

REVITALISE



April 2011

Core strategy



www.southwark.gov.uk/corestrategy







Foreword

Councillor Fiona Colley ***Cabinet Member for Regeneration and Corporate Strategy***

Southwark is a truly remarkable place. It has welcomed new development and has used the power of its position in central London to attract investment wisely to improve the lives of the people who live and work here. At the same time, we have retained a very strong sense of our history and identity. To continue to succeed, we need a clear statement of the direction in which we are headed. The local development framework gives us the tools to do this.

In planning the future of the borough we need now, more than ever, to be clear not only about what changes we want to see, but how we are going to achieve them. One of our highest priorities is to provide more and better new houses and flats for people to make their home in Southwark. We have achieved great successes in areas like Bermondsey Spa which won the Mayor's 'Best New Place to Live' award and the Evening Standard's 'Best New Regeneration Project' in 2010. We are pushing ahead with even more ambitious plans to transform the Elephant and Castle and the Aylesbury Estate.

We are using area action plans to deal with some of the large and varied challenges around the borough. We have already adopted an area action plan for the Aylesbury area, are soon to adopt one for Canada Water and are working with the people of Peckham and Nunhead on a plan that achieves the full potential of those areas. We are also working with the communities in Bankside, Borough, London

Bridge, Camberwell and Dulwich to produce strategies that will guide development in and improve those areas.

This Core Strategy gives all of these plans their overall sense of direction. It explains the borough's vision for change and improvement for the next 15 years until 2026. It sets demanding standards and targets so that all development contributes to improvements to job opportunities, reduction in CO2 emissions, protection of other natural resources, stronger communities, protection of our environment, historic places and buildings, better homes and much more.

Preparation of the Core Strategy has involved a very wide range of people from all over this richly diverse borough. I am confident that it will prove hugely valuable in our aim to make regeneration work for the people of Southwark.



Councillor Fiona Colley



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Section 1: Introduction

The core strategy

- 1.1 The core strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our sustainable community strategy (Southwark 2016).
- 1.2 The core strategy affects everyone living in, working in and visiting Southwark. We set out the kind of place we want Southwark to be in the future and our approach to many important issues including:
 - What different places in the borough, such as Elephant and Castle, Bankside, London Bridge, Peckham, Canada Water and Aylesbury will be like in the future.
 - How much affordable and private housing we require in different areas.
 - How much family housing we require in different areas.
 - Where we should build new shops, schools, health centres, community centres and leisure facilities.
 - Where we protect employment areas and create new jobs.
 - Where we protect open spaces.
 - How we will improve opportunities for walking, cycling, public and river transport and reduce the need to drive.
 - How we will make sure new development is environmentally friendly.
 - How we will facilitate delivery, regeneration and improvements.
- 1.3 The core strategy is one of the most important documents in a set of planning documents called the local development framework. The core strategy sets out our long term vision, spatial strategy

and strategic policies with an implementation plan up until 2026 to deliver sustainable development. This includes targets for development from 2009 until 2026 unless specified otherwise. This spatial planning is a process where we consult on all of the important aspects that are needed to create successful places. As well as setting out what the places should look like and how to create them we also set out a plan for us to deliver this through proactive partnerships within Southwark and London. This demonstrates our approach to development and planning across the whole of Southwark and sets out the framework for policies we will use to make decisions on planning applications.

- 1.4 All of the planning documents in the local development framework need to be consistent with the core strategy. They may provide more detail to policies and change areas or add designations to the proposals map. The planning policies and guidance includes area action plans for Peckham and Nunhead, Canada Water, Old Kent Road and Aylesbury. Also development plan documents for development management and housing, along with supplementary planning documents for Bankside, Borough and London Bridge, Camberwell, Dulwich, Tower Bridge Business Complex, planning obligations/section 106, Aylesbury public realm, sustainability, housing and transport.
- 1.5 Some of the Southwark Plan will be replaced by the core strategy. The changes are set out in table 4 of appendix B. Eventually all of the Southwark Plan will be replaced by policies and guidance in the local development framework. The local development framework is illustrated in figure 1. This figure and appendices A & B will be updated as documents change.

1.6 The timetable for this will be updated in our local development scheme at

www.southwark.gov.uk/lds

Other important documents you need to know about

National and regional documents

1.7 The core strategy links to many other national and regional documents and must not go against national and regional policies. The London Plan together with the local development framework is our development plan. The development plan is used to make decisions on planning applications.

1.8 Figure 1 shows the inter-relationship between scale and the local development framework. Appendices A and B provide further information on how the local development framework and policies from the Southwark Plan relate to national and regional policies including the London Plan. These appendices will be updated as policies change. You can also find more information at

www.southwark.gov.uk/ldf

Supporting documents for the core strategy

1.9 Our supporting documents provide background information. These are our:

- Background papers (the evidence base): These reports provide more information on the core strategy, and set out all of the research, evidence and statistics we have collected to help prepare the core strategy. This includes why we chose the preferred options and strategic policies rather than the alternatives in the issues and options paper.
- Sustainability appraisal: This tests policies to make sure they have positive social, environmental and economic impacts.
- Equalities impact assessment: This examines how the core strategy meets the needs of the whole community and makes sure that the core strategy does not disadvantage anyone in the community.
- Consultation plan and strategy: These explain how and when we consulted the community in preparing the core strategy.
- Consultation report and officer responses: This summarises consultation on all the stages of the core strategy. The officer responses set out all the representations we received and how we have taken the comments into consideration.
- Appropriate assessment: This has been carried out under the EU Habitats Directive assessing the impact of the publication/ submission version on EU Protected wildlife habitats.

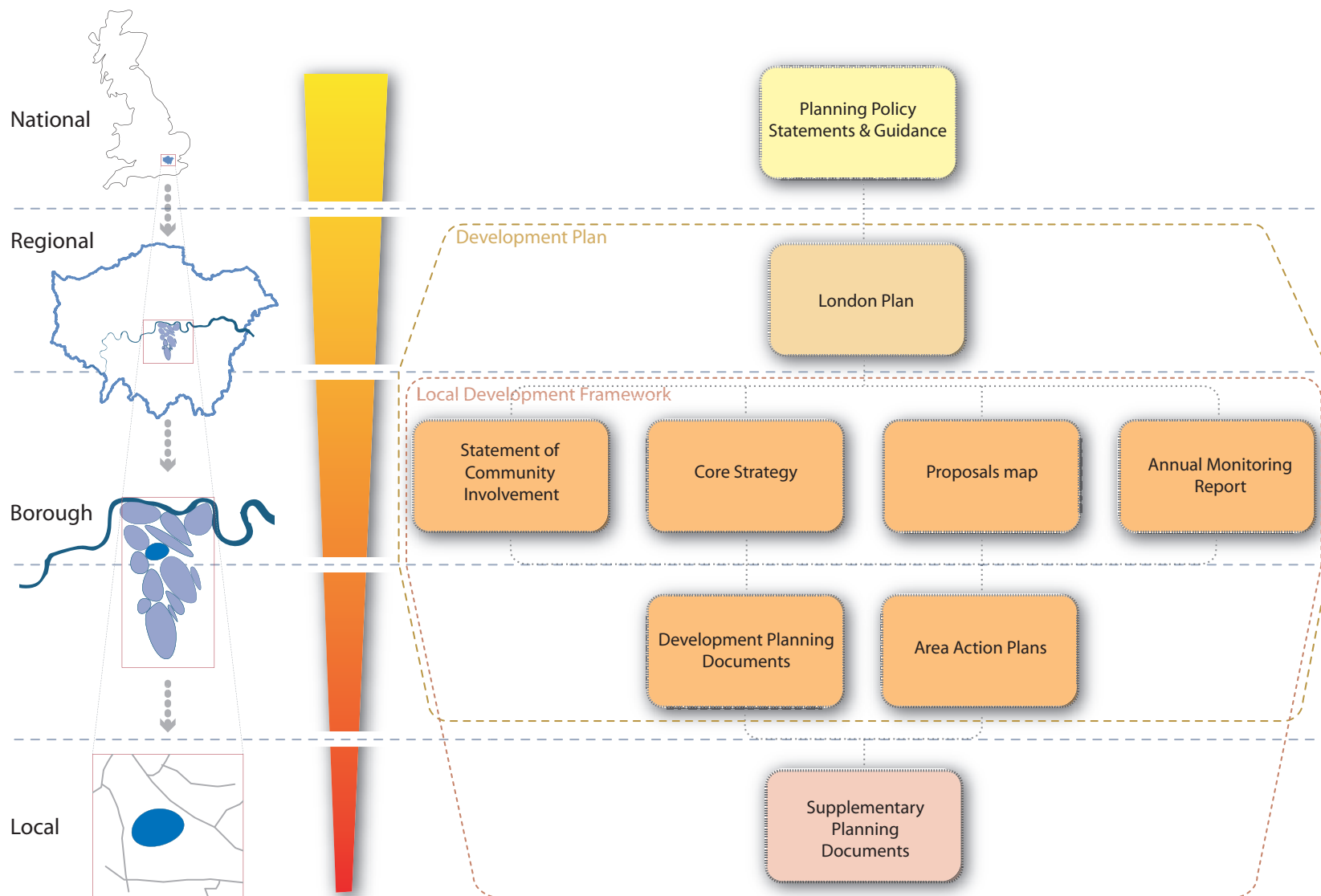
The supporting documents are available at

www.southwark.gov.uk/corestrategy

The full evidence base is available at

www.southwark.gov.uk/ldf/evidence

Figure 1: The inter-relationships between spatial scale and the local development framework



Finding the objectives, policies, maps and appendices

- Section 2 sets out how Southwark is today with the key challenges and opportunities.
- Section 3 sets out our visions, themes, objectives and strategy for Southwark and our strategic target policy for development.
- Section 4 sets out our visions and strategies for our unique areas and our strategic target policy for development in areas.
- Section 5 contains strategic policies for the borough with reasons why these are our policies.
- Sections 6 and 7 provide information on how we will implement, deliver and monitor the core strategy.
- There are a number of maps. These include the key diagram, which shows the main strategic areas of activity in Southwark. Also maps which show our requirements for affordable and private housing and also family housing across the whole borough.
- The proposals map adopted with the Southwark Plan in July 2007 will remain largely unchanged. The proposals map will be updated as it changes. The up to date version can be found at

www.southwark.gov.uk/proposalsmap

- There are a number of environmental targets. These may be updated and will be found at

www.southwark.gov.uk/corestrategy



Section 2: Southwark Today

Southwark today

2.1 Although Southwark is described as an inner city borough it really covers a range of areas. The borough includes areas of leafy suburbia, fashionable riverside flats, Victorian terraces, modern offices, open spaces and conservation areas. We have a very diverse, constantly changing population and a workforce that is growing rapidly. This means that consultation and partnership working are important to help us understand people's needs so that we can plan successful places and services. We will update this section where facts and figures change to keep it up to date.

Our diverse communities

2.2 The total population of Southwark is 274, 000. This has risen by well over 50,000 since 1981. New residents are mainly workers in their 20s and 30s with household size getting smaller. Over 51% of residents are women. In 2001, around 10% of households were headed by lone parents, one of the highest levels in the country. Around 38% of residents are single persons, less than the average for inner London but well above the 30% national figure. Southwark's population is projected to increase by 12% by 2029 based on data from the Office of National Statistics and by 39% based on figures from the Greater London Authority. This means that the population is likely to grow between 1,300 and 4,000 additional people each year.

2.3 Only 28% of households include residents under 16. The under 16s make up around 20% of all residents in the borough, similar to the national average and very different to the ageing profile of the 1970s. In contrast, the percentage of residents who are over 65 has fallen from 14% to under 10% since 1991 compared

with over 65s representing 16% of the population nationally.

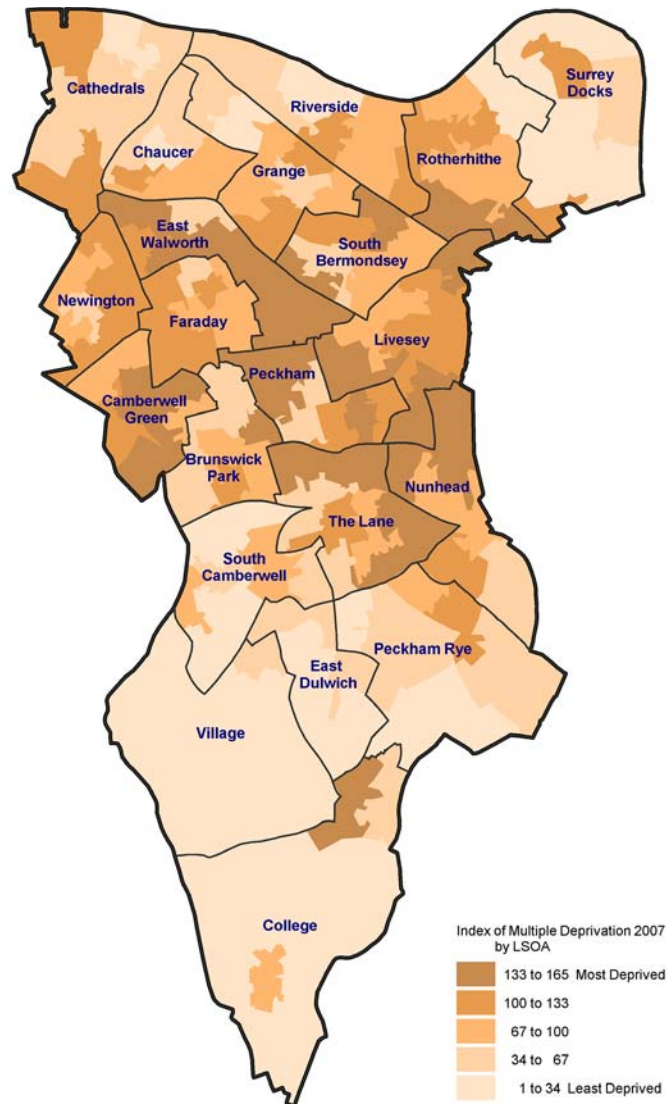
2.4 From the 1990s, African communities, now estimated at around 16% of residents, overtook the Caribbean group as the largest black minority and ethnic (BME) group in Southwark. This now stands at around 7%. Southwark has the largest African population of any local authority in Britain. African residents are mainly from Nigeria and other parts of West Africa. The South Asian and Chinese groups together make up around 7% of the population compared to 11% in inner London.

