

APPENDIX 1 List of Supplementary Planning Guidance

Tackling Poverty and Encouraging Wealth Creation

Pack 1

- 1** Preferred Industrial and Office Locations and Mixed-Use Development
- 2** Bankside and The Borough Action Area
- 3** Elephant and Castle Opportunity Area
- 4** London Bridge Opportunity Area

Pack 2

- 5** Bermondsey Spa Action Area
- 6** Camberwell Green Town Centre
- 7** Lordship Lane Town Centre
- 8** Old Kent Road Action Area
- 9** Walworth Road and East Street Town Centre

Pack 3

- 10** Canada Water Action Area
- 11** Peckham Action Area
- 12** Dulwich

Life Chances

- 13** Planning Obligations

Clean and Green

- 14** Access and Facilities for People with Disabilities
- 15** Archaeology
- 16** Design
- 17** Designing Out Crime
- 18** Heritage Conservation
- 19** Open Space
- 20** Outdoor Advertisements and Signage
- 21** Parking
- 22** Resources
- 23** Shopfront Design
- 24** Sustainability
- 25** Tall Buildings
- 26** Telecommunications
- 27** Thames Special Policy Area (TSPA)

Housing

- 28** Affordable Housing
- 29** Residential Design Standards

APPENDIX 2 - Education Sites Schedule

APPENDIX 4 3 Residential Density Standards

There are ~~three~~ four density standards for ~~the three areas~~ residential development within Southwark which are based on the ~~SDS~~ general character of the area and its **accessibility** by public transport. The three areas of Central Activities Zone, Urban and Suburban Zones ~~are illustrated on the proposals map~~ lie in broad bands across the **borough**, while the Transport Development Areas (TDAs) are four discrete locations within the Urban Density Zone.

Central Activities Zone

~~For the central zone, high accessibility area which comprises:~~

- ~~• The~~ This density applies to the area within the Central Area Activities Zone as defined in the SDS including London Bridge, Bankside and on the Proposals Map, and extends to include the Elephant and Castle; which has excellent public transport **accessibility**, and is already characterised by larger scale development.
- ~~• Peckham;~~
- ~~• Old Kent Road;~~
- ~~• Bermondsey;~~
- ~~• Canada Water.~~

~~The density requirements are~~ Within this zone, developments should aim to achieve densities of 650 ~~to~~ 1100 habitable rooms per hectare. This type of Development could typically ~~will~~ normally be around 6 to 8 storeys ~~stories~~ high, however there will be sites where taller buildings are appropriate. and may have some high rise buildings which could be up to 30 stories. The type of accommodation would normally development will usually be a mixture of flats, and will often be part of a mix of uses. with one or two bedrooms although they may sometimes be larger. Generous amenity and community space would usually be provided.

Within this zone, it is particularly important to find imaginative ways to provide **amenity** space for residents. Roof terraces, winter gardens, atria, decked gardens over car parking and generous balconies should be integrated into the overall design where appropriate.

Urban Zone

The Urban Zone includes the majority of the **borough**. These areas are characterised by lower-scale development, often with an established grain of Victorian and Edwardian terraces, broken up by post-war estates, **town centres** and some newer housing development. The Rotherhithe Peninsula is an exception to this, with predominantly late 19th Century housing development.

~~For the urban zone, which has medium accessibility, stretching from the Central Area Zone as defined in the SDS south to Half Moon Lane and Dulwich Village, the density requirements are 300 to 700 habitable rooms per hectare. This type of development could~~ Development within the Urban Zone should typically be 4 ~~3~~ to 6 stories storeys, within a terrace or block of flats structure with amenity space or private gardens. Densities of 300 to 700 habitable rooms per hectare should be achieved within this zone, which is the typical density range of existing housing.

It is important that the design and scale of development within this zone responds positively to the local context. In many cases the most efficient development of a site will be flats and maisonettes rather than houses with gardens. In these developments, larger units should be provided at ground floor level wherever possible, to ensure access to private outdoor **amenity** space. Imaginative solutions should be found to provide outdoor **amenity** space for all residents,

including use of roof terraces, attractive shared garden spaces, generous balconies or decked gardens over car-parking or shops, as appropriate. Loft spaces should be used, wherever possible, to increase the amount of internal residential floorspace.

Suburban Zone

~~For the suburban zone which has medium to low accessibility stretching from Half Moon Lane and Dulwich Village to the southern boundary, the density requirements are~~ This zone is characterised by larger plot sizes, with a particularly high proportion of detached and semi-detached housing. This zone has poorer access to public transport. Housing within this area should retain a more open character, with larger gardens often associated with houses rather than flats. Densities of 200 to 350 habitable rooms per hectare are expected in this zone. This type of development at the lower density standards would be for predominantly houses with gardens, this could include some detached houses.

Transport Development Areas (TDAs) Preferred Improved Housing Locations (PIHLs)

As well as the three main density zonings, four TDAs PIHLs have been identified. These are areas within the Urban Zone which have better access to public transport, significant potential for new development and investment, and a **mixed use** character including significant retail development. The four TDAs PIHLs are Canada Water, the Walworth Corridor, Bermondsey Spa and Peckham.

Within these areas, densities may exceed those for the Urban Zone on some sites where the increased scale of development is appropriate in terms of design and **amenity**. Where the Urban Zone densities are exceeded, the development must provide;

- i. An exemplary standard of design, and excellent standard of living accommodation, and
- ii. A significant contribution to environmental improvements in the area, particularly relating to public transport/cycle/pedestrian movement, safety and security and **public realm** improvements.

Density Calculations

The following guidance advises how densities should be calculated, both for residential and **mixed use** developments which include an element of residential.

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

For mixed-use (including residential) development – The non-residential floorspace needs to be added in, because it also contributes to the size and activity of a development. Therefore, for **mixed use** development, density is:

- The non-residential area, divided by 24, plus
- The number of residential habitable rooms
- all divided by the site area.

Summary Calculations

Residential Development:

D = HR/Ha Density = Habitable Rooms per Hectare

Mixed Use Development

$$D = \frac{(NR_{sqm}/24) + HR}{Ha}$$

Density = Non-Res floorspace divided by 24, plus the number of residential Habitable Rooms, all divided by Hectare

APPENDIX 4 - Proposals Sites Schedule

The Schedule of Proposals and Proposals Map show where specific uses are sought and where there are constraints on development, together with other factors to be taken into account when development is proposed.

<u>Ref No.</u>	<u>Address</u>	<u>Uses Required</u>	<u>Other Acceptable Uses</u>	<u>Uses Not Allowed</u>	<u>Notes</u>
<u>1P</u>	<u>Tate Modern</u>	<u>Ancillary cultural uses to the Tate Modern</u>	<u>Up to 30% housing</u>	<u>Any other uses</u>	
<u>2P</u>	<u>London Bridge</u>	<u>Transport Development Site</u>	<u>None</u>	<u>Any other uses</u>	
<u>3P</u>	<u>Potters Field coach park</u>	<u>A large arts or cultural use of London or nation-wide importance which would act as a significant attraction in its own right</u>	<u>i. D Class use ii. A Use Class iii. Residential as part of a mixed use development</u>	<u>Any other uses</u>	<u>Further guidance in Potter's Field Planning Brief</u>
<u>4P</u>	<u>Potters Field Lambeth College</u>	<u>D Education</u>	<u>None Any other D Class Use</u>	<u>None</u>	
<u>5P</u>	<u>St Paul's Sports Ground and Beaston's Walk</u>	<u>D Use Community and School ground facilities</u>	<u>None</u>	<u>Any other uses</u>	
<u>6P</u>	<u>Manna Ash House, Pockock Street</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
<u>7P</u>	<u>Southbank University Library, Milcote Street</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
<u>8P</u>	<u>21 Harper Road</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
<u>9P</u>	<u>Dickens Square</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
<u>10P</u>	<u>Lupin Point Parking Structure</u>	<u>Residential</u>	<u>Mixed Use/Commercial</u>	<u>Any other uses</u>	
<u>11P</u>	<u>Land bounded by Spa Road, Neckinger, Grange Walk and The Grange</u>	<u>Mixed Use Residential</u>	<u>Mixed Use Residential</u>	<u>Any other uses</u>	
<u>12P</u>	<u>89 Spa Road</u>	<u>Residential</u>	<u>Mixed Commercial/Retail on ground floors</u>	<u>Any other use</u>	
<u>13P</u>	<u>Land bounded by Abbey Street, Old Jamaica Road, Rouel Street, Frean Street, Spa Road, Thurland Road, Dockley Road and Enid Street</u>	<u>Employment</u>	<u>None</u>	<u>Any other uses</u>	
<u>14P</u>	<u>Giles House, Carlton House, Darney House between Jamaica Road, Abbey Street and Marine Street.</u>	<u>Residential Commercial on ground floor</u>	<u>Mixed Uses</u>	<u>Any other use</u>	
<u>15P</u>	<u>Casby House Parking Structure</u>	<u>Residential Development. Commercial on ground floor</u>	<u>Mixed Use</u>	<u>Any other uses</u>	
<u>16P</u>	<u>St James School</u>	<u>Education</u>	<u>None</u>		
<u>17P</u>	<u>Land bounded by Grange Road, Grange Road car park and Bermondsey Spa Park</u>	<u>D Use</u>	<u>None</u>	<u>Any other uses</u>	
<u>18P</u>	<u>Grange Road Car Park bounded by Grange Road and Alscot Street</u>	<u>Residential Mixed Use Ground floor A2 & D1</u>	<u>Mixed Use</u>	<u>Any other use</u>	
<u>19P</u>	<u>Land between 1 and 45 Alscot Road</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
<u>20P</u>	<u>82-92 Spa Road and 94-118 Spa Road</u>	<u>Mixed Use Residential</u>	<u>Residential</u>	<u>Any other uses</u>	
<u>21P</u>	<u>Land bounded by Dunlop Place, Spa Road and Rouel Street</u>	<u>Residential</u>	<u>Mixed Use</u>	<u>Any other use</u>	
<u>22P</u>	<u>Land Bounded by Old</u>	<u>Residential with health centre on</u>	<u>Mixed Use</u>	<u>Any other</u>	

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Not Allowed	Notes
	<u>Jamaica Road, Rouel Road, Freaan Street and Thurland Road</u>	<u>ground floor</u>		<u>uses</u>	
23P	<u>Land bounded by Freaan Street, Thurland Road, Spa Road and Ness Street.</u>	<u>Residential</u>	<u>Mixed</u>	<u>Any other uses</u>	
24P	<u>St James' Road Open Space</u>	<u>Residential and D Use community</u>	<u>None</u>	<u>Any other uses</u>	
25P	<u>Site A Canada Water</u>	<u>Residential</u>	<u>Any Other Use</u>		
26P	<u>Downtown</u>	<u>D Use</u> <u>i. Community Centre</u> <u>ii Health Centre</u> <u>iii Residential</u>	<u>None</u>	<u>Any other uses</u>	
27P	<u>Site F Canada Water</u>	<u>Employment/Residential</u>	<u>Any Other Use</u>		
28P	<u>Site B Canada Water</u>	<u>Residential/Community</u>	<u>Any Other Use</u>		
29P	<u>Site D Canada Water</u>	<u>Residential</u>	<u>Employment/Community</u>		
30P	<u>Site C Canada Water</u>	<u>Retail</u> <u>Residential</u> <u>Community</u>	<u>Any Other Use</u>		
31P	<u>Site E Canada Water</u>	<u>Employment</u> <u>Residential</u>	<u>Any Other Use</u>		
32P	<u>Site G Canada Water</u>	<u>Retail</u> <u>Residential</u> <u>Community</u>	<u>Any Other Use</u>		
33P	<u>Harmsworth Quays</u>	<u>Employment</u>	<u>Any Other Use</u>		<u>No net loss of employment floorspace is permitted</u>
34P	<u>Land bounded by Redriff Road, Quebec Way, Surrey Quays Road and Harmsworth Quays</u>	<u>Leisure</u>	<u>Any Other Use</u>		
35P	<u>Land bounded by Redriff Road, Quebec Way, St Elmo's Road and Russia Dock Woodlands</u>	<u>School site</u>	<u>Any Other Use</u>		
36P	<u>Water sports</u>	<u>D Use</u> <u>i. Leisure Centre</u>	<u>None</u>	<u>Any other use</u>	
37P	<u>Yard in association with marina</u>	<u>Mixed Use Commercial and D Use:</u> <u>i. Hotel</u> <u>ii. Leisure regeneration of water sports centre</u>	<u>None</u>	<u>Any other use</u>	
38P	<u>Prospect House Playground, St Georges Road</u>	<u>Residential</u>	<u>None</u>	<u>Any other use</u>	
39P	<u>Albert Barnes House, New Kent Road.</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
40P	<u>153 – 163 Harper Road</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
41P	<u>Land to the south west of Stewart House, bound by Leroy and Aberdour Street.</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
42P	<u>Elephant and Castle Core Area</u>	<u>i. A range of D Class Uses including social, educational, health and leisure facilities a new secondary school, a healthy living centre, leisure centre, a library and new nursery provision.</u>	<u>None</u>	<u>Any other uses</u>	

<u>Ref No.</u>	<u>Address</u>	<u>Uses Required</u>	<u>Other Acceptable Uses</u>	<u>Uses Not Allowed</u>	<u>Notes</u>
		<u>Residential – 1,100 new homes</u> <u>Not fewer than 4,200 mixed tenure new homes;</u> <u>A Uses - up to 75,000sqm of new retail and leisure uses together with complementary town centre uses to include cultural/entertainment, hotels and public facilities</u> <u>A highly efficient public transport 'hub'</u> <u>Redevelopment of the Elephant and Castle overland rail station.</u> <u>The Cross River Tram Program within the safeguarded route;</u>			
43P	<u>Elephant and Catle Leisure Centre</u>	<u>Education</u>	<u>None</u>	<u>Any other uses</u>	
44P	<u>Land bound by Brandon Street and Larcom Street South west</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
45P	<u>Nursery Row Park car parks, Wadding and Brandon Street.</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
46P	<u>The Crown, Brandon Street</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
47P	<u>Nursery Row Park, Brandon Street</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
48P	<u>Thornton House, Beckway Street and Comus Place.</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
49P	<u>Manor Place Depot Manor Place</u>	<u>Residential</u>	<u>None</u>	<u>Any other use</u>	
50P	<u>Varcoe Road</u>	<u>School Site</u>	<u>None</u>	<u>Any other uses</u>	
51P	<u>6-28 Sylvan Grove</u>	i. <u>B1 Ground</u> ii. <u>SBUs</u>	<u>Residential including 50% Affordable and 50% 3 bedroom by floorspace with outdoor amenity space at 1st floor level</u>	<u>Any other uses</u>	<u>Residential must include condition for PPG24 Noise survey, which takes the guise of Sylvan Grove as Access to a Waste Transfer Station and Implementing mitigation for traffic noise.</u>
52P	<u>Land immediately located to the south east of Bolton Crescent and Camberwell New Road intersection.</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
53P	<u>Frontage of Kennington Park, John Ruskin Street.</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
54P	<u>Camberwell Station Road SE5 9JN</u>	<u>Potential site for the redevelopment of Camberwell station.</u>	<u>None</u>	<u>Any other uses</u>	
55P	<u>Units 1-31 Samuel Jones Industrial Estate</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	
56P	<u>Cator Street, Commercial Way</u>	i. <u>Children's Centre</u> ii. <u>Community Centre</u>	<u>Residential</u>	<u>Any other uses</u>	

<u>Ref No.</u>	<u>Address</u>	<u>Uses Required</u>	<u>Other Acceptable Uses</u>	<u>Uses Not Allowed</u>	<u>Notes</u>
57P	<u>Sumner House</u>	<u>Mixed Use</u>	<u>None</u>	<u>Any other uses</u>	
58P	<u>Flaxyards Site, 1-51 Peckham High Street</u>	<u>A Use Class SBUs fronting Peckham High Street</u>	i. <u>Civic and community uses</u> ii. <u>Residential</u>	<u>None</u>	<u>Tram route protection along frontage</u>
59P	<u>Peckham Wharf, Peckham Hill Street</u>	<u>D1 Cinema</u>	i. <u>Civic and community uses</u> ii. <u>Residential</u>	<u>All other uses</u>	
60P	<u>Tuke School and 2 Wood's Road</u>	<u>Residential</u>	<u>None</u>	<u>Any other uses</u>	<u>Subject to the relocation of Tuke School</u>
61P	<u>Cinema Site and multi-storey car park, Moncrieff Street</u>	<u>A Use Class</u>	<u>Residential</u>	<u>All other uses</u>	<u>Subject to the relocation of the cinema and multi-storey car park</u>
62P	<u>Choumert Grove car park, Choumert Grove</u>	<u>Residential</u>	<u>None</u>	<u>All other uses</u>	
63P	<u>Copeland Road bus garage, 117-149 Rye Lane, 1-27 Bournemouth Road, 133-151 Copeland Road</u>	<u>Transportation including tram route, depot and ancillary facilities and car parking.</u> <u>Active retail frontage to Rye Lane</u>	i. <u>Any A Use Class</u> i. <u>B1 Use Class</u> ii. <u>Residential</u> iii. <u>D1 Health centre and/or crèche</u> iv. <u>D2 Gymnasium</u>	<u>All other uses</u>	
64P	<u>Copeland Road car park, and site on corner of Copeland Road and Rye Lane</u>	<u>Residential</u>	<u>None</u>	<u>All other uses</u>	

Appendix 3 – Southwark UDP Sustainable Development Evaluation

The 12 Southwark plan objectives and 46 policies were evaluated for their impact in terms of promoting sustainable development. Each policy was given a score between 0 and 3 as follows:

- 0 – Unacceptable and/or seriously threatens Sustainable Development Objectives.
- 1 – Does not comply with Sustainable Development Objectives.
- 2 – Complies with Sustainable Development Objectives as covered by general statements.
- 3 – Complies with Sustainable Development Objectives, provides detailed evidence and added value.

