surface run-off. It is also caused by local topography where hills and valleys form catchment basins for water. Surface water flooding events within Southwark, most notably in 1984, 2004 and 2007 have shown the risk and impact of flooding on residential communities and public infrastructure. The rate of surface run-off (and so the related flood risk) can be significantly reduced through the careful design of developments and the inclusion of Sustainable Urban Drainage Systems (SUDS).
4. The hard surfacing of front gardens increases water run-off when it rains, increasing flood risk, and also reduces habitat for wildlife. Planning permission is not currently required to pave over a front garden of a

house as long as the surface is permeable. However planning permission is required where the proposal involves putting a non-permeable driveway surface over an area of more than five sqm. For these reasons we require applicants to use permeable surfaces when surfacing their gardens.

P69 Sustainability standards

1. Development must:

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

Reasons

1. Climate change has the potential to have catastrophic impacts on the environment and life on Earth. Evidence suggests that human activities have contributed, and will continue to contribute to climate change. Such human activities include using limited natural resources and releasing waste and pollution. Southwark is anticipated to experience hotter summers and wetter winters due to climate change. These will have serious consequences for the borough's residential, working and visitor population if the extent of climate change is not reduced and these impacts of climate change are not effectively mitigated to address climate change and contribute to meeting net carbon zero by 2050.
2. We can reduce the impacts of climate change by changing the way we design and construct our built environment. The built environment contributes to a large proportion of resource use and waste and pollution emissions. This policy requires high environmental standards to reduce the extent of man-made climate change, specifically how we design and construct our built environment.

3. Development that is designed with high environmental standards for the long term will benefit Southwark residents by addressing environmental impacts now and will reduce the disruption and expense of retrofitting the built environment in the future. The Building Research Establishment Environmental Assessment Methodology (BREEAM) ratings are the industry standard for sustainable design and construction. BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investment.
4. Some developments may be prone to internal over-heating which results in a poor standard of accommodation. Overheated buildings also require more resources to cool, which does not help to reduce the extent of climate change. Factors that typically increase the risk of internal over-heating include those exposed to high solar gain (e.g. highly glazed south-facing facades) and/or those with a lack of ventilation.

P70 Energy

All development

Energy Hierarchy

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

Major development

2. 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:
 1. Be lean (energy efficient design and construction); then
 2. Be clean (low carbon energy supply); then
 3. Be green (on site renewable energy generation and storage); then
 4. Be seen (monitor, verify and report on energy performance); then
 5. Offset residual carbon emissions to reach zero carbon target.
3. Major development must be net zero-carbon.
4. Major residential development must reduce carbon emissions on site (100% on 2013 Building Regulations).

In exceptional circumstances, any shortfall must be secured off site through planning obligations or as a financial contribution.

5. Major non-residential development must reduce carbon emissions on site by a minimum of 40% on 2013 Buildings Regulations*. Any shortfall must be secured off site through planning obligations or as a financial contribution.
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.

Decentralised energy

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

*Building Regulations 2013. If these are updated, the policy threshold will be reviewed.

Reasons

1. Southwark is committed to addressing the Climate Emergency by on site carbon reduction. 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.
2. 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.
3. The policy requires buildings to be designed and constructed to reduce carbon emissions. Carbon dioxide is a "greenhouse" gas, emissions of which are a waste pollutant which contributes to climate change. In Southwark, 84% of carbon dioxide emissions come from the heating, cooling and powering of buildings.

Decentralised energy networks provide a vital opportunity for reducing carbon emissions. They also provide an opportunity to introduce the use of a cleaner energy supply. It has the potential to reduce fuel poverty in Southwark. The policy requires the expansion of existing decentralised energy networks and, where this is not practicable, the development of new networks to maximise the benefits of decentralised energy supply and storage.

4. 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.

Fact box: Whole Life Cycle Carbon Assessments

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).

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

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.