Inequalities within Southwark

2.5 Positive figures, changing definitions and demographic trends have led to Southwark moving down the league table of poverty. However the government estimates the borough is still in 26th position nationally out of 354 councils for the extent of deprivation. We have nearly three times the level of statutorily homeless households as England overall and almost double the number of adults dependent on a means-tested benefit.

2.6 The level of wealth is relatively high in areas such as Herne Hill, Dulwich, London Bridge and Bankside. However, there are high levels of poverty in areas such as Peckham, Elephant and Castle and Aylesbury. Within this, in 2007, East Walworth was ranked as the most deprived ward in Southwark, slipping from the 5th most deprived ward in Southwark in 2004. As a result, Livesey moved from being the most deprived ward in 2004 to the 2nd most deprived ward in 2007. Figures 2 and 3 show the index of multiple deprivation and the 10% most deprived areas.

Figure 2: Index of multiple deprivation 2007



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2.7 The Southwark Housing Requirements Study found that 53,500 (20%) of people living in Southwark said they had health problems. 25% of households contained at least one member with a health problem. 18,030 people had long term illness, disability or infirmity. 690 were wheelchair users and 4,460 had other walking or mobility difficulties. 4,470 had difficulties due to old age or frailty. In 2008 there were an estimated 38,412 households living in unsuitable housing with a need to move with high levels of overcrowding. Across London as a whole an estimated 560,000 households are living in unsuitable accommodation.

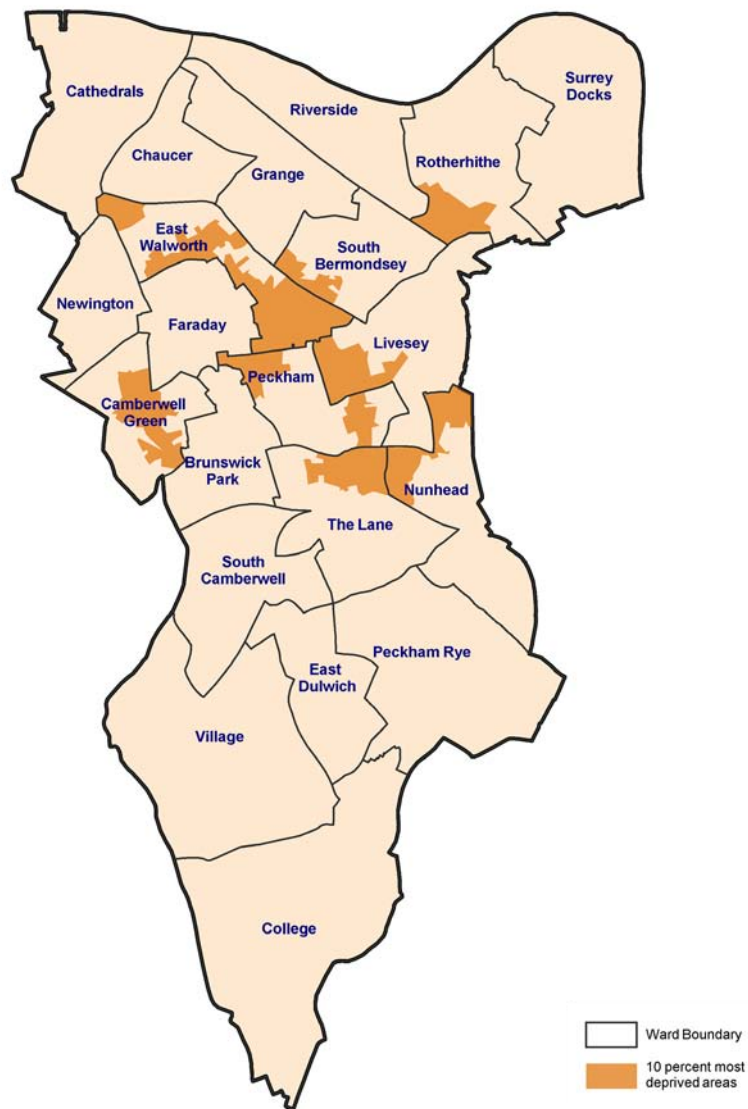
2.8 There are a high number of areas throughout Southwark with children in families with income deprivation. They are concentrated in the centre and towards the north with Rotherhithe being the highest at 72%. The only wards where this is not an issue are Village, Peckham Rye, Chaucer and East Dulwich.

Moving in and out of Southwark

2.9 In general, Southwark residents tend to be on the move. In 2001, 2% of residents had newly arrived from abroad in the previous 12 months and an additional 8% from elsewhere in Britain.

2.10 The population grows by “natural increase”, with over 3 local births for every death each year. Net growth per annum is 3000, but this is partly offset by net migration since many families and older residents move out of the area. Also younger single people and students move in and they use these homes on a short term basis.

Figure 3: Index of multiple deprivation 2007 showing the 10% most deprived areas



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Affordable living

2.11 Southwark has a higher amount of social housing than any other London borough. The total amount of social housing (council rented plus other registered providers) fell from its peak at nearly 70% in the 1970s to 53% in 2001. Currently 44% of homes are social housing, which is nearly three times the national average. In 2001, 31% of homes were owner occupied. This is still well below the Inner London 40% average and the 70% national figure. Private renting has risen from very little to 15% of all households. These changes reflect both 'right to buy' purchases and the construction of many private housing schemes since the 1980s.

Health and well being

- 2.12 The Standardised Mortality ratio is well above the national average at 108 (where 100 represents the national average), reflecting widespread deprivation. There are a high number of unpaid carers (18,500) who live in the borough. However, overall health may be improving. From 2001 to 2006 alone, life expectancy in Southwark rose by 3 years (men) and 2 years (women) to 77 and 82 years respectively.
- 2.13 The major health problems in Southwark are heart disease and stroke, cancer, diabetes, mental health problems and obesity leading to other diseases. These health conditions are influenced by wide range of determinants, such as demography, location, socio-economic status, access to services, housing conditions and the quality of the built and natural environment.
- 2.14 The areas with the highest levels of health and disability deprivation are the East Walworth, Nunhead, South Bermondsey

and Rotherhithe wards. Areas with low levels of deprivation occur in the south of the borough, in parts of the Riverside, Surrey Docks and Chaucer wards in the north. Figure 4 shows this.

- 2.15 Cardiovascular disease (CVD) accounts for nearly a third of all deaths in Southwark and over a quarter of premature deaths under 75 years of age. Compared to England, Southwark has a lower estimated proportion of adults who binge drink and adults who are obese, but a higher estimated proportion who smoke.
- 2.16 A significant issue in Southwark is the high level of teenage pregnancy. Southwark has a rate of 75 per 1000 compared to a national rate of 41 per 1000 in 2006/7. A major risk factor for long term health of local children is the continuing trend of obesity. Over a quarter (26%) of Year 6 children in the borough are obese, one of the highest rates in the country.

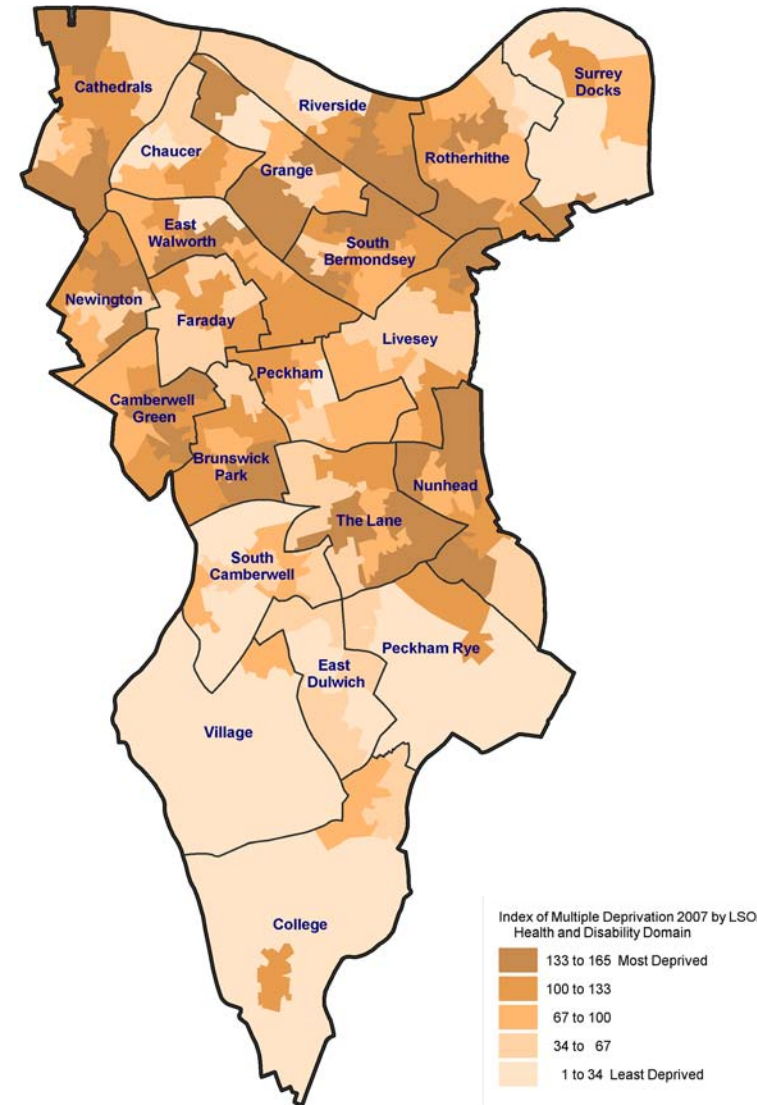
Learning

- 2.17 Over a third (35%) of working age residents in 2001 had higher education qualifications, which is nearly double the national norm. However the proportion of those with no qualifications (24%) was above the London average. In 2001 Southwark was home to 18,800 full time students. This is almost double the national average, and the third highest in London.

National economy

- 2.18 The UK is currently experiencing the effects of the global economic crisis which is limiting the country's economic growth and is expected to continue for the next two to three years.

Figure 4: Index of multiple deprivation 2007 showing the health and disability deprivation



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- 2.19 The northern part of the borough which forms part of the Central Activities Zone would have been affected by the on-going recession. However the concentration of business services as opposed to financial services in this area of the borough may offer some degree of resilience.
- 2.20 The impact of the recession on Southwark can be measured in job losses. After four years of substantial reductions in the benefit claimant count, 2008 saw significant increases in the number of Job Seeker Allowance claims delete An increase of 16% was experienced between May 2008 and January 2009.
- 2.21 Forecasters have suggested that London's employment growth will eventually resume its upward trend in the medium term. We will need to ensure that conditions for growth and recovery are in place to help future growth to happen.
- 2.22 Our regeneration programmes, at Bankside, Borough and London Bridge, Elephant and Castle, Canada Water and Aylesbury will help to significantly improve the quality of the physical environment. This will help create the conditions necessary to stimulate investment, invigorate the local economy and promote sustainable long-term regeneration.

Employment

- 2.23 Southwark has more jobs than it has workers so more employees commute into the borough than those that leave Southwark for work.
- 2.24 In 2008 the average gross weekly earnings for Southwark residents was £577.30 which is approximately £3.50 lower than

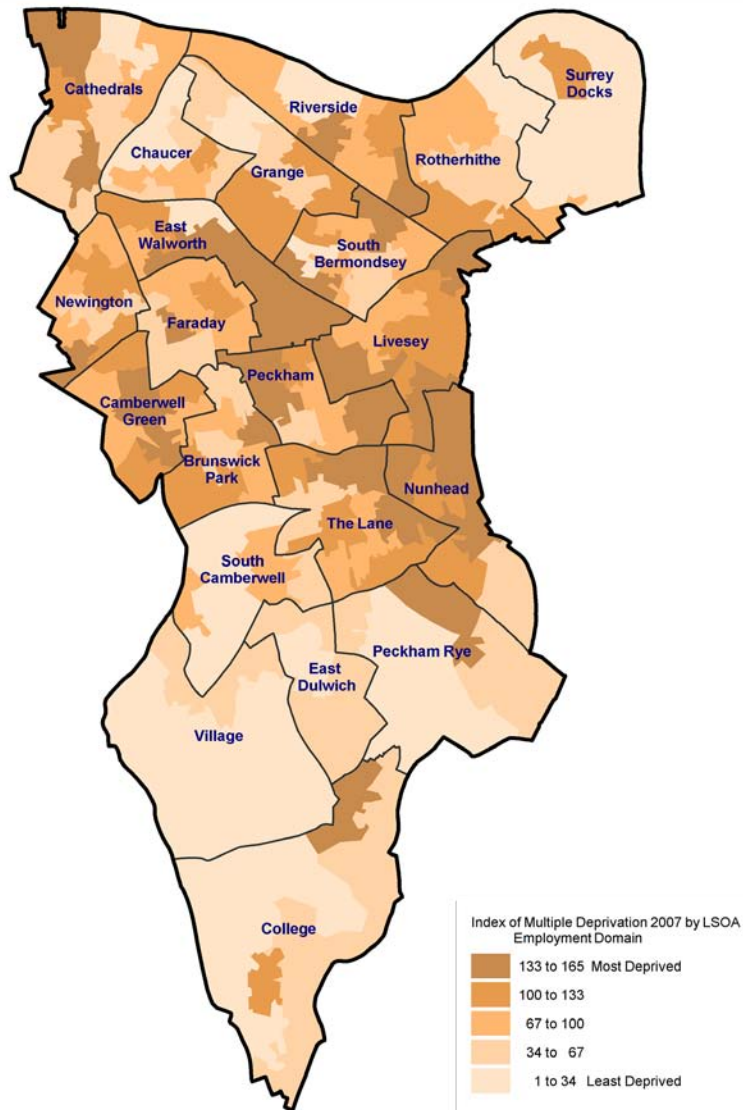
the London average of £580 and £98 higher than the rest of Great Britain. This has increased by £115 since 2002, an increase of 25%, compared with lower increases of 21% in London and 22% nationally.