These scores were based on the policy's contribution to each of the following 33 objectives based on the criteria contained in the London Plan:

- 1 Focus development at locations with current or planned good public transport links, spare capacity, and easy access by walking or cycling.
- 2 Reduce car dependency by improving transport choice.
- 3 Encourage mixed use development, with provision of key local services, and amenity.
- 4 Ensure more efficient use of natural resources, especially soil, mineral aggregates, water and energy.
- 5 Protect and enhance biodiversity and natural habitats, and create new wildlife habitats.
- 6 Maximise benefits of regeneration schemes for local people.
- 7 Actively promote new clean technologies
e.g. in sectors including the environmental economy, renewable energy and pollution control.
- 8 Develop sustainable tourism industry.
- 9 Ensure inward investment projects are sustainable.
- 10 Improve river and canal ecological and amenity qualities, and seek more sustainable uses thereof.
- 11 Protect, maintain, restore and enhance existing open spaces, create new open spaces, and ensure access to open spaces and wider public realm is maintained.
- 12 Improve health, reduce health inequalities, and promote healthy living.
- 13 Reduce crime and fear of crime.
- 14 Ensure access to good quality affordable housing for all.
- 15 Ensure, where possible, new development occurs on derelict, vacant and underused previously developed land and buildings, and that land is remediated as appropriate.
- 16 Encourage communication between different local communities, in order to improve understanding of differing needs and concerns.
- 17 Reduce greenhouse gas emissions, and plan for further reductions to meet or exceed national climate change targets.
- 18 Improve air quality.
- 19 Reduce amount of waste requiring final disposal through waste minimisation, and increase proportion of waste reused, recycled, composted and recovered.
- 20 Minimise ambient noise using best practice.
- 21 Substantially increase proportion of energy purchased and generated from renewable and sustainable resources.
- 22 Promote investment in and use of sustainable rail and water freight transport.
- 23 Create a climate for investment, with a modern employment structure based on a combination of indigenous growth and inward investment.
- 24 Promote high quality urban design in conjunction with sustainable construction principles and techniques.
- 25 Tackle poverty and social exclusion in areas of particular need.
- 26 Maintain and enhance the quality, integrity and distinctive character of the area.
- 27 Maintain and enhance the historic environment and cultural assets of the area.
- 28 Avoid development that will impact on areas at high risk from flooding.
- 29 Increase tree cover as appropriate and ensure active and sustainable management of existing woodland.
- 30 Improve the image of the borough as part of an exemplary sustainable city.
- 31 Actively challenge discrimination against all marginalised groups.
- 32 Ensure equal opportunities to employment and occupation.
- 33 Respect people and value their contribution to society.

The assessments of individual policies have been aggregated for each of the five sections in Part II of the Plan and the results are as follows:

- Tackling Poverty and Encouraging Wealth Creation 2.5
- Life Chances 2.6
- Clean and Green 2.2
- Housing 2.5
- Transport 2.6

This gives an overall aggregate score for Part II of the Plan of 2.5. Anything over 2.0 would be generally in compliance with sustainable development objectives and 3.0 would be a perfect score. This highlights the way in which compromises need to be made to strike a balance between environmental, economic and social requirements. The assessment can also be used to highlight areas where policies may be further refined to achieve a more effective score for each policy

sustainable outcome.

The UDP policies are basically sound in terms of the principles of the sustainable development objectives. However CRISP and Forum for the Future recommend that more detailed support and guidance is required through the Supplementary Planning Guidance Notes to ensure that the policies fully comply with Sustainable Development Objectives, provide detailed evidence and ensure added value.

Section One-	Policy-	Index-
Tackling Poverty and Encouraging Wealth Creation (Overall Score = 2.5)	1.1	2.5
	1.2	2.4
	1.3	2.4
	1.4	2.5
	1.5	2.5
	1.6	2.8
	1.7	2.5
	1.8	2.6

Section Two-	Policy-	Index-
Life Changes (Overall Score = 2.6)	2.1	2.5
	2.2	2.9
	2.3	2.6
	2.4	2.6
	2.5	2.4

Section Three-	Policy-	Index-
Clean and Green (Overall Score = 2.2)	3.1	2.4
	3.2	2.5
	3.3	2.3
	3.4	2.3
	3.5	2.3
	3.6	2.3
	3.7	2.3
	3.8	2.1
	3.9	2.1
	3.10	2.2
	3.11	2.8
	3.12	2.2
	3.13	2.0
	3.14	2.1
	3.15	2.1
	3.16	2.3
	3.17	2.3
3.18	2.0	
3.19	2.0	

Section Four-	Policy-	Index-
Housing (Overall Score = 2.5)	4.1	2.4
	4.2	2.5
	4.3	2.4
	4.4	2.4
	4.5	2.5
	4.6	2.5
	4.7	2.5
	4.8	2.4

Section Five-	Policy-	Index-
Transport Improving Access and Convenience (Overall Score = 2.6)	5.1	2.6
	5.2	2.6
	5.3	2.7
	5.4	2.4
	5.5	2.6
	5.6	2.5

These tables give the sustainability index score for each policy

APPENDIX 5 - Southwark UDP Sustainability Appraisal

Forum for the Future

December 2003

This report is an independent assessment of how sustainability is considered and integrated into the Southwark Draft Deposit Unitary Development Plan (UDP). It provides a critical commentary of the UDP and identifies where the plan is actively undermining sustainability and where there are missed opportunities to progress sustainability through the UDP.

How do you appraise sustainability?

Forum for the Future's definition of sustainability is 'A dynamic process which enables all people to realise their potential and improve their quality of life in ways which simultaneously protect and enhance the Earth's life support systems'

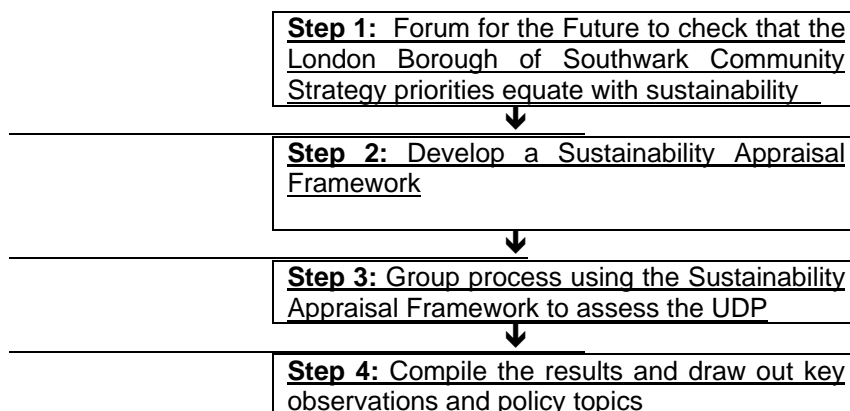
This concept is expressed through the borough's Community Strategy priorities. These are:

1. Tackling poverty
2. Making Southwark cleaner and greener
3. Cutting crime and the fear of crime
4. Raising standards in our schools
5. Improving the health of the borough

The Community Strategy is the overarching framework for the London Borough of Southwark. As such it is necessary to ensure that all activities undertaken by the Council (and partners in the Borough) are delivering these priorities. By using the Community Strategy priorities as a basis for the sustainability appraisal the Council are measuring the extent to which the UDP is delivering the priorities and at the same time ensuring that there are no instances where the UDP is undermining them.

Forum for the Future is confident that London Borough of Southwark's Community Strategy priorities represent sustainability, providing activities are devised with a long-term perspective and the priorities are delivered together (i.e. there is integration between social, economic and environmental issues).

Forum for the Future undertook the following steps in the sustainability appraisal of the UDP:



The Sustainability Appraisal Framework

Forum for the Future developed a framework (see Annex 2) using the Community priorities taken from 'A Community Strategy for Southwark 2003-2006'. The framework has been used for the purposes of this report as a simple and consistent way of appraising the UDP.

For the purposes of the framework the Community Strategy priorities were extrapolated into a series of priority objectives, these are based on the content of the Community Strategy.

The framework approach was used when developing the policies as part of the draft review in 2001. The framework has been updated to include the new Community Strategy priorities.

Three strategic advisers from Forum for the Future's Local and Regional Programme undertook the sustainability appraisal, the results were then brought together, discussed and consensus gained.

Conclusions

The London Borough of Southwark Draft Deposit Unitary Development Plan is strong on promoting and progressing sustainable development. The policies seem to have been developed using sustainability as the overarching aim. Overall the UDP make a positive contribution to improving well-being in the Borough in the short and long-term. Annex 1 brings together the results from the appraisal of all the policies into one summary table. This provides a picture of the contribution of the UDP to supporting and delivering the Community Strategy specifically and sustainability generally.

The UDP performs particularly well in promoting social inclusion, improving housing quality and choice attracting new investment to the borough, improving the provision of open space, protecting and improving the environment (both built and natural, improving facilities for culture and leisure and incorporating long term social issues into planning decisions.

Additionally we are encouraged that overall the plan is focussed on retaining the positive elements of local distinctiveness.

Factoring in crime prevention doesn't feature highly in many of the policies and this is reflected in the Summary of the appraisal of all policies (Annex 1), however we are confident that Policy 3.14 – Safety In Design, and the 'Designing Out Crime SPG' are sufficient to deliver this priority.

Forum for the Future feels that there are no instances where the UDP actively undermines sustainability.

The key areas of weakness in delivering sustainable development through the UDP are examined in more detail below.

Zoë Rudin, Jenny Barker and Kath Johnson
Local and Regional Programme , Forum for the Future
z.rudin@forumforthefuture.org.uk

Annex 1: Summary of the Appraisal of All Policies

Priorities	Priority Objectives	All Policies			
	What contribution does the policy make to:	+	-	±	±
Tackling Poverty	<u>Improving facilities for young people</u>	1	1	11111111111	111
	<u>Improving housing quality and choice</u>		1	11111111111	111111111111111
	<u>Taking action to promote social inclusion</u>			11111111111111111	11111111
	<u>Valuing diversity</u>		1	11111111111	1111
	<u>Promoting community involvement</u>		1111	1111111111111	
	<u>Providing support to business</u>	11	11111111111	11111111111111111	1
	<u>Reducing unemployment and ensuring more job opportunities for local people</u>		1	1111111111111	111
	<u>Meeting local needs locally</u>			11111111111111111	111
	<u>Attracting new business and investment</u>	11111	111	111111111111111111111	1111
Making Southwark Cleaner and Greener	<u>Making it easier and safer to travel around the borough</u>			1111111111111	111111111111111
	<u>Achieving air quality standards</u>		11	11111111111	
	<u>Improving recycling and encouraging waste avoidance</u>		11111111	111	11
	<u>Improving the provision of open space</u>		1111	11111111	1
	<u>Protecting the environment</u>		1111111111	1111111111111111111111111111111111111	11111111
	<u>Making the environment more attractive</u>		11111	1111111111111111111111111111111111111	1111
	<u>Enabling efficient use of natural resources</u>		111111	1111111111111	111111111
	<u>Limiting pollution</u>			11111111111111111	11111111
Cutting Crime and the fear of Crime	<u>Planning developments for the long term</u>		11	1111111111111111111111111111111111111	1111111111
	<u>Preventing crime and tackling the fear of crime</u>		1111	1111111111	
	<u>Reducing the rate of crime especially youth crime</u>		111	1111	1
Raising Standards in our Schools	<u>Empowering communities through learning</u>		1111111	11	11
	<u>Raising levels of educational attainment</u>		1	1111	
	<u>Promoting lifelong commitment to learning</u>		1	1111	

<u>Improving the Health of the Borough</u>	Providing care and support for those in need		1111	1	11
	Promote a healthier way of life			1111111111111111	111
	Increasing opportunities for culture and leisure			1111111111111111111111111111111111 11	11
<u>Conformity</u>	Do the policies take account of national planning standards?				Forum for the Future feel that this is the case
<u>Alignment</u>	Is the policy in line with realistic implementation decisions in Southwark			Overall we feel the UDP makes a positive contribution to this priority	
<u>Delivery</u>	Do the policies deliver the priorities for Southwark together?			Overall we feel the UDP makes a positive contribution to this priority	
<u>Outcome</u>	Improving well-being in the Borough in the short and long-term			1111111111111111111111111111111111 11111111111111111111	111111

Forum for the Future, December 2003

Annex 2:

Appraisal of Chapter 1: Tackling Poverty and Encouraging Wealth Creation

Priorities	Priority Objectives	Policy Number																			
		Objective 1				Objective 2				Objective 3				Objective 4				Policy 1.1			
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people												✓								
	Improving housing quality and choice																				
	Taking action to promote social inclusion				✓							✓				✓					✓
	Valuing diversity			✓	✓							✓					✓			✓	✓
	Promoting community involvement			✓																	
	Providing support to business			✓					✓							✓					
	Reducing unemployment and ensuring more job opportunities for local people				✓				✓							✓					✓
	Meeting local needs locally				✓			✓				✓				✓				✓	
	Attracting new business and investment			✓	✓				✓							✓					
	Making it easier and safer to travel around the borough											✓									
Making Southwark Cleaner and Greener	Achieving air quality standards																				
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space																				
	Protecting the environment																				
	Making the environment more attractive																				
	Enabling efficient use of natural resources																				
	Limiting pollution																				
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																				
	Reducing the rate of crime especially youth crime			✓																✓	