- 2.25 In 2007, 72% (195,700) of residents in Southwark were of working age. This is higher than the London and Great Britain averages which are 67% and 63% respectively. Of these approximately 150,200 were working which is lower than the London and national average. A higher proportion of males are working when compared to females. In 2001, around 12% of residents were managers or senior professionals. This is 50% above the national figure but less than in inner London.
- 2.26 The 2007-2008 annual population survey stated that unemployment, at 8%, (claimant count) remains nearly double the national average, and a joint 7th highest in London. However, this is historically the lowest rate of unemployment for the borough and has decreased from a peak rate of 20% in 1997. A few years ago it was the 4th highest. The improvement may reflect more professional employees joining the local population as well as the success of policies which deal with the welfare of different groups of people in the borough.

Enterprise

- 2.27 The biggest concentration of business services is in the Central Activities Zone. These include major financial services, publishers and legal firms. Education and health are major employers in the borough, along with the council and the Greater London Authority. Southwark's business base comprises of around 12,800 businesses. In 2007, there were a total of 165,800

Figure 5: Index of multiple deprivation 2007 showing the employment deprivation



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employees in Southwark, making the borough the 7th largest economy in London. In 2007, there were a total of 165,800 employees in Southwark, making the borough the 7th largest economy in London. The second most dominant industry sector is distribution, hotels and restaurants at 22%, compared to 24% in London. The business services sector has driven the expansion of the business base in Southwark since 1998. It has also been responsible for the majority of jobs growth over the last decade. Since 1998 the sector has contributed 31,500 new jobs to the borough's economy, a growth rate of 102%.

- 2.28 The growth in the number of jobs in Southwark has increased greatly between 2003 and 2007 and has been concentrated in Cathedrals (+9,200 jobs or +18%), and Riverside (+7,200 jobs or +39%), wards within the Central Activity Zone. The New Business Registration rate (measured as per 10,000 population) was 96 in 2007 and ranks 11th out of the London boroughs. In 2007, the proportion of small businesses (less than 50 employees) showing growth stood at 13%, Southwark ranks 6th place against the London boroughs and has outperformed London as a whole. 96% of businesses in Southwark are micro or small businesses employing less than 50 people. 3% of businesses employ between 50 and 199 employees. There are 114 large or corporate sized companies in Southwark employing more than 200 people. This is equivalent to 1% of all companies in the borough. Despite this small figure, they provide 72,316 jobs which is 52% of the employment.

Green spaces

- 2.29 The growing population increasingly values access to high quality green spaces nearby. About 20% of Southwark is made up of

open spaces that are protected by the planning system. These are various sizes and include parks, sports grounds, nature reserves, allotments and woodlands. Increasing appreciation of the heritage of the built environment means that 22% of the borough is covered by conservation areas.

Leisure

2.30 There are a number of leisure centres in Southwark including Camberwell, Dulwich, Elephant & Castle, Geraldine Mary Harmsworth Sports facility, Peckham Pulse, Seven Islands, Southwark Park Sports Centre and Surrey Docks Watersports Centre. All of Southwark's leisure centres and the Southwark Park Athletics Stadium are run by Fusion Leisure Trust.

2.31 Burgess Park tennis centre is Southwark's newest tennis centre offering seven professionally surfaced courts, a practice wall and floodlighting.

2.32 The Herne Hill velodrome is located in the east of the borough and is one of the oldest cycling track venues in the world built in 1891. It hosted the track cycle racing events in the 1908 and 1948 Summer Olympics. The grandstand originally dates from 1891 and still remains on the site. In the centre of the track is a football pitch and the velodrome was the home of Crystal Palace F.C. from 1914 until 1918.

Getting around

2.33 The 2001 census showed that 29% of people's journeys were made by car, 35% were made by public transport and 36% by

bicycle and walking. Other surveys show that over three quarters of the population who have a job travel to work by public transport, walking and cycling.

2.34 Currently 12% of Southwark residents walk to work, which is similar to other inner London boroughs. However there is also a vast working population that lives outside the borough but travel to Southwark for employment.

2.35 According to the London area transport survey 1991 and 2001 Household surveys the number of cycle trips made by Southwark residents increased by 27% between 1991 and 2001 compared to a London-wide average of approximately 3%.

2.36 There are 11 railway stations in Southwark providing services between Central London and the South East. There are two areas (Burgess Park area from Camberwell to Bermondsey, and between Peckham RyePark and Dulwich Park) that are not close to a station, making it difficult for people living and working in these areas to use them. London Bridge station is one of 18 railway stations managed by Network Rail and is a major transport terminus and interchange for south London. It serves over 54 million people a year.

2.37 The underground network is concentrated in the north where there are nine underground stations including London Bridge, Borough, Elephant and Castle, Kennington, Surrey Quays, Rotherhithe, Southwark, Bermondsey and Canada Water. These are on four different lines including the Northern, Bakerloo, Jubilee and East London lines.

- 2.38 There are a number of bridges and tunnels for trains, the tube, road traffic and pedestrians across or under the river. There are also 6 piers for ferries, and private boats, which are owned and run by London River Services, the Port of London Authority, and businesses.
- 2.39 Key roads in Southwark are managed by Transport for London and all other roads are managed by the council. Some major routes such as the Old Kent Road are used by a large number of people travelling through to other parts of London and the South East of England.
- 2.40 The roads with the largest amount of traffic are in the north including Kennington Lane, Elephant and Castle, New Kent Road and Tower Bridge Road, Jamaica Road, the Rotherhithe Tunnel, Blackfriars Road and London Bridge. The Mayor's congestion charging scheme (CCS) has affected where people drive but the amount of traffic on the edge of the congestion charge zone has remained the same as before the congestion zone was introduced.
- 2.41 Car ownership levels in Southwark have traditionally been low with 48% of households owning a car in 2001. However, the national trend is that growth will be the highest for those areas with a current low base level. Vehicle emissions are the cause of 50% of air pollution and estimated to cause 24,000 deaths per year in the UK.

Climate change

- 2.42 Energy use in buildings is responsible for 85% of the direct carbon dioxide emissions in Southwark. Since 1996, we have

helped to increase the energy efficiency of the existing housing stock in the borough by approximately 5%.

- 2.43 Southwark's carbon dioxide emissions are slightly lower than the UK average with 6.7 tonnes per year of carbon dioxide emissions compared with 9.7. 2.4 tonnes per year are domestic emissions, compared with 2.7 as a UK average.
- 2.44 Within Southwark, solar energy and bio-fuels were the most popular choices of renewable energy infrastructure chosen in 2007/08 with at least 40 pieces of technology installed on buildings.

Waste

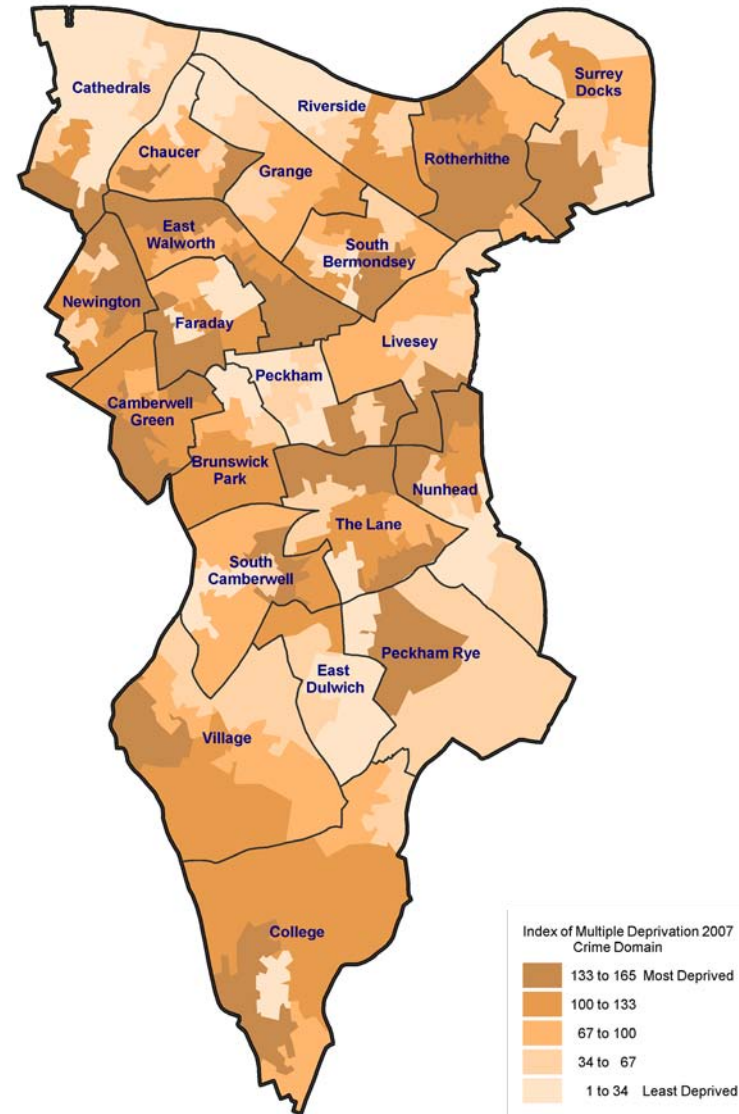
- 2.45 In 2007/08 there was a slight increase in the total amount of waste collected. The percentage of total waste recycled and composted has continued to increase. The amount used to generate electricity has fallen this year but is the second highest figure achieved so far. Last year was an exception as 7,620 tonnes of waste was sent to an incinerator in Kent to help test the facility. The amount of waste disposed of in landfill has continued to meet our landfill targets.

Crime

- 2.46 The pattern of crime distribution (for burglary, theft, criminal damage and violence) in Southwark has a different pattern of distribution to other index of deprivation. Figure 6 shows this. Whilst some of the most deprived areas of the borough do not have the highest levels of crime, some areas in the centre of the borough experience both high income deprivation and crime deprivation.

2.47 Over a third of Southwark falls within the 10% most deprived in terms of crime nationally with over half of Southwark in the 20% most deprived in England. Between 2004 and 2007, nearly a third 29% of areas in the borough had a decrease in the number of crimes. However 22% of areas elsewhere in the borough had an increase in the number of crimes. Crime rates in Peckham, Riverside, Rotherhithe, East Dulwich and Livesey wards had no areas that saw an increase in crime between 2004 and 2007.

Figure 6: Index of multiple deprivation 2007 showing crime deprivation



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Improving our places through Southwark 2016 and the core strategy

- 2.48 We work closely with our local strategic partnership, Southwark Alliance. Southwark Alliance has prepared our sustainable community strategy called Southwark 2016. The strategy sets out what people want Southwark to be like and what needs to be done to get there. Southwark Alliance is a forum of opinion, reflecting the diversity of the lives of the people in the borough. It brings together the Council and other statutory organisations, with voluntary, business, faith and community sector organisations.
- 2.49 Southwark 2016 sets out a vision for the borough alongside objectives and priorities for how the vision will be achieved. Southwark 2016's objectives and priorities form the basis of our core strategy objectives. The core strategy translates these objectives into a physical reality that will be implemented by setting out our spatial framework of how we will design, build and plan Southwark.

Challenges and opportunities

- 2.50 We have set out the main challenges and opportunities that we tackle in the core strategy to achieve our vision of improving our places for our diverse population between 2009 and 2026. This is based on what people have told us during consultation and partnership working along with our research. These are to:
- Achieve sustainable development by balancing environmental, social and economic needs to ensure a good quality of life for people now and in the long term.
 - Continue to reflect our diverse cultures positively in places.
 - Reduce the inequalities between people and communities through creating successful places.
 - Build more housing and meet the needs of our diverse population. This includes how we can provide family housing, housing for first-time buyers, social rented housing, intermediate housing and different types of housing such as flats and houses.
 - Balance the need for more housing with other demands on the land such as for community facilities, employment and protection of open spaces.
 - Continue to develop and strengthen our economy to provide successful town centres, jobs and places for businesses to thrive. Southwark has huge differences between the wealthy and the more deprived areas despite being one of the largest economies in England.
 - Provide space for new small businesses and creative industries and encourage innovative industries to move to Southwark.
 - Invest in children through improvements to schools, youth

provision, play spaces, links to jobs and provision of good quality homes.

- Minimise our impact on the environment and adapt to climate change by better managing energy use, waste, water use, flood risk and controlling pollution.
- Help tackle the major health issues and inequalities in Southwark, such as obesity and mental health by addressing the environmental, social and economic factors that can influence health.
- Conserve and enhance heritage assets and wider historic environment and make sure open spaces are cared for and used.
- Make sure the design of developments is carefully thought through to contribute to successful places for people.
- Continue to improve the accessibility of Southwark, including safeguarding land for possible new public and river transport and improving walking and cycling routes.
- Ensure the core strategy is deliverable and sustainable by taking into account the capacity of planned and existing infrastructure.
- Consult and work in partnership effectively.
- Protect the suburban character of Rotherhithe and the south of the borough.
- Work with Lambeth, Lewisham, Tower Hamlets, Bromley, Westminster, City and Croydon to make sure our growth and opportunity areas complement each other.
- Work with Lambeth, Westminster, the City and Kensington and Chelsea in the Central Activities Zone to improve the north west of Southwark as a part of central London.

Working with our neighbouring boroughs

- 2.51 Southwark shares a boundary with or is very close to seven other London boroughs; Bromley, City, Croydon, Lambeth, Lewisham, Tower Hamlets and Westminster. We work closely with our neighbours to make sure that our policies take into account the changes other boroughs are making through their planning documents. We will continue to work with our neighbouring boroughs including producing joint evidence document such as our Strategic Housing Market Assessment and our Strategic Flood Risk Assessment. Figure 7 shows where Southwark is within London and the neighbouring boroughs we work closely with.
- 2.52 At the time of producing our core strategy, the key cross-boundary issues with our neighbours are set out below. We will update this information through the annual monitoring report.

Bromley

- 2.53 Beckenham and Penge local town centres are the closest to Southwark. The focus on Penge is to protect the surrounding open spaces. Our vision for Dulwich shares this aspiration and we will work together to make sure we continue to protect the open spaces in the south of our borough.

City

- 2.54 The business cluster known as 'the City' extends out of the City's administrative boundaries into the surrounding boroughs, including Southwark. This is often known as the city fringe and is an important area for financial and business growth. This covers much of Southwark's share of the Central Activities Zone, where we are encouraging more employment growth. As we produce

our Bankside, Borough and London Bridge supplementary planning document we will continue to make sure we work closely with the City.

Croydon

2.55 The southern end of Southwark is very close to part of Croydon. Croydon Metropolitan Centre is designated as an opportunity area in the London Plan. We will continue to make sure that our strategies for the south of the borough are aligned with Croydon's to continue to protect the area's open spaces and suburban character.

Lambeth

2.56 We share a large boundary with Lambeth. The London Plan designates both Waterloo and Vauxhall as opportunity areas, both of which are close to our boundary. We have inputted into Lambeth's Waterloo and Vauxhall supplementary planning documents and are continuing to work together to make sure our planning documents compliment each others'. This will enable us to work together to improve housing, jobs, business and tourism opportunities in both boroughs whilst protecting the rich history and environment.

2.57 We are working closely with Lambeth to produce our Bankside, Borough and London Bridge supplementary planning document to make sure that new businesses, shops, housing and cultural facilities benefit local residents as well as raise the profile of both Southwark and Lambeth. We will continue to work closely together on the production of supplementary planning

documents covering Herne Hill and Camberwell to strengthen the shopping and other services.

Lewisham

2.58 The London Plan designates both Lewisham-Catford-New Cross and Depford Creek/Greenwich Riverside as opportunity areas. These are both close to our boundaries and we will continue to work closely together, especially in the development of the Canada Water and Peckham and Nunhead area action plans, to make sure that the planned growth in these areas complements our planned growth.

Tower Hamlets

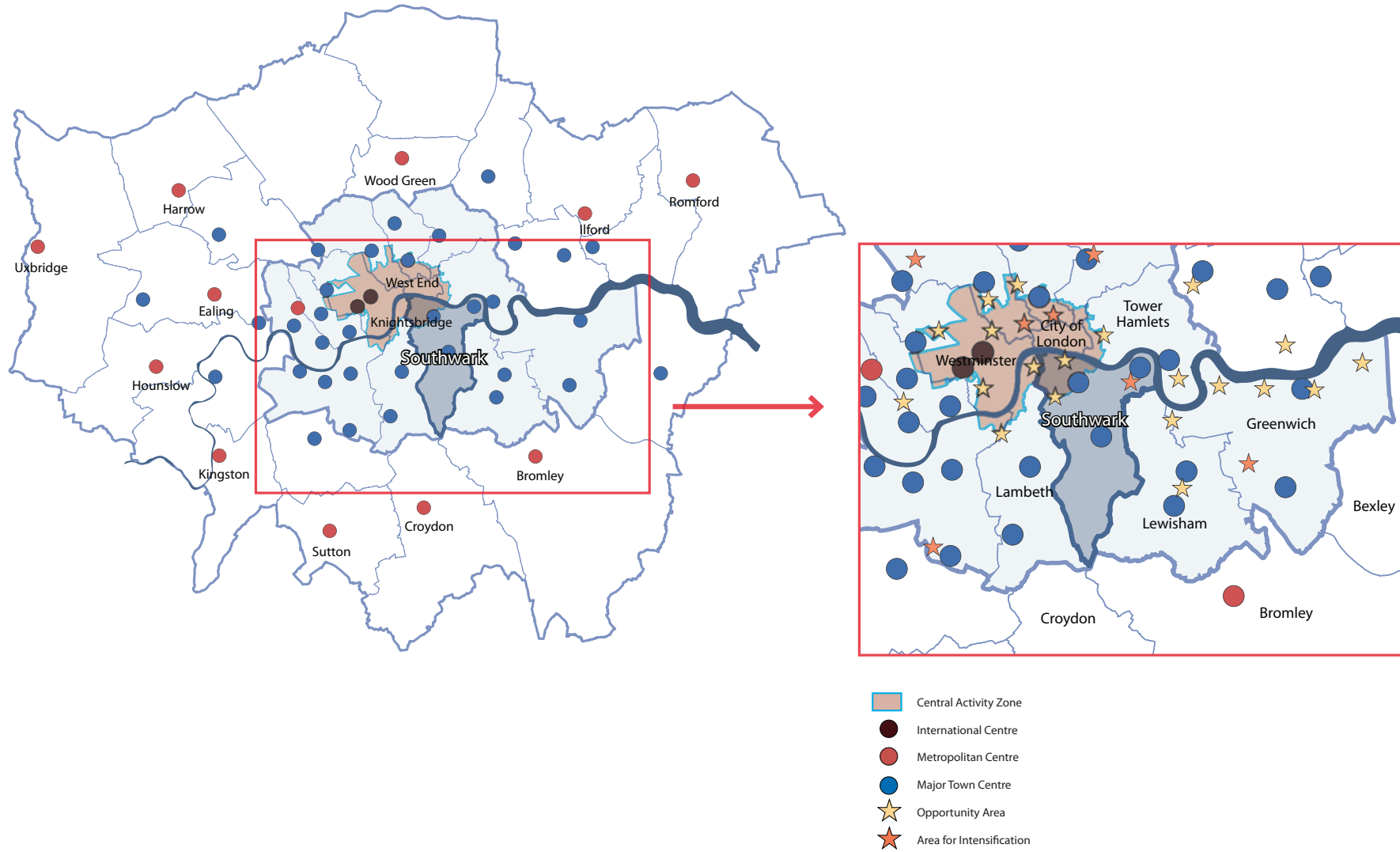
2.59 Canary Wharf is the only major town centre within Tower Hamlets, and is just across the river from Canada Water. Canary Wharf and the Tower of London area will see an increase in the provision of jobs. We will work together, particularly in the development of the Canada Water area action plan to make sure that our strategies for growth complement each other.

Westminster

2.60 The London Plan identifies two opportunity areas for growth of businesses and homes within Westminster's share of the Central Activities Zone at Victoria and Tottenham Court Road. There is also lots of non-residential development along the northern end of Vauxhall Bridge Road. We work closely with all the boroughs that form the Central Activities Zone to make sure our policies complement.



Figure 7: Southwark within London and our neighbouring boroughs



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Section 3: Our Strategy for Southwark

Southwark vision - Improving our places (what are we trying to achieve)

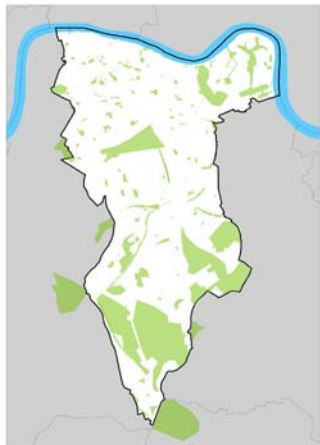
Southwark vision

3.1 We will make sure that Southwark improves as a place where local facilities, the transport network and infrastructure is supporting the fast pace of change in growth areas such as Bankside, Borough and London Bridge, Elephant and Castle, Canada Water, Peckham and Nunhead and Aylesbury, where we are increasing homes by around 10% from 123,945 to 148,398, office space by around 30% from 1,255,000sqm to 1,674,885sqm and people working by around 15 % from 165,800 to 190,800 between 2009 and 2026.

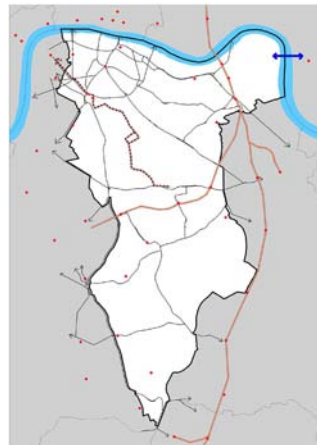
- 3.2 We will make sure that this regeneration is as sustainable as possible by setting high environmental and design standards along with protecting and improving a network of open space and heritage throughout the borough.
- 3.3 Set beside the River Thames, Southwark is made up of a diverse group of places with distinct identities where people who live, learn, work and have fun here can benefit from the vibrancy of our cultures and communities. We have set out unique visions to show the successful places that we want them to be.

Figure 8: The layers that form our key diagram

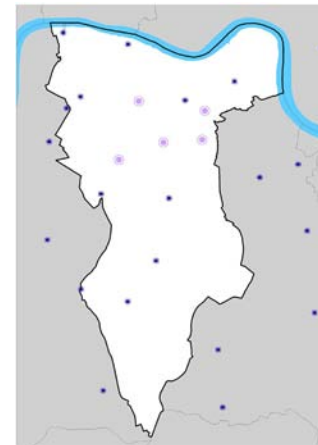
Protected open space



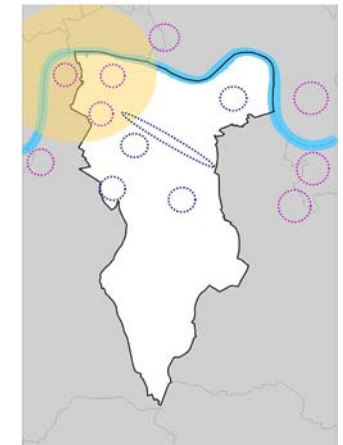
Key links and proposed public transport extensions



Industrial locations, town and local centres

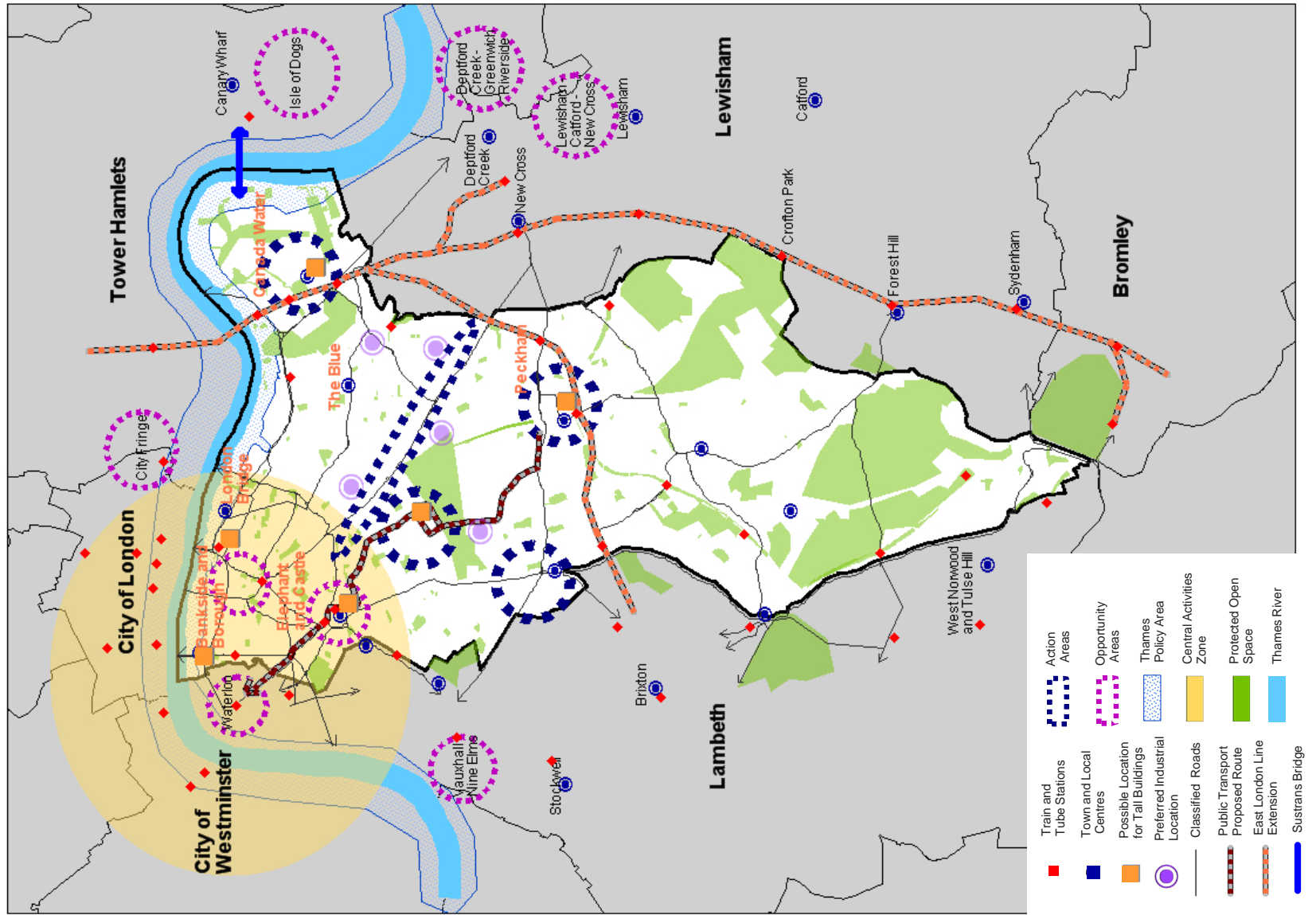


Central Activity Zone, opportunity and action areas



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Figure 9: Key diagram



Our themes and objectives

(How we will achieve our vision to improve our places)

We will achieve our vision for Southwark by working towards the core strategy themes set out below.