<u>Raising Standards in our Schools</u>	<u>Empowering communities through learning</u>			✓										✓					✓	
	<u>Raising levels of educational attainment</u>																			
	<u>Promoting lifelong commitment to learning</u>			✓																
<u>Improving the Health of the Borough</u>	<u>Providing care and support for those in need</u>			✓															✓	
	<u>Promote a healthier way of life</u>									✓										
	<u>Increasing opportunities for culture and leisure</u>														✓					
<u>Conformity</u>	<u>Do the policies take account of national planning standards?</u>																			
<u>Alignment</u>	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																			
<u>Delivery</u>	<u>Do the policies deliver the priorities for Southwark together?</u>																			
<u>Outcome</u>	<u>Improving well-being in the Borough in the short and long term</u>			✓				✓												

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 1.2				Policy 1.3				Policy 1.4				Policy 1.5				Policy 1.6			
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people			✓																	
	Improving housing quality and choice				✓																
	Taking action to promote social inclusion			✓																	
	Valuing diversity																				✓
	Promoting community involvement			✓																	
	Providing support to business															✓				✓	
	Reducing unemployment and ensuring more job opportunities for local people				✓			✓				✓				✓				✓	
	Meeting local needs locally			✓													✓			✓	
	Attracting new business and investment			✓				✓				✓				✓	✓			✓	
	Making it easier and safer to travel around the borough				✓											✓					
Making Southwark Cleaner and Greener	Achieving air quality standards																				
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space																				
	Protecting the environment																				
	Making the environment more attractive																				
	Enabling efficient use of natural resources																				
	Limiting pollution																				
	Planning developments for the long term																				
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																				
	Reducing the rate of crime especially youth crime																				
Raising Standards in our Schools	Empowering communities through learning																				
	Raising levels of educational attainment																				
	Promoting lifelong commitment to learning																				
Improving the Health of the	Providing care and support for those in need																				

Health of the Borough	Promote a healthier way of life																			
	Increasing opportunities for culture and leisure																			
Conformity	Do the policies take account of national planning standards?				✓														✓	
Alignment	Is the policy in line with realistic implementation decisions in Southwark																			
Delivery	Do the policies deliver the priorities for Southwark together?																			
Outcome	Improving well-being in the Borough in the short and long-term				✓															

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																				
		Policy 1.7				Policy 1.8				Policy 1.9				Policy 1.10				Policy 1.11				
	What contribution does the policy make to:	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	
Tackling Poverty	Improving facilities for young people																					
	Improving housing quality and choice			✓																		
	Taking action to promote social inclusion																					
	Valuing diversity			✓																		
	Promoting community involvement																					
	Providing support to business			✓								✓										
	Reducing unemployment and ensuring more job opportunities for local people			✓											✓							
	Meeting local needs locally			✓																	✓	
	Attracting new business and investment			✓						✓											✓	
	Making it easier and safer to travel around the borough			✓																	✓	
Making Southwark Cleaner and Greener	Achieving air quality standards																					
	Improving recycling and encouraging waste avoidance																					
	Improving the provision of open space																					
	Protecting the environment																					
	Making the environment more attractive																					✓
	Enabling efficient use of natural resources																					
	Limiting pollution																				✓	
Planning developments for the long term																					✓	

Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																		
	Reducing the rate of crime especially youth crime																		
Raising Standards in our Schools	Empowering communities through learning																		
	Raising levels of educational attainment																		
	Promoting lifelong commitment to learning																		
Improving the Health of the Borough	Providing care and support for those in need																		
	Promote a healthier way of life																	✓	
	Increasing opportunities for culture and leisure																		
Conformity	Do the policies take account of national planning standards?																		
Alignment	Is the policy in line with realistic implementation decisions in Southwark																		
Delivery	Do the policies deliver the priorities for Southwark together?																		
Outcome	Improving well-being in the Borough in the short and long-term																		

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 1.12				Policy 1.13				Policy 1.14				Policy 1.15							
	What contribution does the policy make to:	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±
Tackling Poverty	Improving facilities for young people																				
	Improving housing quality and choice																				
	Taking action to promote social inclusion																				
	Valuing diversity			✓																	
	Promoting community involvement																				
	Providing support to business																				✓
	Reducing unemployment and ensuring more job opportunities for local people			✓					✓									✓			
	Meeting local needs locally				✓				✓												
	Attracting new business and investment			✓																	
	Making it easier and safer to travel around the borough				✓																✓
	Achieving air quality standards																				

<u>Making Southwark Cleaner and Greener</u>	<u>Achieving air quality standards</u>																						
	<u>Improving the provision of open space</u>																						
	<u>Encouraging waste avoidance</u>												✓										
	<u>Protecting the environment</u>																						
	<u>Making the environment more attractive</u>							✓															
	<u>Enabling efficient use of natural resources</u>																						
<u>Cutting Crime and the fear of Crime</u>	<u>Limiting pollution</u>																						
	<u>Planning developments for the long term</u>																						
	<u>Preventing crime and tackling the fear of crime</u>																						
	<u>Reducing the rate of crime especially youth crime</u>																						
	<u>Raising Standards in our Schools</u>	<u>Empowering communities through learning</u>																					
		<u>Raising levels of educational attainment</u>																					
<u>Promoting lifelong commitment to learning</u>																							
	<u>Providing care and support for those in need</u>																						
	<u>Promote a healthier way of life</u>																						
	<u>Increasing opportunities for culture and leisure</u>												✓			✓							
<u>Conformity</u>	<u>Do the policies take account of national planning standards?</u>																						
<u>Alignment</u>	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																						
<u>Delivery</u>	<u>Do the policies deliver the priorities for Southwark together?</u>																						
<u>Outcome</u>	<u>Improving well-being in the Borough in the short and long-term</u>																						

Forum for the Future, December 2003

Appraisal of Chapter 2: Life Chances Preserving And Creating Community Assets

Priorities	Priority Objectives	Policy Number																			
		Policy 2.1				Policy 2.2				Policy 2.3				Policy 2.4				Policy 2.5			
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people				✓				✓			✓				✓					
	Improving housing quality and choice											✓				✓					
	Taking action to promote social inclusion			✓				✓				✓				✓					
	Valuing diversity											✓				✓					
	Promoting community involvement											✓				✓					
	Providing support to business															✓					
	Reducing unemployment and ensuring more job opportunities for local people																				
	Meeting local needs locally																				
	Attracting new business and investment																				
	Making it easier and safer to travel around the borough																				
Making Southwark Cleaner and Greener	Achieving air quality standards																				
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space																				
	Protecting the environment																				
	Making the environment more attractive																				
	Enabling efficient use of natural resources																				
	Limiting pollution																				
	Planning developments for the long term																				
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																				
	Reducing the rate of crime especially youth crime																				
Raising Standards in our Schools	Empowering communities through learning				✓				✓			✓				✓					
	Raising levels of educational attainment			✓				✓				✓				✓					
	Promoting lifelong commitment to learning			✓				✓				✓				✓					
Improving the Health of the	Providing care and support for those in need																				

Health of the Borough	Promote a healthier way of life																					
	Increasing opportunities for culture and leisure			✓				✓				✓										
Conformity	<u>Do the policies take account of national planning standards?</u>																					
Alignment	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																					
Delivery	<u>Do the policies deliver the priorities for Southwark together?</u>																					
Outcome	<u>Improving well-being in the Borough in the short and long-term</u>			✓				✓				✓				✓						✓

Forum for the Future, December 2003

Appraisal of Chapter 3: Clean and Green

Priorities	Priority Objectives	Policy Number																			
		Objective 8				Objective 9				Objective 10				Objective 11				Policy 3.1			
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people											✓				✓					
	Improving housing quality and choice			✓					✓			✓				✓					
	Taking action to promote social inclusion							✓	✓												
	Valuing diversity																				
	Promoting community involvement																				
	Providing support to business						✓					✓									
	Reducing unemployment and ensuring more job opportunities for local people																				
	Meeting local needs locally																✓				
	Attracting new business and investment			✓									✓			✓					
Making it easier and safer to travel around the borough																					
Making Southwark Cleaner and Greener	Achieving air quality standards			✓				✓													
	Improving recycling and encouraging waste avoidance						✓														
	Improving the provision of open space											✓					✓				
	Protecting the environment			✓				✓				✓				✓					✓
	Making the environment more attractive			✓									✓			✓				✓	
	Enabling efficient use of natural resources			✓					✓											✓	
	Limiting pollution			✓					✓							✓				✓	
Planning developments for the long term			✓					✓			✓				✓				✓		
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime											✓				✓					
	Reducing the rate of crime especially youth crime											✓			✓	✓					
Raising Standards in our Schools	Empowering communities through learning						✓														
	Raising levels of educational attainment																				
	Promoting lifelong commitment to learning																				
Improving the Health of the	Providing care and support for those in need																				

Health of the Borough	Promote a healthier way of life			✓				✓						✓				✓	
	Increasing opportunities for culture and leisure									✓				✓					
Conformity	Do the policies take account of national planning standards?																		
Alignment	Is the policy in line with realistic implementation decisions in Southwark																		
Delivery	Do the policies deliver the priorities for Southwark together?																		
Outcome	Improving well-being in the Borough in the short and long-term			✓				✓				✓			✓				✓

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 3.2				Policy 3.3				Policy 3.4				Policy 3.5				Policy 3.6			
	What contribution does the policy make to:	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±
Tackling Poverty	Improving facilities for young people																				
	Improving housing quality and choice							✓					✓				✓				
	Taking action to promote social inclusion												✓								
	Valuing diversity																				
	Promoting community involvement																				
	Providing support to business							✓									✓				
	Reducing unemployment and ensuring more job opportunities for local people												✓								
	Meeting local needs locally																				
	Attracting new business and investment		✓										✓								
Making it easier and safer to travel around the borough												✓									
Making Southwark Cleaner and Greener	Achieving air quality standards			✓				✓				✓				✓					✓
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space																				
	Protecting the environment			✓				✓				✓					✓				✓
	Making the environment more attractive			✓				✓				✓				✓					✓
	Enabling efficient use of natural resources			✓				✓					✓				✓				✓
	Limiting pollution			✓				✓					✓				✓				✓
Planning developments for the long term			✓					✓				✓				✓				✓	

Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																		
	Reducing the rate of crime especially youth crime																		
Raising Standards in our Schools	Empowering communities through learning																		
	Raising levels of educational attainment								✓			✓							
	Promoting lifelong commitment to learning																		
Improving the Health of the Borough	Providing care and support for those in need																		
	Promote a healthier way of life							✓			✓			✓					✓
	Increasing opportunities for culture and leisure																		
Conformity	Do the policies take account of national planning standards?																		
Alignment	Is the policy in line with realistic implementation decisions in Southwark																		
Delivery	Do the policies deliver the priorities for Southwark together?																		
Outcome	Improving well-being in the Borough in the short and long-term			✓				✓			✓			✓				✓	

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																				
		Policy 3.7				Policy 3.8				Policy 3.9				Policy 3.10				Policy 3.11				
	What contribution does the policy make to:	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	
Tackling Poverty	Improving facilities for young people																					
	Improving housing quality and choice							✓							✓						✓	
	Taking action to promote social inclusion																					
	Valuing diversity																					
	Promoting community involvement																					
	Providing support to business				✓				✓													
	Reducing unemployment and ensuring more job opportunities for local people																					
	Meeting local needs locally				✓				✓													
	Attracting new business and investment											✓									✓	
Making it easier and safer to travel around the borough																				✓		

<u>Making Southwark Cleaner and Greener</u>	<u>Achieving air quality standards</u>				✓			✓			✓									
	<u>Improving recycling and encouraging waste avoidance</u>																			
	<u>Improving the provision of open space</u>																			
	<u>Protecting the environment</u>			✓			✓			✓				✓						
	<u>Making the environment more attractive</u>			✓			✓							✓						✓
	<u>Enabling efficient use of natural resources</u>			✓			✓				✓			✓						
	<u>Limiting pollution</u>										✓			✓						
<u>Cutting Crime and the fear of Crime</u>	<u>Preventing crime and tackling the fear of crime</u>																			
	<u>Reducing the rate of crime especially youth crime</u>																			
<u>Raising Standards in our Schools</u>	<u>Empowering communities through learning</u>																			
	<u>Raising levels of educational attainment</u>			✓			✓													
	<u>Promoting lifelong commitment to learning</u>																			
<u>Improving the Health of the Borough</u>	<u>Providing care and support for those in need</u>																			
	<u>Promote a healthier way of life</u>													✓						
	<u>Increasing opportunities for culture and leisure</u>																			
<u>Conformity</u>	<u>Do the policies take account of national planning standards?</u>																			✓
<u>Alignment</u>	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																			
<u>Delivery</u>	<u>Do the policies deliver the priorities for Southwark together?</u>																			
<u>Outcome</u>	<u>Improving well-being in the Borough in the short and long-term</u>			✓			✓			✓			✓						✓	

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 3.12				Policy 3.13				Policy 3.14				Policy 3.15				Policy 3.16			
		=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people		✓																		
	Improving housing quality and choice				✓				✓											✓	
	Taking action to promote social inclusion			✓				✓													
	Valuing diversity			✓																	
	Promoting community involvement	✓				✓						✓									
	Providing support to business	✓										✓									
	Reducing unemployment and ensuring more job opportunities for local people																				
	Meeting local needs locally											✓									
	Attracting new business and investment			✓				✓				✓		✓		✓		✓		✓	
	Making it easier and safer to travel around the borough							✓					✓								
Making Southwark Cleaner and Greener	Achieving air quality standards																				
	Improving recycling and encouraging waste avoidance	✓				✓														✓	
	Improving the provision of open space							✓												✓	
	Protecting the environment			✓				✓									✓			✓	
	Making the environment more attractive				✓				✓			✓				✓					
	Enabling efficient use of natural resources	✓						✓										✓			
	Limiting pollution			✓				✓												✓	
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime							✓					✓								
	Reducing the rate of crime especially youth crime												✓								
Raising Standards in our Schools	Empowering communities through learning									✓				✓							
	Raising levels of educational attainment																				
	Promoting lifelong commitment to learning																				
Improving the Health of the	Providing care and support for those in need																				

Health of the Borough	Promote a healthier way of life							✓												
	Increasing opportunities for culture and leisure										✓				✓				✓	
Conformity	<u>Do the policies take account of national planning standards?</u>																			
Alignment	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																			
Delivery	<u>Do the policies deliver the priorities for Southwark together?</u>																			
Outcome	<u>Improving well-being in the Borough in the short and long-term</u>			✓				✓			✓			✓				✓		

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																				
		Policy 3.17				Policy 3.18				Policy 3.19				Policy 3.20				Policy 3.21				
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	
Tackling Poverty	Improving facilities for young people																					
	Improving housing quality and choice			✓								✓				✓						
	Taking action to promote social inclusion																					
	Valuing diversity																					
	Promoting community involvement								✓													
	Providing support to business		✓								✓				✓			✓		✓		
	Reducing unemployment and ensuring more job opportunities for local people																					
	Meeting local needs locally																					
	Attracting new business and investment			✓		✓																
	Making it easier and safer to travel around the borough																					
Making Southwark Cleaner and Greener	Achieving air quality standards																					
	Improving recycling and encouraging waste avoidance			✓																		
	Improving the provision of open space																				✓	
	Protecting the environment			✓				✓				✓				✓					✓	
	Making the environment more attractive			✓												✓					✓	
	Enabling efficient use of natural resources			✓																		
	Limiting pollution																					
Planning developments for the long term			✓												✓					✓		
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																					
	Reducing the rate of crime especially youth crime																					
Raising Standards in our Schools	Empowering communities through learning											✓										
	Raising levels of educational attainment																					
	Promoting lifelong commitment to learning								✓													
Improving the Health of the Borough	Providing care and support for those in need																					
	Promote a healthier way of life																					
	Increasing opportunities for culture and leisure								✓			✓										
Conformity	Do the policies take account of national planning standards?																					

Alignment	Is the policy in line with realistic implementation decisions in Southwark																		
Delivery	Do the policies deliver the priorities for Southwark together?																		
Outcome	Improving well-being in the Borough in the short and long-term			✓				✓											

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 3.22				Policy 3.23				Policy 3.24				Policy 3.25				Policy 3.26			
What contribution does the policy make to:		=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±
Tackling Poverty	Improving facilities for young people							✓				✓				✓					
	Improving housing quality and choice																				
	Taking action to promote social inclusion																				
	Valuing diversity																				
	Promoting community involvement						✓				✓										
	Providing support to business	✓		✓															✓		
	Reducing unemployment and ensuring more job opportunities for local people																				
	Meeting local needs locally							✓				✓				✓					
	Attracting new business and investment																				
	Making it easier and safer to travel around the borough							✓				✓				✓					
Making Southwark Cleaner and Greener	Achieving air quality standards							✓													
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space								✓				✓				✓			✓	
	Protecting the environment			✓				✓				✓					✓				✓
	Making the environment more attractive			✓				✓				✓				✓				✓	
	Enabling efficient use of natural resources																				
	Limiting pollution							✓				✓				✓				✓	
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																				
	Reducing the rate of crime especially youth crime					✓		✓		✓		✓									
Raising Standards in	Empowering communities through learning																			✓	

Standards in our Schools	Raising levels of educational attainment																		
	Promoting lifelong commitment to learning																		
Improving the Health of the Borough	Providing care and support for those in need																		
	Promote a healthier way of life						✓				✓			✓				✓	
	Increasing opportunities for culture and leisure							✓				✓			✓				
Conformity	Do the policies take account of national planning standards?																		
Alignment	Is the policy in line with realistic implementation decisions in Southwark																		
Delivery	Do the policies deliver the priorities for Southwark together?																		
Outcome	Improving well-being in the Borough in the short and long-term			✓			✓				✓			✓				✓	

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																				
		Policy 3.27				Policy 3.28				Policy 3.29				Policy 3.30								
What contribution does the policy make to:		=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	
Tackling Poverty	Improving facilities for young people																					
	Improving housing quality and choice																✓					
	Taking action to promote social inclusion								✓								✓					
	Valuing diversity																					
	Promoting community involvement								✓								✓					
	Providing support to business		✓					✓					✓									
	Reducing unemployment and ensuring more job opportunities for local people																					
	Meeting local needs locally																				✓	
	Attracting new business and investment							✓		✓				✓							✓	
Making it easier and safer to travel around the borough									✓											✓		
Making Southwark Cleaner and Greener	Achieving air quality standards																					
	Improving recycling and encouraging waste avoidance								✓													
	Improving the provision of open space																				✓	
	Protecting the environment				✓					✓											✓	
	Making the environment more attractive				✓																✓	

	<u>Enabling efficient use of natural resources</u>																			
	<u>Limiting pollution</u>																			✓
	<u>Planning developments for the long term</u>			✓				✓				✓								✓
<u>Cutting Crime and the fear of Crime</u>	<u>Preventing crime and tackling the fear of crime</u>																			
	<u>Reducing the rate of crime especially youth crime</u>																			
<u>Raising Standards in our Schools</u>	<u>Empowering communities through learning</u>																			✓
	<u>Raising levels of educational attainment</u>																			
	<u>Promoting lifelong commitment to learning</u>																			
<u>Improving the Health of the Borough</u>	<u>Providing care and support for those in need</u>																			✓
	<u>Promote a healthier way of life</u>								✓											✓
	<u>Increasing opportunities for culture and leisure</u>								✓											
<u>Conformity</u>	<u>Do the policies take account of national planning standards?</u>																			
<u>Alignment</u>	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																			
<u>Delivery</u>	<u>Do the policies deliver the priorities for Southwark together?</u>																			
<u>Outcome</u>	<u>Improving well-being in the Borough in the short and long-term</u>								✓											✓

Forum for the Future, December 2003

Appraisal of Chapter 4: Creating Choice and Quality In Housing

Priorities	Priority Objectives	Policy Number																			
		Objective 9				Objective 10				Policy 4.1				Policy 4.2				Policy 4.3			
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people			✓																	
	Improving housing quality and choice				✓				✓				✓				✓				✓
	Taking action to promote social inclusion			✓				✓													✓
	Valuing diversity			✓				✓													✓
	Promoting community involvement																			✓	
	Providing support to business																				
	Reducing unemployment and ensuring more job opportunities for local people																				
	Meeting local needs locally		✓				✓														
	Attracting new business and investment																				
Making it easier and safer to travel around the borough			✓																		
Making Southwark Cleaner and Greener	Achieving air quality standards		✓				✓														
	Improving recycling and encouraging waste avoidance		✓				✓														
	Improving the provision of open space																				
	Protecting the environment		✓				✓														
	Making the environment more attractive												✓				✓				
	Enabling efficient use of natural resources		✓				✓				✓				✓						
	Limiting pollution																				
	Planning developments for the long term		✓				✓						✓				✓				
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime																				
	Reducing the rate of crime especially youth crime																				
Raising Standards in our Schools	Empowering communities through learning																				
	Raising levels of educational attainment																				
	Promoting lifelong commitment to learning																				
Improving the Health of the	Providing care and support for those in need																				✓

Health of the Borough	Promote a healthier way of life																			
	Increasing opportunities for culture and leisure																			
Conformity	Do the policies take account of national planning standards?																			
Alignment	Is the policy in line with realistic implementation decisions in Southwark																			
Delivery	Do the policies deliver the priorities for Southwark together?																			
Outcome	Improving well-being in the Borough in the short or long term			✓				✓				✓							✓	

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 4.4				Policy 4.5				Policy 4.6				Policy 4.7							
What contribution does the policy make to:		=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±	=	=	±	±
Tackling Poverty	Improving facilities for young people																				
	Improving housing quality and choice				✓				✓				✓								
	Taking action to promote social inclusion				✓				✓				✓								
	Valuing diversity			✓					✓				✓								
	Promoting community involvement																				
	Providing support to business																				
	Reducing unemployment and ensuring more job opportunities for local people																				
	Meeting local needs locally			✓																	
	Attracting new business and investment																				
	Making it easier and safer to travel around the borough																				
Making Southwark Cleaner and Greener	Achieving air quality standards																				
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space																				
	Protecting the environment																				
	Making the environment more attractive																				
	Enabling efficient use of natural resources																				
	Limiting pollution																				
Planning developments for the long term																					

<u>Cutting Crime and the fear of Crime</u>	<u>Preventing crime and tackling the fear of crime</u>																			
	<u>Reducing the rate of crime especially youth crime</u>																			
<u>Raising Standards in our Schools</u>	<u>Empowering communities through learning</u>																			
	<u>Raising levels of educational attainment</u>																			
	<u>Promoting lifelong commitment to learning</u>																			
<u>Improving the Health of the Borough</u>	<u>Providing care and support for those in need</u>																			
	<u>Promote a healthier way of life</u>																			
	<u>Increasing opportunities for culture and leisure</u>																			
<u>Conformity</u>	<u>Do the policies take account of national planning standards?</u>																			
<u>Alignment</u>	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																			
<u>Delivery</u>	<u>Do the policies deliver the priorities for Southwark together?</u>																			
<u>Outcome</u>	<u>Improving well-being in the Borough in the short and long-term</u>																			

Forum for the Future, December 2003

Appraisal of Chapter 5: Sustainable Transport

Priorities	Priority Objectives	Policy Number																			
		Objective 11				Objective 12				Objective 13				Policy 5.1				Policy 5.2			
		=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people								✓												
	Improving housing quality and choice			✓			✓														
	Taking action to promote social inclusion			✓				✓													
	Valuing diversity			✓			✓														
	Promoting community involvement			✓				✓								✓					
	Providing support to business			✓				✓								✓			✓		
	Reducing unemployment and ensuring more job opportunities for local people			✓					✓							✓				✓	
	Meeting local needs locally			✓					✓							✓				✓	
	Attracting new business and investment			✓				✓		✓								✓			
	Making it easier and safer to travel around the borough				✓				✓				✓				✓				✓
Making Southwark Cleaner and Greener	Achieving air quality standards			✓				✓				✓				✓				✓	
	Improving recycling and encouraging waste avoidance						✓												✓		
	Improving the provision of open space			✓			✓					✓									
	Protecting the environment				✓			✓					✓				✓			✓	
	Making the environment more attractive			✓				✓				✓				✓				✓	
	Enabling efficient use of natural resources				✓			✓					✓				✓				✓
	Limiting pollution				✓			✓					✓				✓				✓
Planning developments for the long term			✓				✓									✓				✓	
Cutting Crime and the fear of Crime	Preventing crime and tackling the fear of crime		✓					✓								✓				✓	
	Reducing the rate of crime especially youth crime						✓	✓													
Raising Standards in our Schools	Empowering communities through learning						✓														
	Raising levels of educational attainment																				
	Promoting lifelong commitment to learning						✓														

Improving the Health of the Borough	Providing care and support for those in need			✓																
	Promote a healthier way of life				✓			✓				✓					✓			✓
	Increasing opportunities for culture and leisure			✓					✓	✓								✓		✓
Conformity	Do the policies take account of national planning standards?																			
Alignment	Is the policy in line with realistic implementation decisions in Southwark																			
Delivery	Do the policies deliver the priorities for Southwark together?																			
Outcome	Improving well-being in the Borough in the short and long-term				✓				✓			✓					✓			✓

Forum for the Future, December 2003

Priorities	Priority Objectives	Policy Number																			
		Policy 5.3				Policy 5.4				Policy 5.5				Policy 5.6							
	What contribution does the policy make to:	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±	=	-	±	±
Tackling Poverty	Improving facilities for young people			✓																	
	Improving housing quality and choice																				
	Taking action to promote social inclusion			✓				✓												✓	
	Valuing diversity																			✓	
	Promoting community involvement			✓				✓												✓	
	Providing support to business			✓				✓				✓								✓	
	Reducing unemployment and ensuring more job opportunities for local people							✓												✓	
	Meeting local needs locally			✓				✓													
	Attracting new business and investment			✓					✓				✓								
Making it easier and safer to travel around the borough				✓				✓				✓							✓		
Making Southwark Cleaner and Greener	Achieving air quality standards			✓				✓				✓									
	Improving recycling and encouraging waste avoidance																				
	Improving the provision of open space																				
	Protecting the environment			✓				✓				✓									
	Making the environment more attractive			✓				✓						✓							
	Enabling efficient use of natural resources			✓				✓					✓								
	Limiting pollution			✓				✓					✓								

	<u>Planning developments for the long term</u>			✓				✓						✓					
<u>Cutting Crime and the fear of Crime</u>	<u>Preventing crime and tackling the fear of crime</u>			✓				✓						✓					
	<u>Reducing the rate of crime especially youth crime</u>																		
<u>Raising Standards in our Schools</u>	<u>Empowering communities through learning</u>																		
	<u>Raising levels of educational attainment</u>																		
	<u>Promoting lifelong commitment to learning</u>																		
<u>Improving the Health of the Borough</u>	<u>Providing care and support for those in need</u>						✓			✓						✓			
	<u>Promote a healthier way of life</u>				✓			✓			✓				✓				
	<u>Increasing opportunities for culture and leisure</u>			✓				✓						✓					
<u>Conformity</u>	<u>Do the policies take account of national planning standards?</u>																		
<u>Alignment</u>	<u>Is the policy in line with realistic implementation decisions in Southwark</u>																		
<u>Delivery</u>	<u>Do the policies deliver the priorities for Southwark together?</u>																		
<u>Outcome</u>	<u>Improving well-being in the Borough in the short and long-term</u>			✓				✓			✓			✓					

Forum for the Future, December 2003

Appendix 6 - Schedule of Shopping Frontages

No.	Property Address
SF1.	<p>16-26 (even) Borough High Street <u>2-20 (even) Southwark Street</u> <u>28-34 (even) Borough High Street</u> <u>38-72 (even) Borough High Street</u> <u>76-92 (even) Borough High Street</u> <u>100-130 (even) Borough High Street</u> 11-21 (odd) Borough High Street 27-73111 (odd) Borough High Street 125, 127, 131 & 133-135 Borough High Street <u>141-149 (odd) Borough High Street</u> <u>151-169 (odd) Borough High Street</u></p>
SF2.	37-44 (con) Railway Approach, Borough High Street
SF3.	<p>156-176 (even) Great Suffolk Street 101-109 (odd) Great Suffolk Street</p>
SF4.	<p>150-254 (even) Jamaica Road 125-151 (odd) Jamaica Road</p>
SF5.	Ground Floor, Surrey Quays Shopping Centre
SF6.	<p>162-196 (even) Lower Road 126-160 (even) Lower Road <u>200-220 (even) Lower Road</u> 187-215 (odd) Lower Road 229-243 (odd) Lower Road 1-15 (odd) Plough Way</p>
SF7.	<p>198-256 (even) Southwark Park Road 193-221 (odd) Southwark Park Road 1-14 (con) Market Place, Southwark Park Road 186-194a (even) Southwark Park Road 258-270 (even) Southwark Park Road 251a-289 (odd) Southwark Park Road 177-191 (odd) Southwark Park Road</p>
SF8.	<p>66-100 (even) Tower Bridge Road 73-113a (odd) Tower Bridge Road 42464 (even) Tower Bridge Road 104-144116 (even) Tower Bridge Road 25-71 (odd) Tower Bridge Road</p>
SF9.	<p>157-233 (odd) Old Kent Road 150-192 (even) Old Kent Road 303-311 (odd) East Street 342-356 (even) East Street</p>
	<p>Ground Floor, Elephant & Castle Shopping Centre First Floor, Elephant & Castle Shopping Centre</p>
SF10.	<p>199-345 (odd) Walworth Road 204-326 (even) Walworth Road 347-375 (odd) Walworth Road 389-405 (odd) Walworth Road 330-354 (even) Walworth Road 3568-374 (even) Walworth Road 376-380 (even) Walworth Road 1-83 (odd) East Street 2-92 (even) East Street 94-118 (even) East Street 4-21 (odd) Westmoreland Road 2-28 (even) Westmoreland Road</p>
	1-11 (con) Central Buildings, Rodney Road (Heygate Estate)

No.	Property Address
	211-239 (odd) East Street
SF11.	1-11 (odd) Maddock Way 2-14 (even) Maddock Way
SF12.	54-62 (even) New Church Road
SF13.	1-21 (odd) Peckham Park Road 4-24 (even) Peckham Park Road
	41-57 (odd) Peckham Park Road
SF14.	1-17 (odd) Ilderton Road
SF15.	334-354 (even) Camberwell New Road 8-76 (even) Denmark Hill 1-23 (odd) Denmark Hill (Units) 1-17 (con) Butterfly Walk
SF16.	1-17 (con) Camberwell Green 19-25 (con) Camberwell Green 27 Camberwell Green and 3-23 (odd) Camberwell Church Street* 25-53 (odd) Camberwell Church Street 2-28 (even) Camberwell Church Street 30-58a (even) Camberwell Church Street 2-14 (even) Grove Lane 319-325 (odd) Camberwell New Road 25-43 (odd) Denmark Hill 2-8a (even) Coldharbour Lane
SF17.	31-41 (odd) Vestry Road 72-88 (even) Vestry Road
SF18.	43-125 (odd) Rye Lane Units 1-10 (con) & Units 12-18 (con), Aylsham Centre, Rye Lane 1-5 (con) Central Buildings, Rye Lane 2-82 (even) Rye Lane 2-10 (even) Blenheim Grove 3, 4, 5, 10, 12 & 14 Station Way, Rye Lane
SF19.	1-51 (odd) Peckham High Street 18-38 (even) Peckham High Street 59-77 (odd) Peckham High Street 85-107 (odd) Peckham High Street 109-147 (odd) Peckham High Street 46-66 (even) Peckham High Street 74-130 (even) Peckham High Street
SF20.	127-149 (odd) Rye Lane 151-175 (odd) Rye Lane 177-221 (odd) Rye Lane 84-114 (even) Rye Lane 116a-150 (even) Rye Lane 152-204 (even) Rye Lane
SF21.	145-193 (odd) Queens Road
SF22.	113-163 (odd) Bellenden Road
SF23.	6-20 (even) Crossthwaite Avenue
SF24.	21-53 (odd) Grove Vale 24-56 (even) Grove Vale 1-6 (con) Melbourne Grove
SF25.	2, 2a, 2b Kirkwood Road and 116-122 (even) Evelina Road*