- Theme 1: Improving individual life chances.
- Theme 2: Making the borough a better place for people.
- Theme 3: Delivering quality public services.
- Theme 4: Making sure positive change happens.
- Theme 5: Developing in growth areas.

3.4 The themes pull together the strategic objectives. They are based on the objectives and priorities in the sustainable community strategy (Southwark 2016). Together they are designed to ensure integration with our other corporate plans and strategies. We have tested them all using our sustainability appraisal to make sure that they are working together to create sustainable places where decision making takes into account all of the themes. In this section we set out our strategy for achieving our vision, themes and objectives. We set out the strategic target planning policies that will help us meet these objectives. We start each policy by setting out which of the objectives it is intended to help us achieve. We also list all of the policies that are relevant for each objective in this section.

Theme 1: Improving individual life chances

Strategic Objective 1A. Create employment and link local people to jobs

3.5 Southwark will be a prosperous borough providing a wide range of employment opportunities that facilitate regeneration. The Central Activities Zone will contain a mix of tourism, cultural and creative industries, finance and office jobs. Local centres will provide retail, services and local employment whilst preferred industrial locations provide places for small businesses and industry. Southwark will be without concentrations of poverty and with good opportunities because there is good access to jobs and residents will have the training and skills needed by businesses. The policies related to this theme are STP 1, STP 2, SP 1, SP 3, SP 10 and SP 14.

Strategic Objective 1B. Achieve educational potential

3.6 Southwark schools, universities, pre-schools and colleges will be places where children and young people can achieve and gain the knowledge and skills to get a job. Southwark will be a place that creates positive futures by building, redeveloping and improving educational facilities with good access for everyone. Improving Southwark will help to attract good teachers to work in the borough. The policies related to this theme are STP 1, STP 2, SP 1, SP 4, SP 8, SP 10 and SP 14.

Strategic Objective 1C. Be healthy and active

3.7 Southwark's community will be healthy and active. By delivering sustainable growth people will have access to good health, education, sports, leisure and community facilities. Access to

open spaces and nature, opportunities for active travel and access to fresh, healthy food will encourage healthy lifestyles. Good quality affordable and family homes will help improve living conditions. The negative impacts of development on health will be addressed and developments will be well designed and able to cope with climate change. The policies related to this theme are STP 1, STP 2, SP 1, SP 2, SP 3, SP 4, SP 5, SP 7, SP 11, SP 12, SP 13 and SP 14.

Strategic Objective 1D. Culture, creativity and diversity

3.8 Southwark will be a prosperous borough providing a wide range of activities and facilities for the diverse community. Successful creative industries will thrive particularly in the strategic cultural areas. There will be a wide range of arts and cultural facilities for Southwark's multicultural and very diverse community. The policies related to this theme are STP1, STP2, SP1, SP2, SP3, SP4, SP5, SP7, SP11, SP12, SP13 and SP14.

Strategic Objective 1E. Be safe

3.9 Southwark will be a safe place for people to live, visit and work. The policies related to this theme are STP 1, STP 2, SP 1, SP 4, SP 12 and SP 14.

Theme 2: Making the borough a better place for people

Strategic Objective 2A. Create mixed communities

3.10 People will choose to live in Southwark because we will have a mixture of different types of housing, jobs, shops, schools,

community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community. The policies related to this theme are STP 1, STP 2, SP 1, SP 2, SP 3, SP 5, SP 6, SP 7, SP 8, SP 9 and SP 14.

Strategic Objective 2B. Promote sustainable use of resources

3.11 Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing and businesses will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and reduces the need to travel. The policies related to this theme are STP 1, STP 2, SP 1, SP 2, SP 11, SP12, SP 13 and SP 14.

Strategic Objective 2C. Provide more and better homes

3.12 The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing. The policies related to this theme are STP 1, STP 2, SP 1, SP 5, SP 6, SP 7, SP 8, SP 9, SP 12, SP13 and SP 14.

Strategic Objective 2D. Create a vibrant economy

3.13 Southwark will be a successful and profitable place. The town centres will offer a range of shops and services, along with offices, tourism and cultural facilities. The Central Activities Zone, opportunity areas and action areas will have lots of different activities as well as housing. The policies related to this theme

are STP 1, STP 2, SP 1, SP 3, SP 4, SP 8, SP 10 and SP 14.

Strategic Objective 2E. A liveable public realm

3.14 It will be easy to get to and around places on foot and by bike with excellent public transport links, including water transport. The policies related to this theme are STP 1, STP 2, SP 1, SP 2, SP 11 and SP 14.

Strategic Objective 2F. Conserve and protect historic and natural places

3.15 Southwark's heritage assets and wider historic environment will be conserved and enhanced. Open spaces and biodiversity will be protected, made more accessible and improved. The policies related to this theme are STP 1, STP 2 SP 1, SP 11, SP 12 and SP 14.

Theme 3: Delivering quality public services

Strategic Objective 3A. Accessible, customer focused, efficient and modern public services

3.16 Public services will be effective and easily accessible by all members of the community. The policies related to this theme are STP 1, STP 2, SP 1, SP 3, SP 4 and SP 14.

Theme 4: Making sure positive change happens

Strategic Objective 4A. Provide enough funding for regeneration to positively transform the image of Southwark.

3.17 We will work with landowners, local stakeholders and developers to achieve regeneration, continuing to make Southwark a place

that people aspire to be in and want to invest in. We will have a clear and flexible plan to make sure the right investment decisions are made and that regeneration happens on time. The policies related to this theme are STP 1, STP 2, SP 1, SP 6 and SP 14.

Strategic Objective 4B Making sure that we consult effectively

3.18 We will work with local communities, organisations, community groups, developers, businesses and land owners to make sure that we consult effectively on planning policies and development management decisions. We will make sure that we provide people with the opportunity to participate meaningfully in the preparation of local development framework documents as set out in our statement of community involvement. The policies related to this theme are STP 1, STP 2, SP 1 and SP 14.

Theme 5 Planning for development in growth areas

Objective 5A Developing in growth areas

- 3.19 We have a growth areas approach to achieving the vision to improve places prioritising development in the:
- Central Activities Zone.
 - Elephant and Castle opportunity area.
 - Bankside, Borough and London Bridge opportunity area.
 - Peckham and Nunhead action area.
 - Canada Water action area.
 - Aylesbury action area.
 - Camberwell action area.
 - Old Kent Road action area.

The policies related to this theme are STP 1, STP 2, SP 1, SP 2 and SP 5.

Our spatial strategy to improve Southwark through sustainable development

3.20 Our spatial strategy is to improve Southwark through sustainable development. We are doing this by tackling our challenges and maximising our opportunities using spatial planning. We set out our plan for achieving this in our core strategy. This includes our vision for the future development of Southwark between 2009 and 2026. We set out how we will achieve this through our themes, strategic objectives, strategic target policies, strategic policies, delivery programmes and monitoring. We provide our strategic approach to achieving this below.

Planning sustainably

3.21 We want Southwark to be a sustainable place where people want to live. Southwark has a very diverse population with lots of different needs. Our population is growing and there is pressure on the limited amount of land we have to provide the homes, business space and community facilities that places need. We need the right balance between different land uses. This includes considering the needs of the community in which the development occurs. Factors include helping people into jobs, providing local services, and protecting the character of areas. As well as how the development helps achieve objectives that are important to all of Southwark and even the world, such as climate change, population growth and managing waste. How we design and plan our places has a huge impact on people's quality of life. Understanding how places work is very important when setting out our strategy and delivery to make sure that we are making places rather than just developing buildings.

Development also places pressure on the environment and the resources current and future generations rely on for a good quality of life. We need to make sure that we do not use more resources than we have or use them faster than they can be replaced as this will mean future generations will have a lower quality of life. It will also damage the environment.

3.22 We will continue to work with our local communities and all of Southwark's partners through Southwark Alliance and link to the vision and objectives set out in the community strategy Southwark 2016. It is important to make sure that we understand all the wider issues and services and the physical, social and green infrastructure needed to build successful communities.

Delivering sustainable changes

3.23 We have set out a delivery programme to make sure that we have a comprehensive and ongoing set of actions that link through our core strategy to ensure that change takes place. The detail is set out in table 1 in section 6. This can be summarised as:

- Setting out a strategy for implementation of each policy and each area.
- Linking the core strategy to our council-wide evidence based strategies for issues such as housing, open space and enterprise and areas such as Aylesbury and Canada Water.
- Setting out detailed guidance, allocations of sites, delivery,

targets and monitoring through development plan documents on housing and development management.

- Setting out area visions, guidance, allocations of sites, delivery, targets and monitoring through development plan documents in area action plans for Canada Water, Aylesbury, Peckham and Nunhead and Old Kent road.
- Setting out further guidance in supplementary planning documents for Aylesbury, Dulwich, Bankside, Borough and London Bridge, Camberwell and Tower Bridge Business Complex.
- Making planning decisions on sustainable development through development management.
- Bringing our own land forward for development.
- Setting out the infrastructure required and how this will be developed.
- Providing a clear, needs based borough-wide approach to planning obligations (section 106) based on the impact of development, implemented through a tariff, or (where appropriate) the community infrastructure levy or equivalent.
- Improving our policy and decision making.



Strategic Targets Policy 1 - Achieving growth

How we will achieve our vision to improve our places:

- SO 1A: Create employment and link local people to jobs
- SO 1B: Achieve educational potential
- SO 1C: Be healthy and active
- SO 1D: Culture, creativity and diversity
- SO 1E: Be safe
- SO 2A: Create mixed communities
- SO 2B: Promote sustainable use of resources
- SO 2C: Provide more and better homes
- SO 2D: Create a vibrant economy
- SO 2F: Conserve and protect historic and natural places
- SO 3A: Accessible, customer focused, efficient and modern public services
- SO 4A: Provide enough funding for regeneration to positively transform the image of Southwark
- SO 4B: Making sure we consult effectively
- SO 5A: Developing in growth areas

Our approach is

Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It must contribute to our strategic vision, objectives and strategy for further protecting, enhancing and regenerating our places in Southwark between 2009 and 2026 so that our borough continues to be successful and vibrant. We will work with our partners, local communities and developers to ensure that developments achieve the required growth and improvements to achieve our targets including:

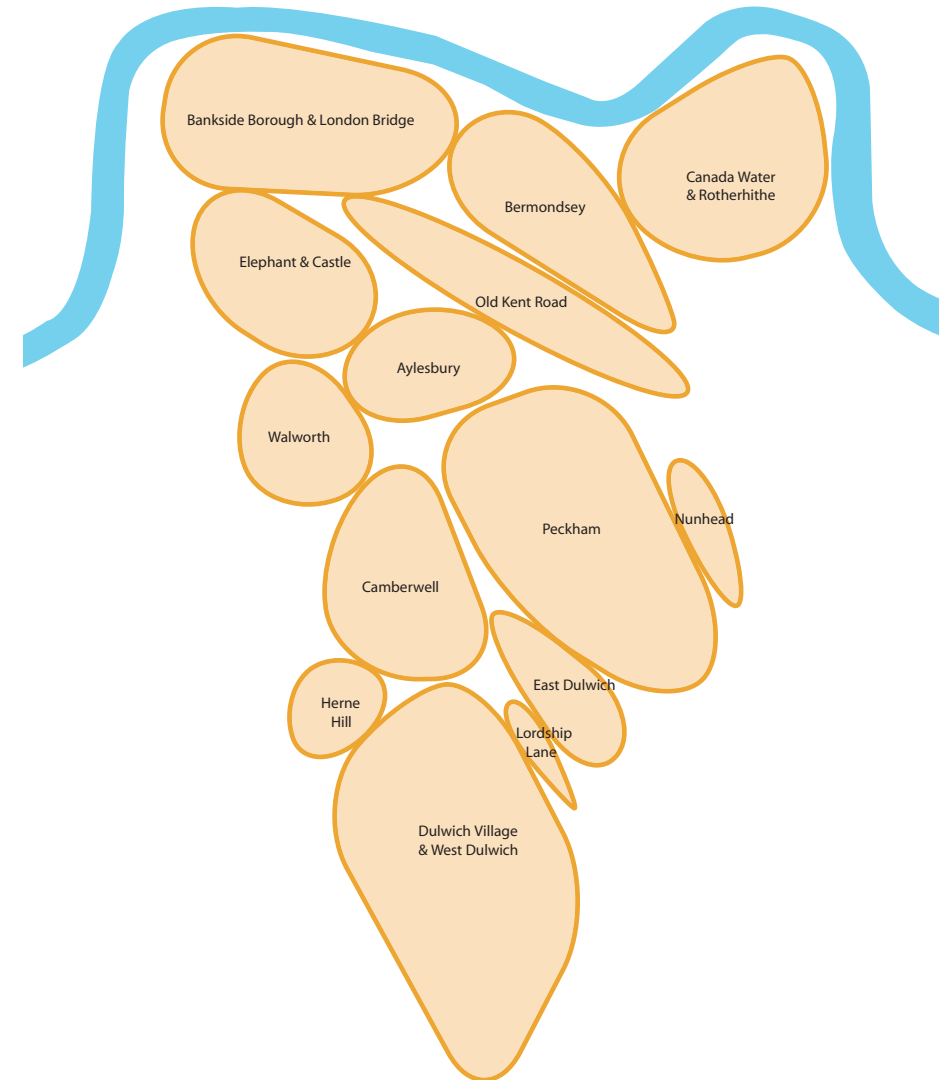
1. 80,000 sqm net new shopping and leisure floorspace
2. 24,450 net new homes between 2011 and 2026
3. 8558 new affordable homes between 2011 and 2026
4. 32,000 net new jobs
5. 425,000-530,000sqm additional business floorspace between 2011-2026