No.	Property Address
	113-133 (odd) Evelina Road 135-147 (odd) Evelina Road and 40-44 (even) Nunhead Green* 24-38 (even) Nunhead Green
SF26.	<u>34-60 (even) East Dulwich Road</u>
SF27.	1-27 (odd) Lordship Lane 29-43 (odd) Lordship Lane 45-91 (odd) Lordship Lane 93-115 (odd) Lordship Lane 117-131 (odd) Lordship Lane 133-155 (odd) Lordship Lane 157-171 (odd) Lordship Lane
SF28.	98-106 (even) Grove Vale 2-6 (even) Lordship Lane 8-24 (even) Lordship Lane 26-44 (even) Lordship Lane 46-66 (even) Lordship Lane 68-94 (even) Lordship Lane 98-106 (even) Lordship Lane 33-65 (odd) North Cross Road
SF29.	63-77 (odd) Herne Hill
SF30.	1-27a (odd) Half Moon Lane 2a-6 (even) Half Moon Lane 12-24 (even) Half Moon Lane 15-67 (odd) Norwood Lane
SF31.	25-49 (odd) Dulwich Village and 1a-1d (con) Calton Avenue* 73-91 (odd) Dulwich Village 70-98 (even) Dulwich Village
SF32.	2-454 (even) Forest Hill Road 92-106 (even) Forest Hill Road 110-126 (even) Forest Hill Road
SF33.	351-379 (odd) Lordship Lane 383-401 (odd) Lordship Lane 338-366 (even) Lordship Lane
SF34.	481-533 <u>25</u> (odd) Lordship Lane
SF35.	21-26 (con) Seeley Drive 30-40 (con) Seeley Drive
SF36.	2-12 (even) Croxted Road 80-96 (even) Park Hall Road
SF37.	1-14 (con) Milroy Walk, Stamford Street
SF38.	50-62 (even) Hopton Street
SF39.	<u>8-20 (con) Snowfields</u> 37-42 <u>30-43 (con) Snowfields</u> <u>62-66 (even) Weston Street</u>
SF40.	23-55 (odd) Dockhead
SF41.	187-235 (odd) Waterloo Road <u>19-49 (con) Waterloo Road</u>
SF42.	33-55 (odd) The Cut
SF43.	18-40 Harper Road

No.	Property Address
SF44.	22-52 (even) Albion Street
SF45.	<u>1-12 (con) Barry Road, Barry Parade</u>

* These premises are in a single designated frontage length.

APPENDIX 7 PLANNING AGREEMENTS

This appendix is intended as a guide to planning obligations, but is not an exhaustive list of all possible obligations which may be sought in accordance with relevant legislation and guidance.

This Appendix summarises the policies within the Plan which specifically refer to planning obligations. Obligations are outlined in the following order:

- Obligations which relate to all development
- Obligations which only apply in certain designated areas
- Obligations relating to residential development.
- Obligations relating to business uses
- Obligations relating to retail and commercial uses
- Obligations relating to arts, culture and tourism uses

The obligations outlined in shaded boxes are considered necessary to comply with policy for all development within the stated criteria, and normally take priority over other obligations. Those obligations in italics will be considered on a case by case basis, and will not be required on all development which falls within the criteria.

In all cases, the Council will recover the legal, administration and monitoring costs incurred by the planning agreement from the developer as part of the planning agreement.

All Development

<u>Impact of development</u>	<u>Planning obligation sought</u>	<u>Restriction on use or non-cash obligations</u>	<u>Policy reference</u>
<u>Increased pressure on public transport or access to it</u>	<u>Contribution towards improvements to public transport infrastructure or accessibility</u>	<u>Could include works in kind or new or improved public right of way across site</u>	<u>Policy 5.1</u>
<u>Increased pressure on the highway network</u>	<u>Highway improvements to ease pressure on highway network</u>	<u>Could include works in kind</u>	<u>Policy 5.2</u>
<u>Negative impact on the safety and security of the highway network</u>	<u>Works to highway or related infrastructure to ensure safety and security</u>	<u>Could include works in kind</u>	<u>Policy 5.2</u>
<u>Inadequate provision for pedestrians to promote walking as a means of transport</u>	<u>Contribution towards off-site promotion and support of walking, including highway works, creation of new routes, and safety and security measures, or on-site provision of new pedestrian routes</u>	<u>Could include works in kind or new or improved public right of way within site</u>	<u>Policy 5.3</u>
<u>Inadequate provision for cyclists to promote cycling as a means of transport</u>	<u>Contribution towards off-site promotion and support of cycling, including highway works, creation of new routes, and safety and security measures, or on-site provision of new cycle routes</u>	<u>Could include works in kind or new or improved public right of way within site</u>	<u>Policy 5.3</u>
<u>Existing car parking controls are inadequate to control effects of development</u>	<u>Contribution towards new parking controls or reassessment of existing parking controls</u>	<u>None</u>	<u>Policy 5.5</u>
<u>Mobility car park to be provided on public highway</u>	<u>Contribution towards cost of creating disabled car park</u>		<u>Policy 5.6</u>
<u>Public transport infrastructure needed for development</u>	<u>Contribution towards transport infrastructure programme</u>	<u>None</u>	<u>Policy 4.4</u>
<u>Green Travel Plan</u>	<u>Preparation and implementation of Green Travel Plan</u>	<u>Implementation of on-going site management measures recommended in scheme</u>	<u>Policy 5.1</u>
<u>Waste management infrastructure needed for development</u>	<u>Contribution towards the management of waste</u>	<u>None</u>	<u>Policy 3.7</u>
<u>Urban design matters which can only be</u>	<u>Contribution towards off-site works to address urban design matters</u>	<u>Works in kind may be appropriate</u>	<u>Policy 3.13</u>

addressed outside of the development			
Urban design matters which can only be addressed through new public realm	Provide and protect new public realm (examples given in SPG)	Protection of public access to new public realm	Policy 3.13
Safety and security matters which can only be addressed outside of the development	Contribution towards off-site works to address safety and security matters	Works in kind may be appropriate	Policy 3.14
Safety and security matters which require on-going measures	Scheme to secure safety and security	Implementation of on-going safety and security measures recommended in scheme	Policy 3.14
Development puts additional pressure on existing MOL, BOL or OOS	Contribution towards the creation of, links to or improvement of existing open space	May include works in kind or provision of publicly accessible open space within the development	Policies 3.23, 3.24 and 3.25
Biodiversity threatened by development	Contribution or measures to attract and sustain biodiversity	May include works in kind and/or protection of habitat	Policy 3.26

Development Within Specific Designated Areas

<u>Impact of development</u>	<u>Planning obligation sought</u>	<u>Restriction on use or non-cash obligations</u>	<u>Policy reference</u>
Within TDAs where densities exceed those of the Urban Zone	Contribution towards environmental and transport infrastructure improvements	May include works in kind	Policy 4.1 and Appendix 5
Within the AQMA	Scheme to avoid or mitigate adverse impact on air quality	Implementation of recommendations in Air Quality Management Scheme (examples given in SPG)	Policy 3.6
Within the TSPA	Provide and protect new public realm (examples given in SPG)	Protection of public access to new public realm	Policy 3.28 and Policy 3.30
Within the CAZ	Contribution towards local wardens scheme	None	Policy 3.14
Within a Local Policy Area or TSPA with a scheduled or recently completed programme of public realm improvements	Contribution towards further public realm improvements	None	
Major development within a Local Policy Area or TSPA	Contribution towards or of public art	May be provided on site or within public realm	Policy 3.13

Residential Development

<u>Type of development</u>	<u>Planning obligation sought</u>	<u>Restriction on use or non-cash obligations</u>	<u>Policy reference</u>
Ten or more new dwellings, and/or live/work units	Affordable housing of appropriate mix and type	Form of tenure and secure permanently for affordable housing	Policy 4.4 and Policy 4.5
Ten or more non-self contained bedspaces	Affordable housing of appropriate mix and type	Form of tenure and secure permanently for affordable housing	Policy 4.4 and Policy 4.5
Requires off site provision to secure satisfactory quality of accommodation	Contribution towards or implementation of off-site mitigation	May include works in kind, such as highway works to address access or safety and security	Policy 4.2
Within area of educational deficiency	Contribution towards educational provision	None	Policy 4.1
Insufficient GP registration spaces within 1 km	Contribution towards health provision	None	Policy 4.1
Insufficient childcare spaces within 1 km	Contribution towards childcare provision	None	Policy 4.1

Business Uses – B Use Class

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Over 1000 square metres additional floorspace	Target the training and employment opportunities toward local unemployed or disadvantaged people	See Employment and Enterprise SPG	Policy 1.1
Over 1000 square metres additional floorspace	Childcare facilities	None	Policy 1.1
Over 1000 square metres additional floorspace	Public realm improvements for those with disabilities	None	Policy 1.1
Loss of B Use Class floorspace	Contribution towards environmental and infrastructure improvements within the Strategic PILs	None	Policy 1.5
New Small Business Units (SBUs)	Protection of SBUs	No extension or conversion to create larger business units	Policy 1.6
Live/Work Units	Protection of employment floorspace N/A	Work space defined and protected for B1 use	Policy 1.7
Ten or more new live/work units and/or dwellings	Affordable housing of appropriate mix and type	Form of tenure and secure permanently for affordable housing	Policy 4.4 and Policy 4.5
Increased pressure on open space	Contribution towards open space provision and enhancement	None	?

Retail and Commercial Uses – A Use Class

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Over 1000 square metres additional floorspace	Target the training and employment opportunities toward local unemployed or disadvantaged people	None	Policy 1.1
Over 1000 square metres additional floorspace	Childcare facilities	None	Policy 1.1
Over 1000 square metres additional floorspace	Public realm improvements for those with disabilities	None	Policy 1.1
New Small Business Units (SBUs)	Protection of SBUs	No extension or conversion to create larger business units	Policy 1.6

Arts, Culture and Tourism Uses

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Arts, Culture and Tourism Uses	Provide and implement a visitor management strategy	Implement recommendations in visitor management strategy	Policy 1.14

APPENDIX 8 - Conservation Areas (CAs)

Site No	Name of Conservation Area
1C	<u>Old Barge House Alley</u>
2C	<u>Bear Gardens</u>
3C	<u>Tooley Street (North)</u>
4C	<u>Tower Bridge</u>
5C	<u>St Saviours Dock</u>
6C	<u>St Mary's Rotherhithe</u>
7C	<u>Thrale Street</u>
8C	<u>Borough High Street</u>
9C	<u>Tooley Street (South)</u>
10C	<u>Union Street</u>
11C	<u>Bermondsey Street</u>
12C	<u>Wilson Grove</u>
13C	<u>Alfred Salter (Wilson Grove)</u>
14C	<u>West Square</u>
15C	<u>St George's Circus</u>
16C	<u>Trinity Church Square</u>
17C	<u>Pages Walk</u>
18C	<u>Thorburn Square</u>
19C	<u>Kennington Park Road</u>
20C	<u>Liverpool Grove</u>
21C	<u>Coburg Road</u>
22C	<u>Trafalgar Avenue</u>
23C	<u>Sutherland Square</u>
24C	<u>Glenqall Road</u>
25C	<u>Grosvenor Park</u>
26C	<u>Addington Square</u>
27C	<u>Caroline Gardens</u>
28C	<u>Camberwell New Road</u>
29C	<u>Camberwell Green</u>
30C	<u>Sceaux Gardens</u>
31C	<u>Camberwell Grove</u>
32C	<u>Holly Grove</u>
33C	<u>Nunhead Cemetery</u>
34C	<u>The Gardens</u>
35C	<u>Stradella Road</u>
36C	<u>Dulwich Village</u>
37C	<u>Honor Oak Rise</u>
38C	<u>Dulwich Wood</u>

APPENDIX 9 - Archaeological Priority Zones (APZs)

Site ref	Name of APZ
1A	<u>Kennington Road and Elephant and Castle</u>
2A	<u>Walworth village</u>
3A	<u>Old Kent Road</u>
4A	<u>Camberwell Green</u>
5A	<u>Peckham Village</u>
6A	<u>Dulwich Village</u>

APPENDIX 10 – Metropolitan Open Land (MOL) Schedule

<u>Site No.</u>	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>OS122</u>	Alleyn School (pitch 1)	MOL		Sports Ground
<u>OS123</u>	Alleyn School (pitch 2)	MOL	Borough Importance (Grade 2)	Sports Ground
<u>OS127</u>	Aquarius Golf Course/Water Works	MOL \	Borough Importance (Grade 2)	Sports Ground
<u>OS145</u>	Barclay Way	MOL		Housing Green Space
<u>OS140</u>	Belair Park	MOL	Borough Importance (Grade 2)	Local Park
<u>OS108</u>	Bog Gardens	MOL		Green/Common
<u>OS135</u>	Brenchley Gardens	MOL/BOL	Borough Importance (Grade 2)	Garden
<u>OS80</u>	Burgess Park	MOL	Borough Importance (Grade 2)	Major Park
<u>OS134</u>	Camberwell New Cemetery	MOL	Borough Importance (Grade 2)	Cemetery
<u>OS133</u>	Camberwell Old Cemetery	MOL	Borough Importance (Grade 1)	Cemetery
<u>OS168</u>	Carlton Place Copse/Hitherwood	MOL	Borough Importance (Grade 2)	Garden
<u>OS121</u>	Charter School	MOL		Institutional Open Space
<u>OS170</u>	College Road	MOL		Roadside Site
<u>OS176</u>	Countisbury House Lawns	MOL	Borough Importance (Grade 2)	Garden
<u>Site No.</u>	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>OS156</u>	Cox's Walk	MOL		Green Link
<u>OS132</u>	Dawson's Hill/Dawson Heights	MOL	Borough Importance (Grade 2)	Green/Common
<u>OS103</u>	Dog Kennel Hill	MOL	Local Importance	Green/Common
<u>OS149</u>	Dulwich and Sydenham Hill Golf Club	MOL	Borough Importance (Grade 1)	Sports Ground
<u>OS142</u>	Dulwich College	MOL		Institutional Open Space
<u>OS146</u>	Dulwich College	MOL		Institutional Open Space
<u>OS148</u>	Dulwich College	MOL		Institutional Open Space
<u>OS147</u>	Dulwich College (Mill Pond)	MOL	Borough Importance (Grade 2)	Institutional Open Space
<u>OS139</u>	Dulwich College Sports Ground	MOL		Institutional Open Space
<u>OS143</u>	Dulwich Park	MOL	Borough Importance (Grade 1)	Major Park
<u>OS141</u>	Dulwich Picture Gallery	MOL		Institutional Open Space

<u>OS169</u>	Dulwich Upper Wood	<u>MOL</u>	Borough Importance (Grade 1)	Ecological Site
<u>OS130</u>	Edward Alleyn Club	<u>MOL</u>		Sports Ground
<u>OS56</u>	Geraldine Mary Harmsworth Park	<u>MOL</u>	<u>Local Importance</u>	Local Park
	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>Site No.</u>				
<u>OS111</u>	Greendale Artificial Pitch	<u>MOL</u>		Sports Ground
<u>OS110</u>	Greendale Playing Field	<u>MOL</u>		Sports Ground
<u>OS129</u>	Herne Hill Cycle Stadium	<u>MOL</u>	<u>Local Importance</u>	Sports Ground
<u>OS126</u>	Homestall Road Playing Field	<u>MOL</u>		Sports Ground
<u>OS138</u>	Honor Oak Allotments	<u>MOL</u>		Allotment/City Farm
<u>OS152</u>	Honor Oak and Tulse Hill Club	<u>MOL</u>		Sports Ground
<u>OS137</u>	Honor Oak Sports Ground	<u>MOL</u>		Sports Ground
<u>OS130</u>	JAGS Sports Club	<u>MOL</u>		Sports Ground
<u>OS120</u>	James Allens Girls School	<u>MOL</u>		Institutional Open Space
<u>OS7</u>	King's Stairs Gardens	<u>MOL</u>		Local Park
<u>OS14</u>	Lavender Pond	<u>MOL</u>	Borough Importance (Grade 1)	Ecological Site
<u>OS159</u>	Mary Datchelor Playing Field	<u>MOL</u>		Sports Ground
<u>OS115</u>	Nunhead Cemetery	<u>MOL</u>	<u>Metropolitan</u>	Cemetery
<u>OS114</u>	Nunhead Reservoir	<u>MOL</u>		Operational Open Space
<u>OS118</u>	Nunhead Reservoir	<u>MOL</u>		Operational Open Space
<u>OS151</u>	Old Alleynian Club	<u>MOL</u>		Sports Ground
	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>Site No.</u>				
<u>OS135</u>	One Tree Hill	<u>MOL</u>	Borough Importance (Grade 1)	Ecological Site
<u>OS113</u>	Peckham Rye Park and Common	<u>MOL</u>	Borough Importance (Grade 1)	Major Park
<u>OS124</u>	Piermont Green	<u>MOL</u>		Green/Common
<u>OS3</u>	Potter's Field Park	<u>MOL</u>		River Front Site
<u>OS150</u>	Pynners Close Playing Field	<u>MOL</u>		Sports Ground
<u>OS25</u>	Russia Dock Woodlands	<u>MOL</u>	Borough Importance (Grade 1)	Ecological Site

<u>OS17</u>	<u>Southwark Park</u>	<u>MOL</u>	<u>Borough Importance (Grade 2)</u>	<u>Major Park</u>
<u>OS144</u>	<u>Southwark Sports Ground</u>	<u>MOL</u>		<u>Sports Ground</u>
<u>OS24</u>	<u>Stave Hill</u>	<u>MOL</u>		<u>Green/Common</u>
<u>OS23</u>	<u>Stave Hill Ecological Park</u>	<u>MOL</u>		<u>Ecological Site</u>
<u>OS83</u>	<u>Surrey Canal Walk</u>	<u>MOL</u>		<u>Green Link</u>
<u>OS21</u>	<u>Surrey Docks Sports Ground (Pitch 1)</u>	<u>MOL</u>		<u>Sports Ground</u>
<u>OS22</u>	<u>Surrey Docks Sports Ground (Pitches 2&3)</u>	<u>MOL</u>		<u>Sports Ground</u>
<u>OS116</u>	<u>Sydenham Hill</u>	<u>MOL</u>		<u>Sports Ground</u>
<u>OS165</u>	<u>Sydenham Hill /Dulwich Wood</u>	<u>MOL</u>	<u>Metropolitan</u>	<u>Ecological Site</u>
	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>Site No.</u>				
<u>OS160</u>	<u>Sydenham Hill Railway Cuttings</u>	<u>MOL/BOL</u>	<u>Borough Importance (Grade 2)</u>	
<u>OS117</u>	<u>Water Works</u>	<u>MOL</u>		<u>Operational Open Space</u>
<u>OS125</u>	<u>Waverley School</u>	<u>MOL</u>		<u>Institutional Open Space</u>

APPENDIX 11 - BOROUGH OPEN LAND

<u>Site No.</u>	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>OS20</u>	Albion Channel	BOL	Borough Importance (Grade 1)	Green Link
<u>OS52</u>	Aspinden Road Nature Garden	BOL	Local Importance	Nature Garden
<u>OS100</u>	Bellenden Road Tree Nursery	BOL	Local Importance	
<u>OS87</u>	Benhill Road Nature Garden	BOL	Local Importance	Nature Garden
<u>OS38</u>	Bermondsey Playground	BOL		Local Park
<u>OS49</u>	Bermondsey Spa Park	BOL		Local Park
<u>OS84</u>	Bird-in-Bush Park	BOL	Local Importance	Local Park
<u>OS90</u>	Brunswick Park	BOL		Local Park
<u>OS89</u>	Camberwell Green	BOL		Green/Common
<u>OS53</u>	Canada Water	BOL	Borough Importance (Grade 1)	Water space
<u>OS85</u>	Caroline Gardens	BOL		Housing Green Space
<u>OS4</u>	Cherry Gardens	BOL		Local Park
<u>OS2</u>	Christchurch Gardens	BOL		Churchyard
<u>OS100</u>	Consort Park	BOL	Local Importance	Local Park
<u>OS59</u>	David Copperfield Gardens	BOL		Garden
<u>Site No.</u>	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
<u>OS19</u>	Deal Potters Walk	BOL		Green Link
<u>OS46</u>	Dickens Square	BOL	Local Importance	Local Park
<u>OS131</u>	Dulwich Library Garden	BOL		Garden
<u>OS76</u>	Faraday Gardens	BOL		Local Park
<u>OS183</u>	Gipsy Hill Railway Cutting	BOL	Borough Importance (Grade 2)	
<u>OS92</u>	Goldsmith Road Nature Garden	BOL	Local Importance	Nature Garden
<u>OS106</u>	Goose Green	BOL		Green/Common
<u>OS54</u>	Greenland Dock	BOL	Borough Importance (Grade 2)	Docks/Water Body
<u>OS31</u>	Grotto Open Space	BOL		Sports Ground

OS105	Grove Park Cuttings	BOL	Borough Importance (Grade 2)	
OS36	Guy Street Park	BOL		Local Park
OS99	Holly Grove Shrubbery	BOL		Garden
OS28	Holy Trinity Churchyard	BOL		Churchyard
OS18	King George's Field	BOL		Local Park
OS166	Kingswood House	BOL		Institutional Open Space
OS37	Leathermarket Gardens	BOL	Local Importance	Local Park
OS101	Lettsom Gardens	BOL	Borough Importance (Grade 2)	Local Park
OS81	Leyton Square	BOL		Local Park
OS34	Little Dorrit Park	BOL		Local Park
	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	<u>Detailed Typology</u>
Site No.				
OS105	London Wildlife Centre	BOL	Borough Importance (Grade 1)	Nature Garden
OS94	Lucas Gardens	BOL	Local Importance	Garden
OS113	McDermott Road Nature Garden	BOL	Local Importance	Nature Garden
OS47	Merrick Square	BOL		Square
OS32	Mint Street Park	BOL		Local Park
OS129	Nairne Grove Nature Garden	BOL	Local Importance	Nature Garden
OS45	Newington Gardens and Extension	BOL		Local Park
OS85	North House Community Garden	BOL	Local Importance	Garden
OS109	Nunhead Green	BOL		Green/Common
OS103	Nunhead Railway Embankments	BOL	Borough Importance (Grade 2)	
OS60	Paragon Gardens	BOL		Garden
OS55	Paris Gardens	BOL		Garden
OS74	Pasley Park	BOL		Local Park
OS65	Patterson Park East (Brick Layers Arms)	BOL	Local Importance	
OS91	Peckham Square	BOL		Civic Square
OS140	Plough Lane Pond	BOL	Local Importance	
OS33	Redcross Gardens	BOL		Garden

	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	
<u>Site No.</u>				<u>Detailed Typology</u>
<u>OS1</u>	River Thames	BOL	Metropolitan	Docks/Waterbody
<u>OS38</u>	Snowsfield Nature Garden	BOL	Local Importance	Nature Garden
<u>OS75</u>	South Bermondsey Railway Embankments	BOL	Borough Importance (Grade 2)	
<u>OS55</u>	South Dock	BOL		Docks/Water Body
<u>OS61</u>	St Anne's Churchyard	BOL		Churchyard
<u>OS35</u>	St George's Churchyard and Gardens	BOL		Churchyard
<u>OS93</u>	St Giles' Churchyard	BOL		Churchyard
<u>OS15</u>	St John's Churchyard	BOL		Churchyard
<u>OS44</u>	St Mary Magdalen Churchyard	BOL	Local Importance	Churchyard
<u>OS64</u>	St Mary's Churchyard, Newington	BOL		Churchyard
<u>OS8</u>	St Mary's Churchyard, Rotherhithe	BOL		Churchyard
<u>OS10</u>	St Mary's Gardens, Rotherhithe	BOL	Local Importance	Churchyard
<u>OS77</u>	St Peter's Churchyard	BOL		Churchyard
<u>OS119</u>	Sunray Gardens	BOL	Borough Importance (Grade 2)	Local Park
<u>OS29</u>	Surrey Docks Farm	BOL	Borough Importance (Grade 2)	Farm
<u>OS70</u>	Surrey Square	BOL	Local Importance	Local Park
	<u>Name of Open Space</u>	<u>Open Space Designation</u>	<u>Site of Importance for Nature Conservation</u>	
<u>Site No.</u>				<u>Detailed Typology</u>
<u>OS13</u>	Surrey Water	BOL	Borough Importance (Grade 1)	Docks/Water Body
<u>OS75</u>	Sutherland Square	BOL		Square
<u>OS40</u>	Tabard Gardens	BOL	Local Importance	Local Park
<u>OS112</u>	The Gardens Square	BOL		Square
<u>OS72</u>	Varcoe Road Nature Garden	BOL	Local Importance	Nature Garden
<u>OS65</u>	Victory Community Park	BOL	Local Importance	Local Park
<u>OS73</u>	Walworth City Farm	BOL	Borough Importance (Grade 1)	Farm
<u>OS98</u>	Warwick Gardens	BOL		Local Park

OS57

West Square Garden

BOL

Square

APPENDIX 12 – LOCAL PARK DEFICIENCY

APPENDIX 13 – DISTRICT PARK DEFICIENCY

APPENDIX 14 - OTHER OPEN SPACE

	<u>Name of Open Space</u>	<u>Open Space Designation</u>	
<u>Site No.</u>			<u>Detailed Typology</u>
<u>OS5</u>	Angel Public House	OSS	River Front Site
<u>OS43</u>	Bermondsey Square	OSS	Square
<u>OS72</u>	Bramcote Green Open Space	OSS	Local Park
<u>OS86</u>	Brimmington Park	OSS	Local Park
<u>OS96</u>	Cossal Park	OSS	Local Park
<u>OS16</u>	Doctor Salter's Playground	OSS	Playground
<u>OS102</u>	Dr Harold Moody Park	OSS	Local Park
<u>OS27</u>	Durrands Wharf	OSS	Riverside Site
<u>OS58</u>	Falmouth Road	OSS	Local Park
<u>OS78</u>	Forsyth Gardens	OSS	Square
<u>OS63</u>	Galleywell Road Nature Garden	OSS	Nature Garden
<u>OS107</u>	Goose Green Playground	OSS	Playground
<u>OS30</u>	Grotto Podiums	OSS	Roadside Site
<u>OS41</u>	Hankey Place Gardens	OSS	Garden
<u>OS95</u>	Highshore Road Open Space	OSS	Square
<u>OS9</u>	Hope Sufferance Wharf	OSS	River Front Site
<u>OS82</u>		OSS	
	Kennington Open Space		Local Park
	<u>Name of Open Space</u>	<u>Open Space Designation</u>	
<u>Site No.</u>			<u>Detailed Typology</u>
<u>OS6</u>	King Edward III Manor House	OSS	Green/Common
<u>OS12</u>	Knot Garden	OSS	River Front Site
<u>OS42</u>	Long Lane Park	OSS	Playground
<u>OS167</u>	Long Meadow	OSS	Green/Common
<u>OS50</u>	Lucey Way/Alexis Street	OSS	Local Park
<u>OS69</u>	Nursery Row Park	OSS	Local Park
<u>OS67</u>	Paterson Park (western Part)	OSS	Local Park

<u>OS26</u>	Pearson's Park	<u>OSS</u>	<u>Local Park</u>
<u>OS79</u>	Pelier Park	<u>OSS</u>	<u>Local Park</u>
<u>OS68</u>	Pullens Gardens	<u>OSS</u>	<u>Local Park</u>
<u>OS66</u>	Salisbury Row Park	<u>OSS</u>	<u>Local Park</u>
<u>OS51</u>	Shuttleworth Park	<u>OSS</u>	<u>Local Park</u>
<u>OS62</u>	St James' Road Allotments	<u>OSS</u>	<u>Allotments</u>
<u>OS97</u>	St Mary's Frobishers	<u>OSS</u>	<u>Local Park</u>
<u>OS104</u>	St. Francis Park	<u>OSS</u>	<u>Local Park</u>
<u>OS88</u>	Sumner Park	<u>OSS</u>	<u>Local Park</u>
<u>OS48</u>	Swanmead	<u>OSS</u>	<u>Green/Common</u>
<u>OS71</u>	The Stables	<u>OSS</u>	<u>Local Park</u>
<u>OS39</u>	Trinity Church Square	<u>OSS</u>	<u>Square</u>

APPENDIX 15 - Affordable Housing

The Council will use two means to achieve its target of securing 50% of all new housing as affordable. Firstly, it will secure **affordable housing** as part of all developments creating 10 or more new dwelling units. Secondly, it will work with Registered Social Landlords, and complete its own developments which provide significantly higher levels of **affordable housing**, most often at 100%. These developments will be funded by public subsidy, and therefore public subsidy will not normally be available for private developers as part of Section 106 negotiations.

Table 13.1 Affordable Housing Requirements for 10 to 14 Unit Development

	10 units	11 units	12 units	13 units	14 units
Habitable Rooms	15%	20%	25%	30%	35%

For private developments of 15 or more units, 25% of the **affordable housing** should be social housing, and the remaining 10% may be intermediate housing, in order to meet identified housing need.

Affordable housing for developments creating 15 or more units will be expected to be provided on-site, and should not be distinguishable from the private housing development. In lieu payments will be acceptable for 10 to 14 units developments, however on-site provision will still be welcomed.

All new **affordable housing** will be expected to provide for the identified range of housing need, with particular regard to providing housing suitable for larger **households** and those with mobility difficulties. While the dwelling mix of **affordable housing** must comply with Policy 4.6 Mix of Dwellings, a greater proportion of wheelchair and family housing will be welcomed.

Affordable Housing will normally be calculated as a proportion of habitable rooms. This allows negotiation of an appropriate mix of different size units without affecting the overall requirement. However, where some or all of the private units significantly exceed the minimum floor areas specified in the Quality of Residential Accommodation **SPG**, **affordable housing** will be calculated as a proportion of net floorspace.

For the purposes of **affordable housing**, the “live” area of live/work units, and non-self-contained accommodation are considered to be dwelling units.

Research shows that developments within Southwark can support the levels of **affordable housing** given above. Where the Council has identified some lower value areas, it will negotiate a different proportion of social to intermediate units to enable development to proceed. In exceptionally low value areas, where residential development can not be secured by adjusting the tenure mix, the Council may make public subsidy available to ensure that residential development remains viable in that locality.