Section 4: Spatial Planning to Improve Places

Improving places through sustainable development

- 4.1 Our spatial strategy is to improve places as part of the overall plan for Southwark as set out in section 3. We are doing this by tackling our challenges and maximising our opportunities using spatial planning. We set out our plan for achieving this through strengthening our distinctive places in our core strategy. This includes our vision for the future development of places between 2009 and 2026. We set out how we will achieve this through our themes, strategic objectives, strategic target policies, strategic policies, delivery programmes and monitoring. We provide our strategic approach to achieving this below.
- 4.2 Our strategy is to improve places in Southwark to build on each area's strengths and unique identities. This is to ensure that we have accessible, locally distinctive, well designed places which interconnect, are linked to the rest of London and that people consider successful. We link the quality of places and the quality of life through our themes and objectives to set the platform for the way we plan, build and design places. This complex place making process is continuous and needs to involve the diverse range of people who use it to be meaningful in creating places that people find successful to live in and use. Collectively we need to work together to improve each place through tackling the challenges and maximising our strengths.
- 4.3 Most new development will happen in the growth areas, mainly in the opportunity areas and action area cores (Bankside, Borough and London Bridge, Elephant and Castle, Aylesbury, Canada Water, Camberwell, Peckham and Nunhead). We are aiming to balance providing as many homes as possible with

Figure 10: Our places



growth of other activities that create successful places such as places to work, leisure, arts and culture, sports, health centres and tourist activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive and respect local and historic context. We are currently preparing area based planning documents to provide more detailed policies and guidance on each growth area to meet the needs of each local community. We will improve our other unique areas to strengthen their local characteristics (Bermondsey, Nunhead, East Dulwich, Herne Hill, Lordship Lane and Dulwich Village/ West Dulwich). This will include new schools, community facilities, open spaces, leisure, arts and culture, sports, health centres, youth facilities and tourist activities.



Strategic Targets Policy 2 - Improving places

How we will achieve our vision to improve our places:

- SO 1A: Create employment and link local people to jobs
- SO 1B: Achieve educational potential
- SO 1C: Be healthy and active
- SO 1D: Culture, creativity and diversity
- SO 1E: Be safe
- SO 2A: Create mixed communities
- SO 2B: Promote sustainable use of resources
- SO 2C: Provide more and better homes
- SO 2D: Create a vibrant economy
- SO2E: A liveable public realm
- SO 2F: Conserve and protect historic and natural places
- SO 3A: Accessible, customer focused, efficient and modern public services
- SO 4A: Provide enough funding for regeneration to positively transform the image of Southwark.
- SO 4B: Making sure we consult effectively
- SO 5A: Developing in growth areas

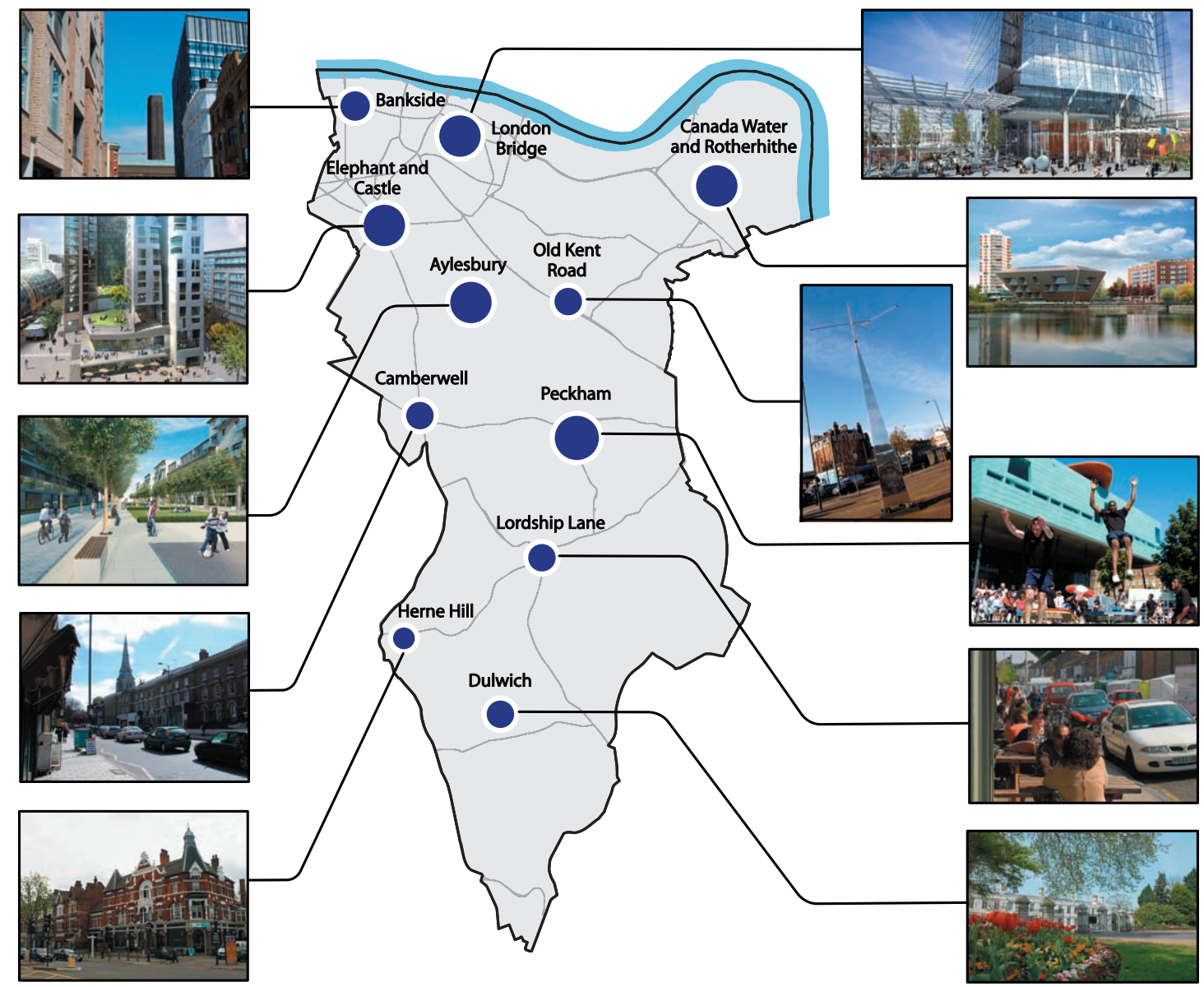
Our approach is

Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It must contribute to our strategic vision, objectives and strategy for the borough for further protecting, enhancing and regenerating Southwark between 2009 and 2026 so that our borough continues to be successful and vibrant. We will work with our partners, local communities and developers to ensure that developments improve our places through delivery of regeneration in our growth areas to achieve our targets. Our area targets are:

- Bankside, Borough and London Bridge
 - » 1900 net new homes
 - » 25,000 net new jobs
- Elephant and Castle
 - » 4000 net new homes
 - » 5000 net new jobs
 - » around 45,000 sqm of additional shopping and leisure space
- Canada Water
 - » 2500 net new homes
 - » 2000 net new jobs
 - » around 35,000sqm of additional shopping space and increased leisure space
- Aylesbury
 - » 4200 new homes (including around 1450 net new homes)



Figure 11: Our different areas



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Central Activities Zone

Vision

- 4.4 Development in the Central Activities Zone will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. There will be new homes, office space, shopping and cultural facilities, as well as improved streets, spaces and community facilities.
- 4.5 It covers parts of a number of London boroughs including Southwark, Lambeth, Westminster, the City and Kensington and Chelsea as shown in figure 7. In Southwark, it includes two opportunity areas at Bankside, Borough and London Bridge and the Elephant and Castle. This area has a mix of office space, activities and attractions which are important to London. It contains nearly 30% of all London's jobs and is projected to accommodate 36% of London's employment growth up until 2026.
- 4.6 We are working with the local community, Greater London Authority, businesses, land owners, the London Development Agency, Transport for London, the City of London, City of Westminster, Lambeth, the Cross River Partnership, English Heritage, the Primary Care Trust, Better Bankside, Team London Bridge and developers to make the Central Activities Zone a successful place with a joined up approach to future development and improvements.

Bankside, Borough and London Bridge opportunity area

Vision

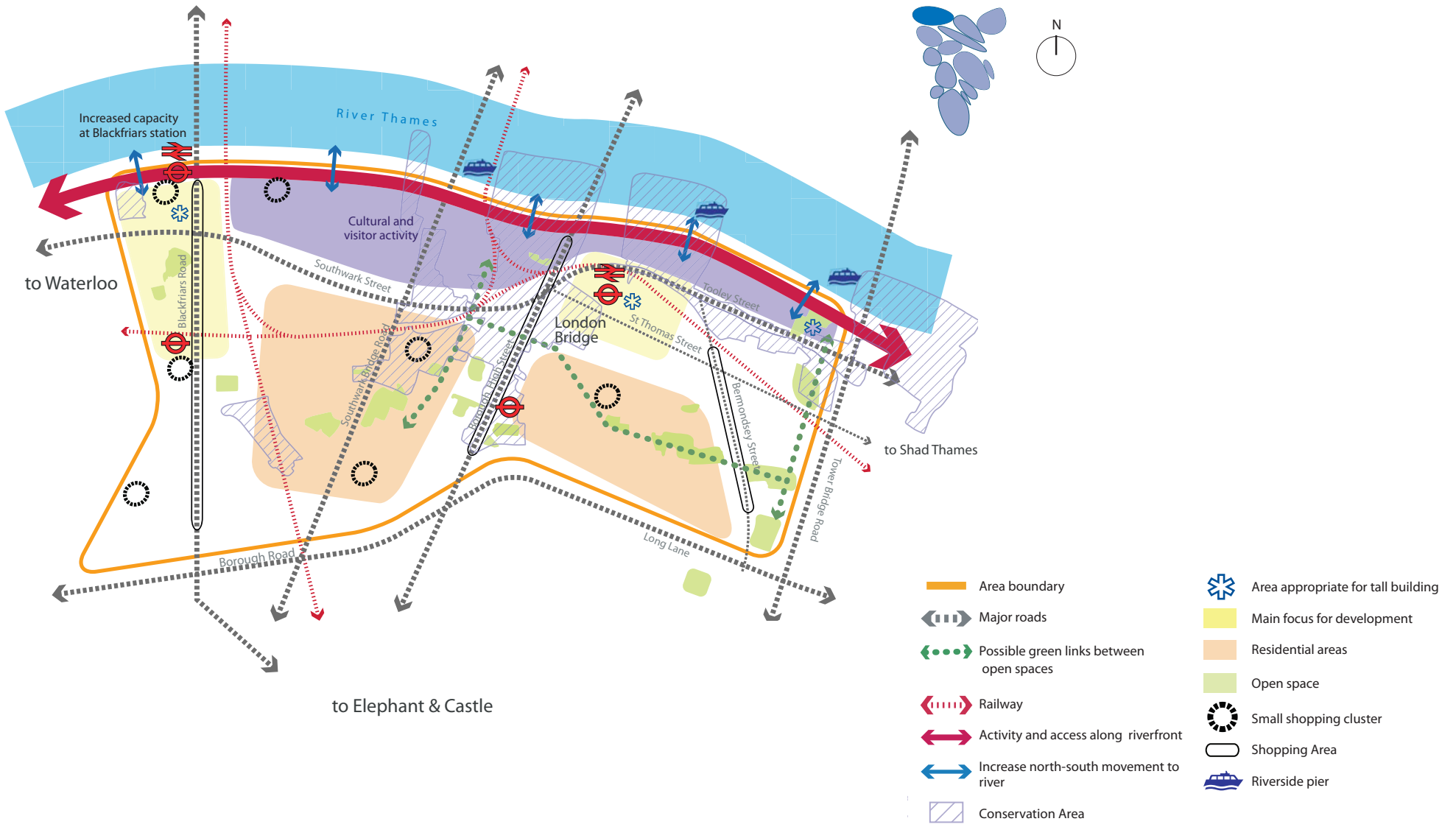
- 4.7 The opportunity area will continue to be home to a mix of uses providing high quality office accommodation alongside world-class retail, tourism, culture and entertainment facilities and public spaces. Local people will be supported to find jobs by local employment and training schemes.
- 4.8 We are working with the local community and landowners to deliver large scale development and improvements, providing over 1,900 new homes, 665 affordable housing units and around 25,000 new jobs by 2026.
- 4.9 Development and changes to places will be guided by a supplementary planning document/opportunity area framework which we are preparing with the GLA.

Bankside and Borough

Vision

- 4.10 We are working with the local community, land owners, Better Bankside and the Cross River Partnership to enhance the area's mix of culture, history and business in a way that is sensitive to its residential communities. There will be new businesses, shops, housing and cultural facilities that will benefit local residents as well as raise the profile of Southwark. This will include new and improved community and youth facilities.