Research also shows that developments of 10 to 14 units can support some **affordable housing** provision without slowing the overall supply and pace of housing development. As much as 50% of new units from major new residential development is currently from 10 to 14 unit schemes, and lowering the threshold will therefore increase the supply of **affordable housing**. The imposition of a 15 unit threshold and blanket **affordable housing** requirement discourages schemes of 15 and 16 units and encourages the artificial subdivision of land parcels, which does not make the most efficient use of land.

The terms “**Affordable Housing**”, “Social Housing” and “Intermediate Housing” are all defined in Appendix 2: Glossary.

APPENDIX 516 - Parking Standards

All developments should ensure that there is adequate provision of parking facilities for people with mobility difficulties and for operational and servicing vehicles, allowing for appropriate space for these vehicles to manoeuvre. Please refer to Policy 5.6 Parking (page 57). The parking standards outlined within this appendix are linked to the Central, Urban and Suburban Density Zones, shown on the Proposals Map.

Use Class Parking Standards

Use Class	Maximum Parking Standards	Minimum Cycle-
A1, A2 and A3 uses (This includes food and non-food retail and financial/profit services)	1 space per 50m ²	1 space per 125m ²
B1 uses (This includes office and light industry)	1 space per 1150sq.m	1 space per 125m ²
B2 and B8 uses (This includes General Industry and Warehousing)	No car parking	1 space per 125m ²
C1 and C2 uses (This includes hotels, hospitals and care homes)	1 space per 4 beds	1 space per 125m ²
D1 and D2 uses (This includes community facilities and leisure and recreation)	1 space per 50m ²	1 space per 125m ²

Residential Parking Standards

Zone of Accessibility to Public Transport (Identified on Proposals Map)	Residential Car Parking Provision (Maximum)	Residential Cycle Parking Provision (Minimum)
Central Zone (High Accessibility to Public Transport)	0.25 – 0.4 maximum spaces per unit. Car free if within a Controlled Parking Zone	1 space per unit plus visitor at 1 space per 10 units
Urban Zone (Medium Accessibility to Public Transport)	0.6 – 0.75 maximum spaces per unit	1 space per units plus visitor at 1 space per 10 units
Suburban Zone (Low Accessibility to Public Transport)	1.5 maximum spaces per unit	1 space per units plus visitor at 1 space per 10 units

Residential developments in the suburban zone will be subject to a minimum off-street car parking requirement of 0.75 spaces per unit for developments of more than 1 unit.

Table 1 – Maximum Residential Car Parking Standards

Parking Zone	Residential Car Parking Provision (Maximum Spaces per Unit)
Central	0.4
Urban	1
Suburban	1.5 - 2

Table 2 – Maximum Commercial Car Parking Standards

Use Class	Zones		
	Central	Urban	Suburban
A1, B2 and B1 (General)	1 car parking space per	1 car parking space per	1 car parking space per

industry and warehousing, Office and light industry.)	1500 M ² gfa	1000 M ² gfa	600 M ² gfa
A2 Financial and professional services, including banks, building societies, estate agencies, employment agencies, betting offices and professional and financial services. Note: A distinction is made between headquarters-style buildings of financial institutions and High Street banks, building societies etc, which will be treated as B1 office use.	No parking	No parking	No parking
A3 Road side restaurants	No parking	1 space per 10 M ² gfa.	1 space per 10 M ² gfa.
Fast food drive-through restaurants	No parking	1 space per 10 M ² gfa. Where no seating is provided only essential operational parking is permitted.	1 space per 10 M ² gfa. Where no seating is provided only essential operational parking is permitted.
Pub restaurants	No parking	1 space per 10 M ² gfa – up to and including 1,000 M ² gfa. Over 1,000 M ² – 1 space per 20 M ² gfa	1 space per 10 M ² gfa – up to and including 1,000 M ² gfa. Over 1,000 M ² – 1 space per 20 M ² gfa
B8 (Storage or distribution, including wholesale warehousing, distribution centres and repositories) Any associated office accommodation should be treated as B1 use.	No parking	1 lorry space per 200 M ² gfa (minimum of 1 lorry space) Car parking as B1	1 lorry space per 200 M ² gfa (minimum of 1 lorry space) Car parking as B1
C1 (hotels, including boarding houses and guest houses).	No parking	1 space per bedroom (applied flexibly, to be assessed on an individual basis through TA)	1 space per bedroom (applied flexibly, to be assessed on an individual basis through TA)
C2 (Residential institutions, including residential schools/colleges and hospitals and convenient nursing homes)	No parking	1 space per 2-4 beds (applied flexibly, to be assessed on an individual basis through TA)	1 space per 2-4 beds (applied flexibly, to be assessed on an individual basis through TA)
D1 (Non-residential institutions including: places of worship and religious halls, clinics, health centres, crèches, day nurseries and consulting rooms, museums, public halls, libraries, art galleries, exhibition halls and non-residential education and training facilities.)	No parking	Parking standards applied flexibly, to be assessed on an individual basis through TA	Parking standards applied flexibly, to be assessed on an individual basis through TA

D2 (Leisure and recreation facilities), Cinemas and theatres, Bingo, Ten pin bowling, Indoor bowls, Squash courts, Fitness and sports clubs, Tennis and badminton, Swimming Pool, Conference facility, Clubs and dance halls.	No parking	No parking	No parking
Outdoor sports grounds	No parking	1 space per 3 players plus one space per 3.75 spectators	1 space per 4 players plus one space per 5 spectators
Golf Courses (18 hole)	No parking	75 Spaces	100 Spaces
Golf Driving Range	No parking	0.75 spaces per tee	1 space per tee
Riding centre	No parking	0.75 spaces per loose box/horse	1 space per loose box/horse
Caravan and Camping sites	No parking	0.75 spaces per pitch	1 space per pitch

Table 3 – Maximum Car Parking Standards for Town Centres

Retail Land Use	PTAL Rating				
	6 (Central Density Zone)	6-5 (Other)	4	3	2-1 (Retail would not be appropriate)
	1 space per M ² gfa				
Smaller food store (up to 500m ² gfa)	No parking	75	50	40	N/A
Food supermarket (up to 2500m ² rfa/4000m ² gfa)	No parking	45	30	24	N/A
Food superstore (over 2500m ² rfa)	No parking	38	25	20	N/A
Non-food warehouse	No parking	88	58	47	N/A
Garden Centre	No parking	63	42	33	N/A
Local centre/shopping mall	No parking	75	50	40	N/A

The shaded cells indicate locations where larger developments attracting a significant number of visitors would usually be unsuitable.

Table 4 – Minimum Cycle Parking Standards

Land Use	Cycle Parking Standard (Min)
Residential	1 space per unit plus one space per 10 units for visitors.
A2 and B1	1 space per 250m ² , minimum 2 spaces
B2	1 space per 500m ² , minimum 2 spaces
B8	1 space per 500m ² , minimum 2 spaces

APPENDIX 17 – Public Transport Accessibility Levels

APPENDIX 18 – Controlled Parking Zones

APPENDIX 19 – GLOSSARY

A1 Use Class Shops and other retail uses where the service is to visiting members of the public, including sandwich bars as described in the Use Classes Order (see Use Classes Order).

A2 Use Class Financial or professional services open to visiting members of the public, as described in the Use Classes Order (see Use Classes Order).

A3 Use Class Food and drink uses such as restaurants, pubs, bars and take-always, as described in the Use Class Order (see Use Classes Order).

Accessibility This term refers to the methods by which people with a range of needs (such as disabled people, people with children, people whose first language is not English) find out about and use services and information. For disabled people, access in London means the freedom to participate in the economy, in how London is planned, in the social and cultural life of the community.

Action Areas Geographical areas identified by the LPA that are expected to undergo significant strategic land use changes in the coming years. The six areas in Southwark are Peckham, Canada Water, Old Kent Road, Bankside and the Borough, Bermondsey and West Camberwell.

Area Action Plans Guidelines for development in a specific geographical area, which identifies specific characteristics of the area such as town centres, regeneration areas, conservation areas, urban extensions and neighbourhoods undergoing renewal, that need to be enhanced and developed.

Affordable Housing Housing which is accessible to those households which can not otherwise afford the cheapest habitable dwelling with the same number of habitable rooms, available anywhere within the borough at market prices.

Archaeological Priority Zones The boundaries of Archaeological Priority Zones are designated. These are areas where planning applications affecting sites of archaeological potential shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

B1 Use Class Business uses such as offices research and development and industrial uses that can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke etc. as described in the Use Classes Order.

B2 Use Class General industrial uses as described in the Use Classes Order (see Use Classes Order).

B8 Use Class Warehousing, distribution and storage uses, as described in the Use Classes Order (see Use Classes Order).

Biodiversity The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, ecosystem diversity, species diversity and genetic diversity.

Borough Open Land (BOL) Strategic open land within the borough area that contributes to the structure of Southwark. It carries the same presumption against development as the Green Belt and Metropolitan Open Land (See also Metropolitan Open Land). BOL must meet all of the following criteria:

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

Buildings at Risk Any building on of Buildings at Risk: The Register (London), published by English Heritage.

C1 Use Class Hotels and boarding houses where no significant element of care is provided, as described in the use classes order. It does not include hostels. (See Use Classes Order)

C2 Use Class Residential institutions such as nursing homes and other accommodation where a significant element of care is provided for the occupants, residential schools, colleges and training centres and hospitals as described in the Use Classes Order. (See Use Classes Order)

C3 Use Class A dwelling house (including a flat) where people live together as a single household, as described in the Use Classes Order. (See Use Classes Order)

Central Activity Zone (CAZ) The Central Activity Zone is the area within Central and East London where planning policy promotes finance, specialist retail, tourist and cultural activities.

Controlled Parking Zones (CPZ) Areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

D1 Use Class Non-residential institutions including libraries, crèches, schools, day-nurseries, museums, religious institutions as described in the Use Classes Order. (See Use Classes Order)

D2 Use Class Assembly and leisure uses such as cinemas, nightclubs, casinos, swimming baths and sports halls as described in the Use Classes Order. (See Use Classes Order)

Lifetime Homes Homes designed to accommodate the changing needs of occupants throughout their lives, particularly loss of mobility.

Local Centre A small commercial grouping usually comprising of a newsagent, general grocery store, a sub-post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.

Local Nature Reserves Nature reserves designated by local authorities under the 1949 National Parks and Access to the Countryside Act. May include sites important to people's quiet enjoyment of nature.

Local Policy Areas The local policy areas are:

- i. **Opportunity Areas –**
 - Elephant and Castle; and
 - London Bridge.
- ii. **Action Areas –**
 - Peckham;
 - Canada Water;
 - Old Kent Road;
 - Bankside and The Borough; and
 - Bermondsey Spa.
- iii. **Town Centres –**
 - Camberwell Green; and
 - Lordship Lane.
- iv. **Local Centres –**
 - Southwark Park Road;
 - Herne Hill;
 - Dulwich; and
 - Bellenden Road.

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

- i. Metropolitan Sites of Nature Conservation;
- ii. Sites that are on the Register of Parks and Gardens of Special Historic Interest in England;
- iii. Metropolitan Parks;
- iv. District Parks;
- v. Land that was designated MOL in the 1995 UDP.

Mixed Use Development for a variety of activities on single sites or across wider areas such as town centres.

Open Space The term open spaces covers all land use in London that is predominantly undeveloped. This definition covers a range of types of open space within the urban area, including parks, allotments, commons and natural habitats. It includes private open

space, such as private sports grounds and squares, and publicly accessible open space.

Opportunity Areas London's few opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility. In Southwark, London Bridge and the Elephant and Castle have been identified as Opportunity Areas.

Other Open Space (OOS) Open Spaces that include;

- a. Public Open Space Including public parks and gardens;
- b. Playing fields and sports grounds whether publicly or privately owned;
- c. Private Open Space which is of benefit to the local community;
- d. Open Space that has been created and secured through planning obligations;
- e. Sites of ecological importance.

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

Planning Policy Guidance (PPG) Set out Government's policies on various planning policy matters and issued from time to time. Local Planning Authorities must take their content into account in preparing development plans. The guidance may also be material to decisions on individual planning applications and appeals.

Preferred Improved Housing Locations These are areas within the Urban Zone which have better access to public transport, significant potential for new development and investment, and a mixed use character including significant retail development. The four Preferred Improved Housing Locations are Canada Water, the Walworth Corridor, Bermondsey Spa and Peckham.

Public Realm The space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

Regeneration Lasting improvements to the economic, social and environmental conditions of an area and/or community that has been subject to urban deprivation.

Special Policy Area Geographical areas that require specific and detailed policy guidance due to their identified importance to London. London South Central and the Thames have been identified as special policy areas in Southwark.

Supplementary Planning Guidance (SPG) Guidance notes, additional and supplementary to the Unitary Development Plan, on how to implement the policies.

Sustainable Transport *Alternative modes of transport to the low-occupancy private car, including walking, cycling, public transport, car sharing, water transport and city car clubs.*

Sustainability Appraisal A systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and

policies is improved.

Tall Buildings Buildings that exceed approximately 30 metres in height, or 25 metres in the Thames Special Policy Area.

Thames Special Policy Area (TSPA) A special policy area to be defined by boroughs in which detailed appraisals of the riverside will be required.

Town Centres City, town and suburban district centres which provide a broad range of facilities and services and act as a focus for both the community and for public transport. It excludes small parades of shops of purely local significance. In London and other large cities, outside the central area, the principle shopping centres usually perform the role of town centres and these are usually complemented by district centres.

Transport Development Area A TDA is a mechanism or approach intended to secure higher density development around public transport nodes.

Transport Interchange Locations where more than one mode of transport is available, or where modes of transport can be changed e.g. bus stops, underground and overground rail stations.

As much as possible of the perceived inconvenience of public transport should be eliminated if car dependency is to be significantly reduced and modal change encouraged. Any change in mode which is necessary must be made as easy as possible with minimal walking distance in an environment with adequate shelter and safety. At a good Transport Interchange public transport users and people who 'travel blend' can benefit from close proximity of key transport facilities such as a bus station, underground services, railway station, taxi rank, and sometimes private car parking. Transport interchanges can be improved where advantage is taken of proposed redevelopment to improve security and ease of pedestrian movement, along with enhanced passenger and operational facilities.

Unitary Development Plans (UDPs) Statutory plans produced by each borough which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

Waste Hierarchy

- a. **↓Reduce** This involves reducing the use of raw materials to avoid the creation of waste in the first place;
- b. **↓Reuse** This involves using an item again in the same form that might be subject to refurbishment
- c. **↓Recovery** This involves the collection and reuse of waste, including recycling and composting and as a lesser priority, incineration. Recovered waste usually has to be reprocessed such as glass, textiles and metals whereas composted material must be biodegradable;
- d. **↓Disposal** This option will only be used when all other options have been considered and are not possible.

APPENDIX 20 - BIBLIOGRAPHY

Department of the Environment, February 1997. **Planning Policy Guidance 1 – General Policy and Principles**. London: Office of the Deputy Prime Minister

Department of the Environment, June 1996. **Planning Policy Guidance 6 – Town Centres and Retail Development**. London: Office of the Deputy Prime Minister

Department of the Environment, February 1992. **Planning Policy Guidance 12 – Development Plans**. London: Office of the Deputy Prime Minister

Department of the Environment, September 1990. **Planning Policy Guidance 16 – Planning and Archaeology**. London: Office of the Deputy Prime Minister

Department of Environment, Transport and Regions, 2000. **Circular 1/2000**. London: Office of the Deputy Prime Minister

Department of Environment, Transport and Regions, 2000. **Local Quality of life Counts**. London: Office of the Deputy Prime Minister

Department of Environment, Transport and Regions, Department of National Heritage, September 1994. **Planning Policy Guidance 15 – Planning and the Historic Environment**. London: Office of the Deputy Prime Minister

Department of the Environment Welsh Office, November 1992. **Planning Policy Guidance 5 – Simplified Planning Zones**. London: Office of the Deputy Prime Minister

Department of the Environment Welsh Office, November 1992. **Planning Policy Guidance 4 – Industrial and Commercial Development and Small Firms**. London: Office of the Deputy Prime Minister

Department of the Environment Welsh Office, March 1992. **Planning Policy Guidance 19 – Outdoor Advertising Control**. London: Office of the Deputy Prime Minister

Government Office for London, May 1996. **Regional Planning Guidance 3: Strategic Guidance for London Planning Authorities**. London: The Stationary Office

Great Britain Parliament, 1949. **National Parks and Access to the Countryside Act (1949)**. London: The Stationary Office

Great Britain Parliament, 1990. **The Town and Country Planning Act (1990)**. London: The Stationary Office

Great Britain Parliament, 1987. **The Town and Country Planning (Use Classes) Order (1987)**. London: The Stationary Office

Great Britain Parliament, 1999. **Town and Country Planning Regulations (1999)**. London: The Stationary Office

Great Britain Parliament, 1999. **The Town and Country Planning, Environmental Impact Assessment, England and Wales, Regulations (1999)**. London: The Stationary Office

Greater London Authority, November 2003. **Spending Time: London's Leisure Economy**. London: Greater London Authority

Greater London Authority, June 2002. **The draft London Plan: Draft Spatial Development Strategy for Greater London**. London: Greater London Authority

London Borough of Southwark, November 2002. **Consultation Statement: Southwark Council Unitary Development Plan (UDP) Review 2002. The Southwark Plan Draft Deposit November 2002**. London: London Borough of Southwark

London Borough of Southwark, May 2001. **Key Issues Paper - The Southwark Plan**. London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: All Areas**. London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: Area 1**. London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: Area 2**. London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: Area 3**. London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: Area 4.** London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: Area 5.** London: London Borough of Southwark

London Borough of Southwark, September 2001. **Local Issues Paper - The Southwark Plan: Area 6.** London: London Borough of Southwark

London Borough of Southwark, February 2002. **Report on Pre-Deposit Consultation.** London: London Borough of Southwark

London Borough of Southwark, 2002. **Southwark UDP Consultation: Stage One Report.** London: London Borough of Southwark

London Borough of Southwark, June 2003. **Southwark UDP Consultation: Stage Three Report.** London: London Borough of Southwark

London Borough of Southwark, August 2002. **Southwark UDP Sustainable Development Evaluation.** London: London Borough of Southwark

London Borough of Southwark, February 2004. **2003 Housing Needs Survey.** London: London Borough of Southwark

London Borough of Southwark, April 2003. **A Community Strategy for Southwark 2003 – 2006.** London: London Borough of Southwark

London Borough of Southwark, October 2003. **Southwark Employment Strategy.** London: London Borough of Southwark

London Borough of Southwark, October 2003. **Southwark Enterprise Strategy 2003/2005.** London: London Borough of Southwark

London Borough of Southwark, 2002. **Southwark Tourism Plan 2000-2003: Executive Summary.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan: Clean and Green – Draft Supplementary Planning Guidance.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan: Housing – Draft Supplementary Planning Guidance.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan: Life Chances – Draft Supplementary Planning Guidance.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan: Tackling Poverty and Encouraging Wealth Creation Pack 1 – Draft Supplementary Planning Guidance.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan: Tackling Poverty and Encouraging Wealth Creation Pack 2 – Draft Supplementary Planning Guidance.** London: London Borough of Southwark

London Borough of Southwark, 2002. **The Southwark Plan: Tackling Poverty and Encouraging Wealth Creation Pack 3 – Draft Supplementary Planning Guidance.** London: London Borough of Southwark

London Borough of Southwark, 1997. **The Unitary Development Plan: Supplementary Planning Guidance.** London: London Borough of Southwark

Office of the Deputy Prime Minister, 1997. **Circular 1/97: Planning Obligations.** London: Office of the Deputy Prime Minister

Office of the Deputy Prime Minister, March 2000. **Planning Policy Guidance 3 – Housing.** London: Office of the Deputy Prime Minister

Office of the Deputy Prime Minister, March 2001. **Planning Policy Guidance 13 – Transport.** London: Office of the Deputy Prime Minister

APPENDIX 6 Habitats

- ■ Woodland and Scrub
- ■ Open Landscapes with Old/Ancient Trees
- ■ Hedgerows
- ■ Acid Grassland
- ■ Chalk Grassland
- ■ Grasslands, Meadows and Pasture
- ■ Heathland
- ■ Grazing Marsh and Floodplain Grassland
- ■ Marshland
- ■ Reedbed
- ■ Rivers and Streams
- ■ The Tidal Thames
- ■ Canals
- ■ Lakes, Ponds and Reservoirs
- ■ Private Gardens
- ■ Parks, Amenity Grasslands and City Squares
- ■ Railway Linesides
- ■ Churchyards and Cemeteries
- ■ Urban Wastelands
- ■ Farmland

Vascular Plants

Dianthus Armeria Deptford Pink
Cardamine Bulbifera Coralroot
Cardamine Impatiens Narrow-Leaved Bittercress
Clinopodium Calamintha Lesser Calamint
Fallopia Dumetorum Cefse Bindweed
Limosella Aquatica Mudwort
Tulipa Sylvestris Wild Tulip
Arabis Glabra Tower Mustard
Scilla Autumnalis Autumn Squill
Orchis Mascula Early Purple Orchid
Epipactis Phyllanthos Green-Flowered Helleborine
Chrysosplenium Oppositifolium Opposite-Leaved Golden Saxifrage
Eriophorum Angustifolium Cotton Grass
Geum Rivale Water Avens
Vaccinium Myrtillus Bilberry
Dipsacus Pilosus Small Teasel
Sonchus Palustris Marsh Sow Thistle
Orobancha Elatior Knapweed Broomrape
Gymnadenia Conopsea Fragrant Orchid
Oenanthe Fluvialis River Water Dropwort
Erica Tetralix Cross-Leaved Heath
Helleborus Viridis Green Hellebore
Paris Quadrifolia Herb Paris
Ranunculus Sardous Hairy Buttercup
Equisetum Sylvaticum Wood Horsetail
Hypericum Montanum Pale St John's Wort
Lathraea Squamaria Toothwort
Spiranthes Spiralis Autumn Lady's Tresses
Smyrniun Perfoliatum Perfoliate Alexanders
Thalictrum Flavum Meadow Rue
Cephalanthera Damascenium White
Helleborine *Orchis Morio* Green-Winged Orchid
Epipactis Purpurata Violet Helleborine
Blechnum Spicant Hard Fern
Genista Tinctoria Dyer's Greenweed
Verbascum Lychnitis White Mullein
Trifolium Glomeratum Clustered Clover
Rhinanthus Serotinus Greater Yellow Rattle
Rumex Palustris Marsh Deck
Populus Nigra Ssp. *Botulifolia* Black Poplar
Hyacinthoides Non-Scripta Bluebell
Sisymbrium Irio London Rocket
Chamaemelum Nobile Chamomile
Lathyrus Aphaca Yellow Vetchling
Salvia Verbonaca Wild Clary
Minuartia Hybrida Fine-Leaved Sandwort

Aceras Anthropophorum Man Orchid
Anthyllis Vulneraria Kidney Vetch
Caltha Palustris Marsh Marigold
Ophrys Apifera Bee Orchid
Carex Divisa Divided Sedge
Scutellaria Minor Lesser Skullcap
Anacamptis Pyramidalis Pyramidal Orchid
Schoenoplectus Tabernaemontani Grey Club-Rush
Carex Paniculata Greater Tussock Sedge
Salix Repens Creeping Willow
Serratula Tinctoria Sawwort
Torilis Nodosa Knotted Hedge Parsley
Ceratocarpus Corydalis Climbing Fumitory
Oenanthe Pimpinelloides Corky-Fruited Water-Dropwort
Erica Cinerea Bell Heather
Genista Anglica Petty Whin
Ranunculus Hederaceus Ivy-Leaved Water-Crowfoot
Viscum Album Mistletoe
Solidago Virgaurea Goldenrod
Convallaria Majalis Lily-Of-The-Valley
Melampyrum Pratense Common-Cow-Wheat
Rumex Pulcher Fiddle-Deck
Sagittaria Sagittifolia Arrowhead
Saxifraga Tridactylites Rue-Leaved Saxifrage
Epipactis Helleborine Broad-Leaved Helleborine
Ulex Minor Dwarf Gorse
Aster Tripolium Sea-Aster
Hydrocotyle Vulgaris Marsh Pennywort
Dactylorhiza Praetormissa Southern Marsh-Orchid
Myriophyllum Spicatum Spiked Water-Milfoil
Asplenium Adiantum Nigrum Black-Spleenwort
Juncus Squarrosus Heath-Rush
Primula Veris Cowslip
Dactylorhiza Fuchsii Common Spotted-Orchid
Succisa Pratensis Devil's-Bit Scabious
Sanguisorba Officinalis Great Burnet
Bolboschoenus Maritimus Sea-Club-Rush
Campanula Rotundifolia Harebell
Conopodium Majus Pignut
Listera Ovata Twayblade
Nuphar Lutea Yellow Water-Lily
Primula Vulgaris Primrose Sorbus
Torminalis Wild-Service-Tree
Asplenium Ruta-Muraria Wall-Rue
Asplenium Trichomanes Maidenhair-Spleenwort
Calluna Vulgaris Heather
Ceratophyllum Demersum Rigid-Hornwort
Nardus Stricta Mat-Grass
Silaum Silaus Pepper-Saxifrage
Typha Angustifolia Lesser-Reedmace
Viola Reichenbachiana Early-Dog-Violet
Buddleia Davidii Butterfly-Bush
Chamerion Angustifolium Resobay
Dipsacus Fullonum Teasel
Medicago Sativa Lucerne
Sisymbrium Loeselii False-London-Rocket
Carpinus Betulus Hornbeam
Galega Officinalis Goat's-Rue
Iris Pseudacorus Yellow-Flag
Oenanthe Crocata Hemlock-Water-Dropwort
Rorippa Amphibia Great-Yellow-Cress
Allium Ursinum Ramsons
Anemone Nemorosa Wood-Anemone
Cardamine Pratensis Cuckoo-Flower
Filipendula Ulmaria Meadowsweet
Lotus Corniculatus Bird's-Foot-Trefoil
Lychnis Flos-Cuculi Ragged-Robin
Lythrum Salicaria Purple-Loosestrife
Oxalis Acetosella Wood-Sorrel
Parietaria Judaica Pellitory-Of-The-Wall

Phragmites Australis Common Reed
Phyllitis Scolopendrium Hart's Tongue Fern
Pulicaria Dysenterica Common Fleabane
Quercus Petraea Sessile Oak
Quercus Robur Pedunculate Oak
Typha Latifolia Greater Reedmace
Achillea Ptarmica Sneezewort
Adoxa Moschatellina Moschatel
Aira Praecox Early Hair-Grass
Alopecurus Geniculatus Marsh Foxtail
Arum Maculatum Lords-and-Ladies
Carex Riparia Greater Pond Sedge
Carex Sylvatica Wood Sedge
Centaurae Nigra Black Knapweed
Cynosurus Cristatus Crested Dog's-Tail
Eleocharis Palustris Common Spike-Rush
Galium Saxatile Heath Bedstraw
Glyceria Maxima Reed Sweet-Grass
Lathyrus Pratensis Meadow Vetchling
Lonicera Per-Clymenum Honeysuckle
Potentilla Erecta Tormentil
Rumex Acetosella Sheep's Sorrel
Sanguisorba Minor Subsp. Minor Salad-Burnet
Sparganium Emersum Unbranched Bur-Reed
Stachys Officinalis Betony
Teucrium Scv-Odonia Wood-Sage

Birds

Grey Partridge
 Tree Sparrow
 Turtle Dove
 Bullfinch
 Corn Bunting
 Linnet
 Reed Bunting
 Skylark
 Song Thrush
 Spotted Flycatcher
 Hawfinch
 Marsh Tit
 Pintail
 Black Redstart
 Little Ringed Plover
 Nightingale
 Peregrine
 Short-Eared Owl
 Stonechat
 Yellow Wagtail
 Long-Eared Owl
 Hobby
 Ringed Plover
 Pechard
 House Martin
 Lapwing
 Redshank
 Sand Martin
 Shelduck
 Yellowhammer
 Swallow
 Lesser Whitethroat
 Dunlin
 Golden Plover
 Cormorant
 Kestrel
 Tufted Duck
 Mallard
 Gadwall
 Shoveler
 Herring Gull
 Lesser Black Backed Gull

Pied Wagtail
Grey Wagtail
Blue Tit
Chiffchaff
Common Tern
Goldfinch
Great Spotted Woodpecker
Great Tit Green Woodpecker
Kingfisher
Mute Swan
Tawny Owl
Blackcap
Meadow Pipit
Nuthatch Snipe
Sparrowhawk
Teal
Sedge Warbler
Reed Warbler
Greenfinch
Tree Creeper
Lesser Spotted Woodpecker
Coal Tit
Willow Warbler
Garden Warbler
Whitethroat
Blackbird Cuckoo
Great Crested Grebe
Grey Heron
Jay
Robin
Starling
House Sparrow
Wren

Butterflies

Purple Emperor
Brown Hairstreak
Small Blue
Chalkhill Blue
Silver Washed Fritillary
White Letter Hairstreak
Dingy Skipper
Green Hairstreak
Purple Hairstreak
Brown Argus
White Admiral
Marbled White
Grizzled Skipper
Small Copper
Common Blue
Holly Blue
Peacock
Dark Green Fritillary
Speckled Wood
Gatekeeper
Small Heath
Ringlet

Macro Moths

Star Wren
Buttoned Snout
Four Spotted
Double Line
Red Belted Clearwing
Yarrow Pug
The Wormwood
Pale Lemon Sallow
Waved Black
Six Spot Burnet
Grass Emerald

Small Scallop
Dog's Tooth
Bulrush Wainscot
Chimney Sweeper
Privet Hawk-Moth
Beautiful Yellow Underwing
Fen Wainscot
Merveille Du Jour
Pretty Chalk Carpet
Hawk-Moths (Lime, Poplar, Elephant)
Garden Tiger
Scarce Emerald Damselfly
Black Darter
White Legged Damselfly
Red Eyed Damselfly
Emerald Damselfly
Ruddy Darter
Black Tailed Skimmer
Emperor Dragonfly
Banded Demoiselle
Southern Hawker
Brown Hawker
Blue Tailed Damselfly

Other Invertebres

Glow Worm
Stag Beetle
Bloody Nosed Beetle
Click Beetle
Brown Tree Ant
Yellow Meadow Ant
Wood Ant
Robber Fly
Mining Bee
Long-Tonged Bumble-Bee
Crane fly
Hoverfly
Soldier Fly
Roessel's Bush Cricket
Striped Winged Grasshopper
Brackish Water Snail
Roman Snail Helix
Two-Lipped Door Snail
Green Tiger Beetle
Bombardier Beetle
Ground Beetle

Mammals, Reptiles & Amphibians

Badger
Brown Hare
Hedgehog
Water Shrew
Water Vole
Dormouse
Pygmy Shrew
Brown Long Eared Bat
Daubenton's Bat
Noctule Bat
Pipistrolle Bat(s)
Serotine Bat
Adder Rep
Common Lizard
Grass Snake
Slow Worm
Common Frog
Great Crested Newt