Figure 12: Bankside, Borough and London Bridge



- 4.11 New development will help improve the look, feel and safety of streets and public spaces through schemes like the Bankside Urban Forest. We will work with groups like the Bankside Open Spaces Trust to create better access to green spaces, including protecting the Crossbones Graveyard. New trees and landscaping improvements will make places feel greener.
- 4.12 It will be easier to get around by walking and cycling and access to and along the riverside will be protected. Car parking will be limited to deter car use and help reduce traffic.
- 4.13 New development will recognise and enhance the different character and roles of places across Bankside and Borough. These are focused around Blackfriars Road, Bankside, Borough South, Borough Market/Riverside, and Borough High Street.
- 4.14 There are development opportunities throughout the area, but the largest developments will be around Blackfriars Road and Bankside.
- 4.15 Bankside will be a location for large offices and major arts and cultural facilities, including an expanded Tate Modern. We will work with Network Rail to refurbish space under railway arches to provide modern accommodation for small businesses. Making sure that student accommodation is included without dominating is important for a balanced mix of activities.
- 4.16 Blackfriars Road will continue to have a mix of shops, services and offices serving both a local and wider need. There will be a cluster of tall buildings around the northern end of Blackfriars

Road providing high quality offices, housing, hotels and shops. These buildings will be of exceptional design and will enhance the look of the area and provide new public spaces. We will set out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the supplementary planning document/opportunity area framework.

- 4.17 Borough will continue to be a mainly residential area serving local needs. The hub of activity centred around Borough High Street will be improved so that it provides a better mix of shops and services to meet local people's needs as well as the needs of office workers and tourists.
- 4.18 Borough Market will be protected and improved and the riverside area will continue to be valued as an area steeped in history, reflected in its historic street pattern and a concentration of important buildings and remains, including Southwark Cathedral. We will work with Network Rail to ensure the Thameslink project is delivered with minimal disruption to the area and improve the contribution that railway archways make to the area.
- 4.19 We will look at ways to control licensed premises and hotels to ensure a good balance of uses and protect the character of the residential areas. This includes an alcohol saturation zone at Bankside.

London Bridge

Vision

- 4.20 We are working with the local community, land owners, Team London Bridge and the Cross River Partnership to continue transformation of London Bridge into a thriving centre of activity. There will be a mix of uses that blend well with and help improve the surrounding neighbourhood areas and historic places and create a lively and friendly place throughout the day and week. Small local businesses, including creative and media businesses will continue to thrive alongside large global companies, major tourist and cultural facilities, bars, cafes and restaurants. New shops and facilities will be provided to better meet the needs of local people.
- 4.21 Development will be mainly focused in the area around London Bridge station, which serves stations in Southwark, where Transport for London, Network Rail, the Primary Care Trust, King's College and major land owners will help deliver large-scale change. This will include major redevelopment of the station to improve capacity and links between transport types as well as provide more shops and offices. These stations improvements should prioritise links to buses and train stations within Southwark. This will improve the transport accessibility to Bermondsey, Rotherhithe and Elephant and Castle in the north, Camberwell, Peckham and Nunhead in the centre and Lordship Lane, Herne Hill, East Dulwich, West Dulwich and Dulwich in the south. Guy's and St Thomas' hospital will be improved to provide new housing for staff and students and modern world-class health and education facilities. A number of other sites in the area will be developed to provide shops, cafes, restaurants, offices and homes, including a major new cultural facility next to Potters Fields Park.
- 4.22 There will be excellently designed tall buildings in the area around London Bridge Station east of Borough High Street, which will add interest to the skyline, raise the profile of Southwark and London, and create new public spaces. We will set out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the supplementary planning document/opportunity area framework.
- 4.23 Bermondsey Street and Shad Thames will continue to be attractive areas with a hive of activity. Evening and night-time uses will be controlled to keep a good balance of uses and protect the character of residential areas.
- 4.24 New development will help bring improvements to streets and public spaces, helping to improve the look, feel and safety of the area. As there will be a lot of activity, streets will be easy to move along and free of clutter, particularly along Tooley Street. It will be easier to get around by walking and cycling and people will continue to enjoy access to and along the riverside. Car parking will be limited to deter car use and help reduce traffic.
- 4.25 We are working with Network Rail to make sure the railway arches continue to be well used for a mix of entertainment, cultural, leisure and business uses. The frontages of railway arches will be improved and where possible opened up onto the street to bring new life to areas, such as along St Thomas Street.

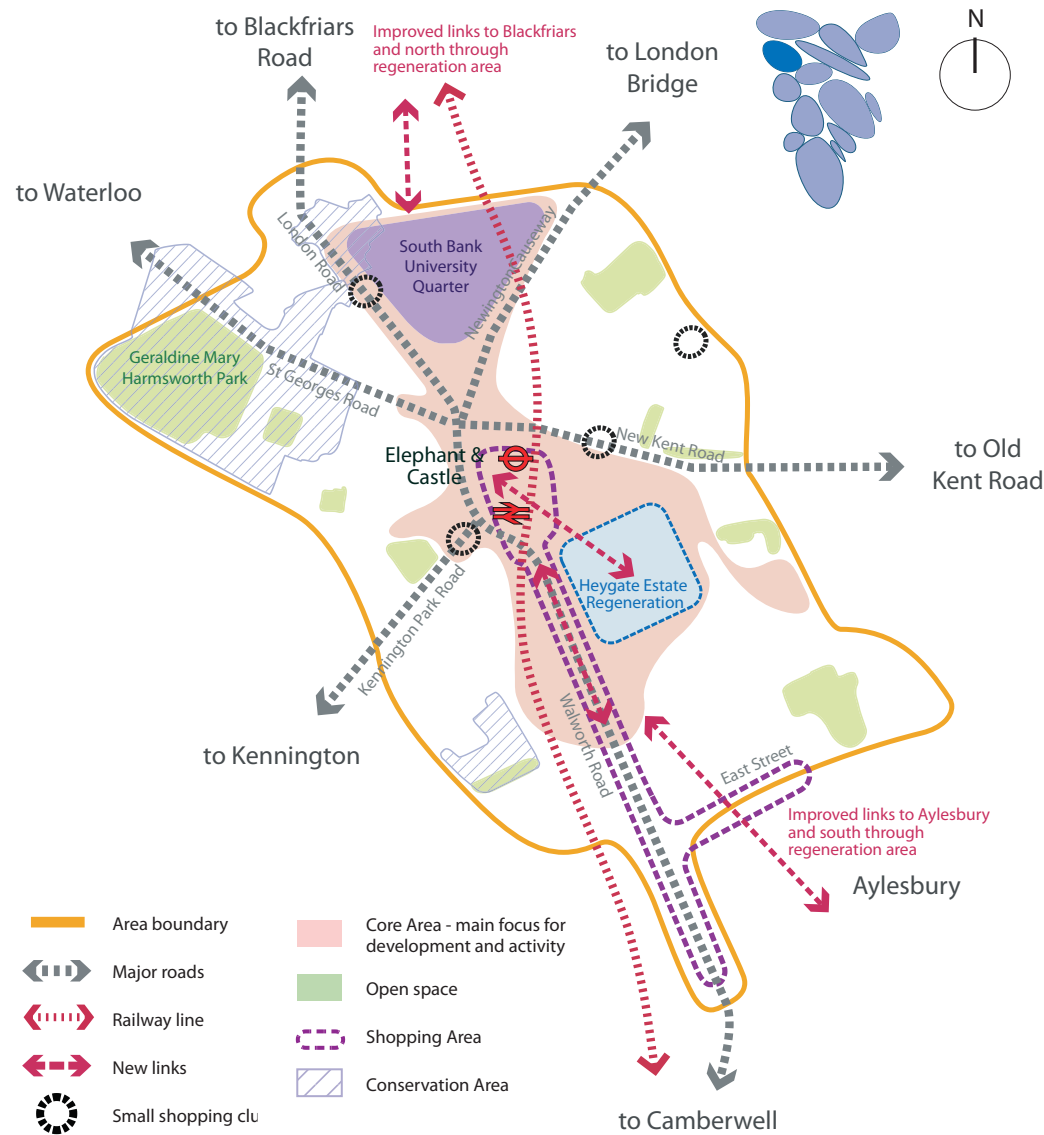
Elephant and Castle opportunity area

Vision

- 4.26 Elephant and Castle has potential for redevelopment into an attractive central London destination. We will facilitate regeneration of the Elephant and Castle into a more desirable place for both existing and new residents. There will be excellent shopping, leisure facilities and cultural activities. London South Bank University and London University of the Arts will develop further as important centres of learning. Elephant and Castle will continue to be highly accessible from other places in Southwark and London.
- 4.27 We are using our land at the heart of the area to stimulate 440,000 sqm of new development with of up to 45,000 sqm new shopping and leisure floor space and 25,000-30,000 sqm of business floorspace. We will meet our target of 4000 new homes and a minimum of 1,400 affordable housing units by working with the local community, registered providers and private developers to deliver new homes. We will also meet the London plan target of 5,000 new jobs by encouraging more offices, hotels, small businesses and developing the evening economy and cultural activities. There could be tall buildings on some sites in the core area where this helps stimulate regeneration and creates a distinctive place. We will set out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the supplementary planning document/opportunity area framework.

- 4.28 The regeneration of the Opportunity Area will create a highly integrated and efficient public transport hub. This will comprise an improved Northern line station with a new ticket hall and escalators under the shopping centre, enhanced conditions for bus and rail users and an improved interchange between the various modes. All development will be phased to ensure that the funding is available so that the necessary transport capacity and improvements can be delivered in time to accommodate the new residents, businesses and leisure activities in the opportunity area. Existing subways will be removed and replaced by surface pedestrian crossings creating a more attractive and safe environment with priority for public transport users, cyclists and walkers over the car. A minimum level of car parking and limitations on traffic will reduce pollution. A new and improved street layout including public open spaces will be created allowing those who live and work in the area to move around easily and safely. We will work with Transport for London and Network Rail to bring forward these improvements and will have due regard to the detailed principles set out in the Elephant & Castle Development Framework (2004), or any development plan documents or updated supplementary planning documents which may from time to time be adopted to guide development in this Opportunity Area.
- 4.29 Elephant and Castle will be a leading example for sustainable development with a new local network (the multi utility services company) providing heat, power, water and data services.

Figure 13: Elephant and Castle



4.30 We are working with the local community, Greater London Authority, businesses including local traders, land owners, the London Development Agency, Transport for London, Lambeth Council, the Cross River Partnership, English Heritage, the Primary Care Trust, and developers to make the Elephant and Castle a successful place.

Canada Water (and Rotherhithe) action area

Vision

4.31 We are working with the local community, landowners, and developers to transform Canada Water into a town centre as set out in the Canada Water Area Action Plan. Our aim is to make best use of the great opportunity to create a new destination around the Canada Water basin which combines shopping, civic and leisure, business and residential uses to create a new heart for Rotherhithe.

4.32 We want to strengthen Canada Water's role as a shopping destination, expanding the amount of retail space by around 35,000sqm and providing a much more diverse range of shops than at present, including a new department store and independent shops. The action area's core will provide at least 2,500 high quality new homes, which will be accommodated in generally mixed use development. The action area will provide at least 875 affordable housing units. Office development will provide much needed space for local occupiers and, together with retail development, will generate around 2,000 new jobs.

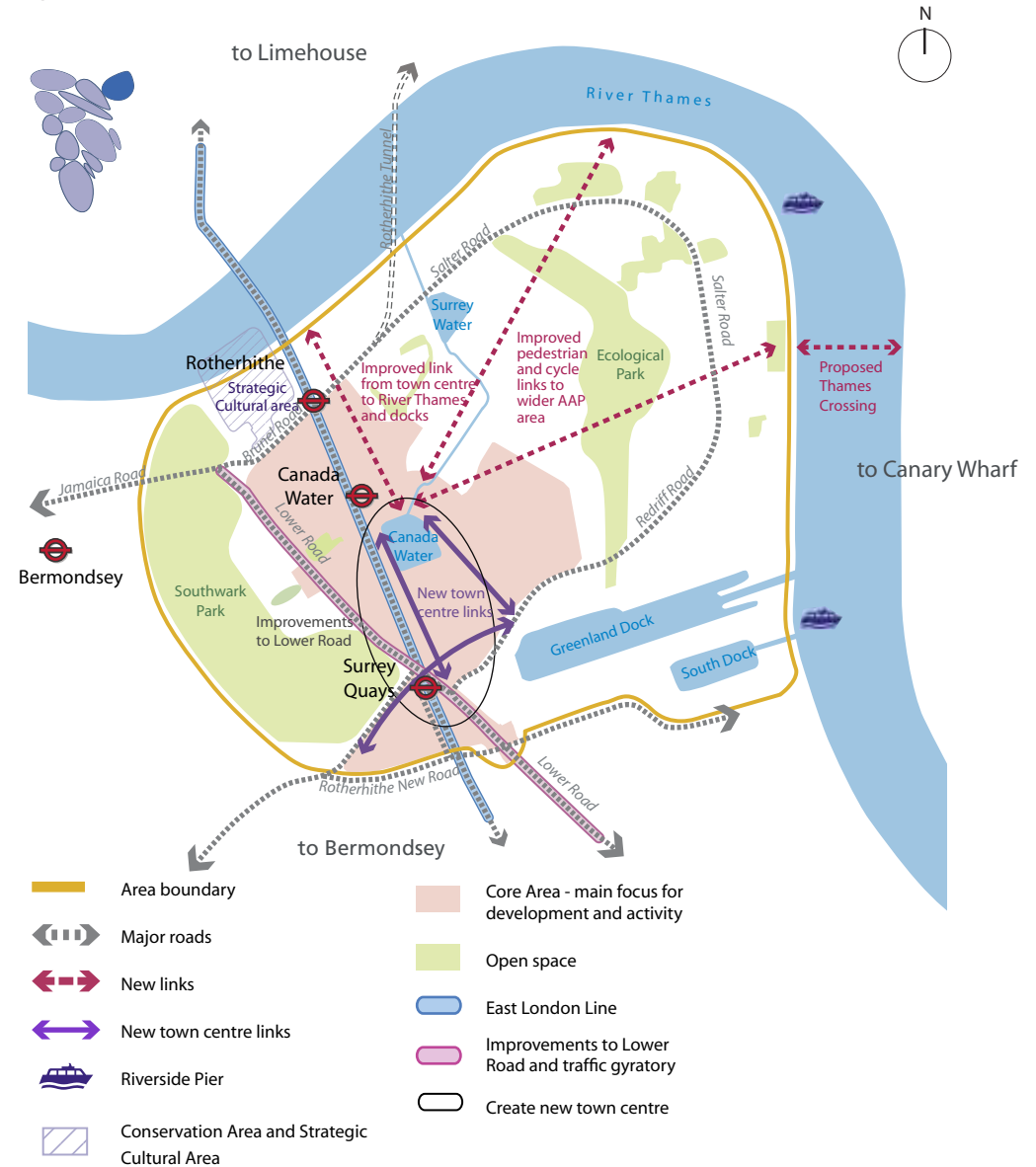
4.33 Existing facilities in the town centre are currently separated and poorly linked, being built originally to serve car-borne visitors. Development in the town centre will contribute towards creating an open environment with a high street feel, and high quality public realm and open spaces. We want to make better use of car parking, ensuring that it is shared between town centre uses. The centre must reach out to the wider Rotherhithe area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In addition we will work with Transport for London to improve the road network around Lower Road. There could be tall buildings on some sites in the core area where this helps stimulate regeneration and creates a distinctive place. We will set out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the area action plan.

4.34 Outside the town centre and core area of the area action plan, development will be less dense and should reflect the leafy and suburban character of much of the area.

4.35 Rotherhithe should be a desirable place to live, particularly for families. To help achieve this, we will build a new secondary school, to complement existing schools in the area. Across the action area, development will contribute to achieving a great network of parks and open spaces, which, together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination to visit, relax in and have fun.

4.36 We are working with Lewisham Council to make sure we

Figure 14: Canada Water (and Rotherhithe)



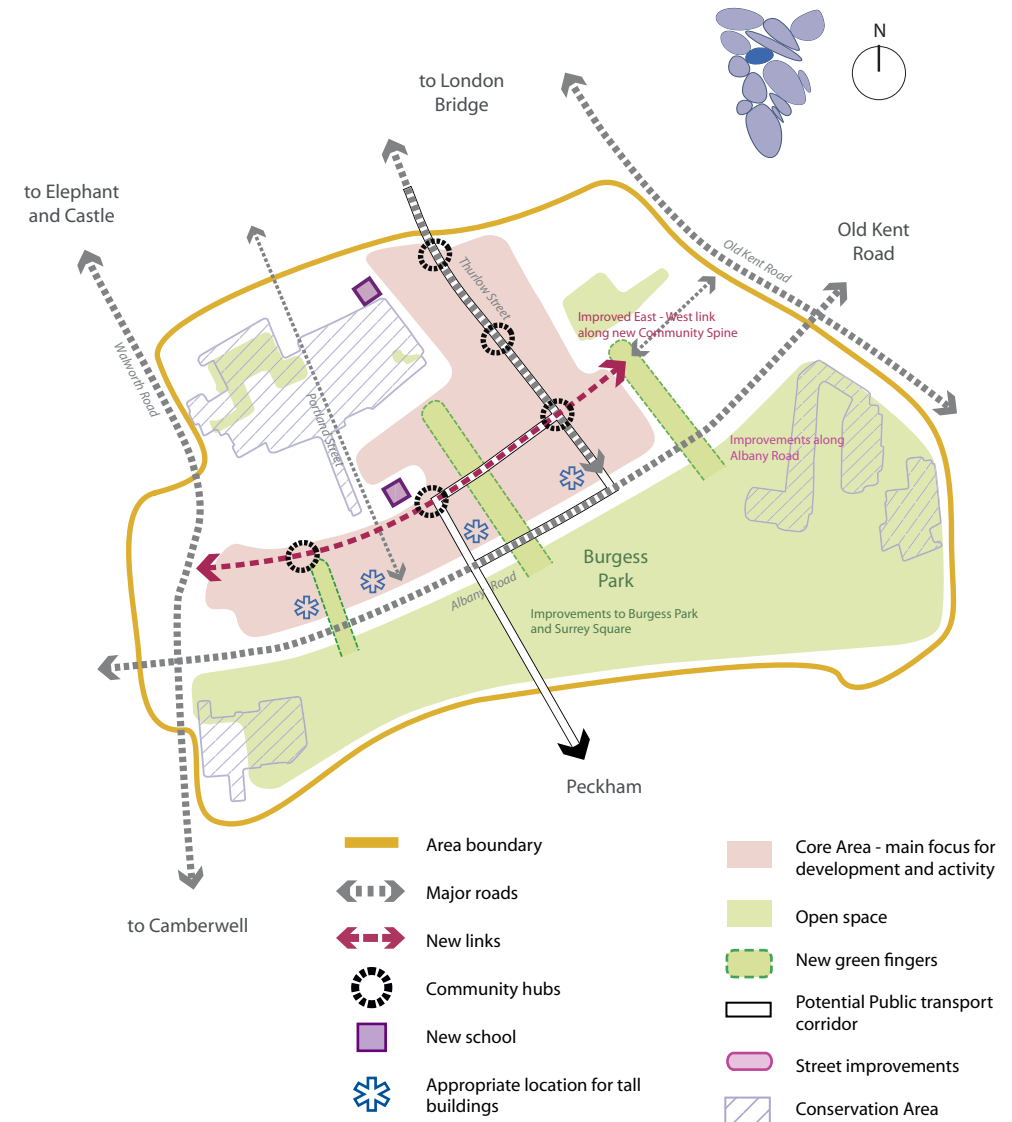
have a joined up approach to future development and improvements to Rotherhithe.

Aylesbury action area

Vision

- 4.37 We will use the guidance in the Aylesbury Area Action Plan to achieve a phased redevelopment of the Aylesbury estate between 2009 and 2027.
- 4.38 Working with tenants groups, other voluntary sector organisations such as the Friends of Burgess Park and partners including the Aylesbury New Deal for the Communities, the Homes and Communities Agency, the GLA and developers, we will deliver a new community with different types of housing and far better living conditions. The plan will deliver quality private, intermediate, and social rented housing. Social rented homes will be generously sized taking the Parker Morris standard and adding 10%. There will be lots of family homes with 23% houses, together with all the facilities needed by families to make sure that the whole area is family-friendly.
- 4.39 The new development will broadly keep the existing street layout, but will have attractive streets that are safer and easier to travel around. The new homes will overlook the streets and spaces so that there will be much better natural security. Good urban design and high quality architecture will enable us to provide homes for 4,200 households, many more than at present. These will benefit from the accessible position of the Aylesbury area with its good transport links to the centre

Figure 15: Aylesbury



of London and the emerging centre at Elephant and Castle. Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood. We set out in detail the approach to building heights in the area action plan.

4.40 To reinforce its image as a place for families to live, the Area action plan will also deliver an excellent range of quality public and private open spaces. It will strengthen the role of Burgess Park as metropolitan open land and a park which serves south east London. The Area action plan will provide new local opportunities for shopping and employment in Thurlow Street and East Street and help provide local people with access to jobs and training and support existing town centres.

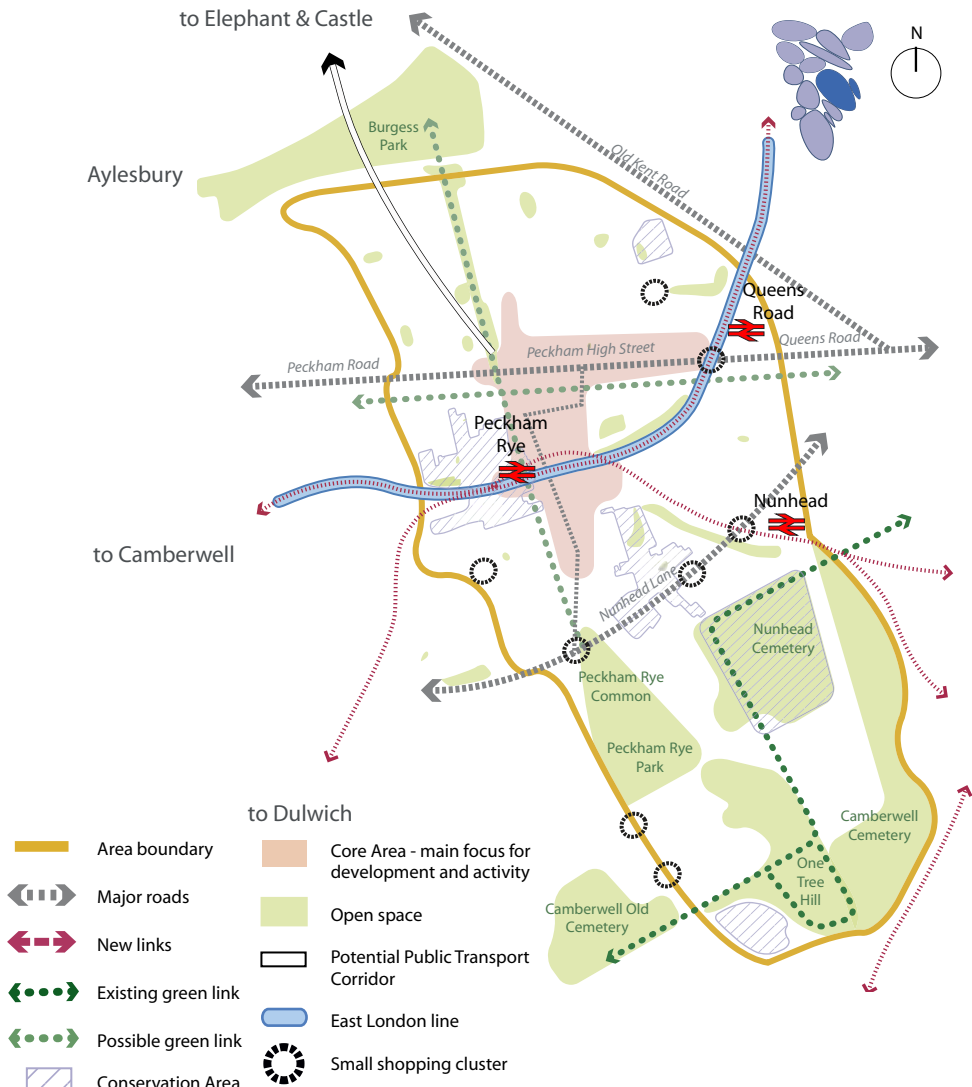
Peckham and Nunhead action area

Vision

4.41 The area will continue to be home to a diverse and dynamic community with shops, community facilities and services. New development will help bring improvements to streets and public spaces, making them greener, more pleasant and safe. It will be easier to get around by walking and cycling and there will continue to be good public transport links.

4.42 Changes and improvements in the area will be guided by an area action plan. Whilst the Mayor has not set a target for Peckham and Nunhead, we will set targets for homes, employment and retail through the area action plan.

Figure 16: Peckham and Nunhead



Note: We are investigating the designation of a conservation area along Rye Lane. We will update the vision map if this is taken forward

4.43 As Peckham and Nunhead is a growth area, there will be more new homes and offices built and a small increase in retail space, mainly around the Peckham town centre. The level of growth will be higher than in the residential areas that surround the town centre but not as high as in places like Canada Water, Bankside, Borough and London Bridge.

Peckham

Vision

- 4.44 We are working with the local community, landowners, the police, Safer Southwark Partnership and the Primary Care Trust so that Peckham is a friendly, safe and enterprising place. It will have attractive and pleasant neighbourhoods surrounding a lively town centre that meets the needs of a very diverse community. Most development will be in and around the town centre, making the most of good public transport links, a number of large sites and its role as one of the largest town centres in Southwark.
- 4.45 There will be new housing to help accommodate Southwark's growing population. This will include providing more private housing so that there is a mix of housing and choice for people on a range of incomes.
- 4.46 Peckham town centre will continue to play a major role in Southwark, providing a mix of activities throughout the day for both local residents and visitors. New development will help bring improvements to shop fronts and the town centre

environment. This will help the area's independent shops, businesses and creative industries to flourish. There will be new space for local businesses, improved cultural and arts spaces, successful street markets and a good mix of shops, cafes, restaurants and licensed premises, including both larger and smaller shops.

- 4.47 Peckham Square will be enlivened and improved as a focus for the community. We will work with Network Rail to help deliver improvements to areas around Peckham Rye and Queens Road stations and railway lines. This includes a possible new square that will transform the area around Peckham Rye station and the railway arches.
- 4.48 Development and activity in the town centre will be carefully managed to protect the character and pleasantness of the surrounding residential neighbourhoods. This includes continuing to control the number of new licensed premises in the area.
- 4.49 The areas surrounding the town centre will also be improved, with better walking and cycling links, greener streets and improvements to parks such as Peckham Rye and Burgess Park. Traffic and parking will be managed on local streets to improve safety, reduce congestion and reduce barriers caused by the traffic system. Local employment and training schemes will help local people into jobs.
- 4.50 The scale of development would stay much the same except in the town centre where there could be some taller buildings and more intense development on some sites. The area's

heritage will be celebrated and used to stimulate regeneration. We will set out in detail which sites are appropriate, sensitive and inappropriate for tall buildings through the area action plan.

- 4.51 Peckham will be a leading low carbon area, including having one of London's first Low Carbon Zones and, possibly, a local energy network.

Nunhead

Vision

- 4.52 We are working with the local community to protect the special character of Nunhead so that it continues to be a neighbourhood of low density housing.
- 4.53 There is very little capacity for new development except from small infill sites for housing. The local shopping areas along Evelina Road/Nunhead Green and Gibbon Road will be improved through streetscape and shopfront schemes and will continue to provide for a range of local needs including access to space for community use.
- 4.54 Traffic will be well managed so streets are safer and quiet and there will be good cycling and walking links.
- 4.55 Important open spaces such as Nunhead Cemetery will be protected and improved, helping to create a special character and provide important leisure opportunities and habitat. These open spaces will be improved. There is no capacity for development in Nunhead.

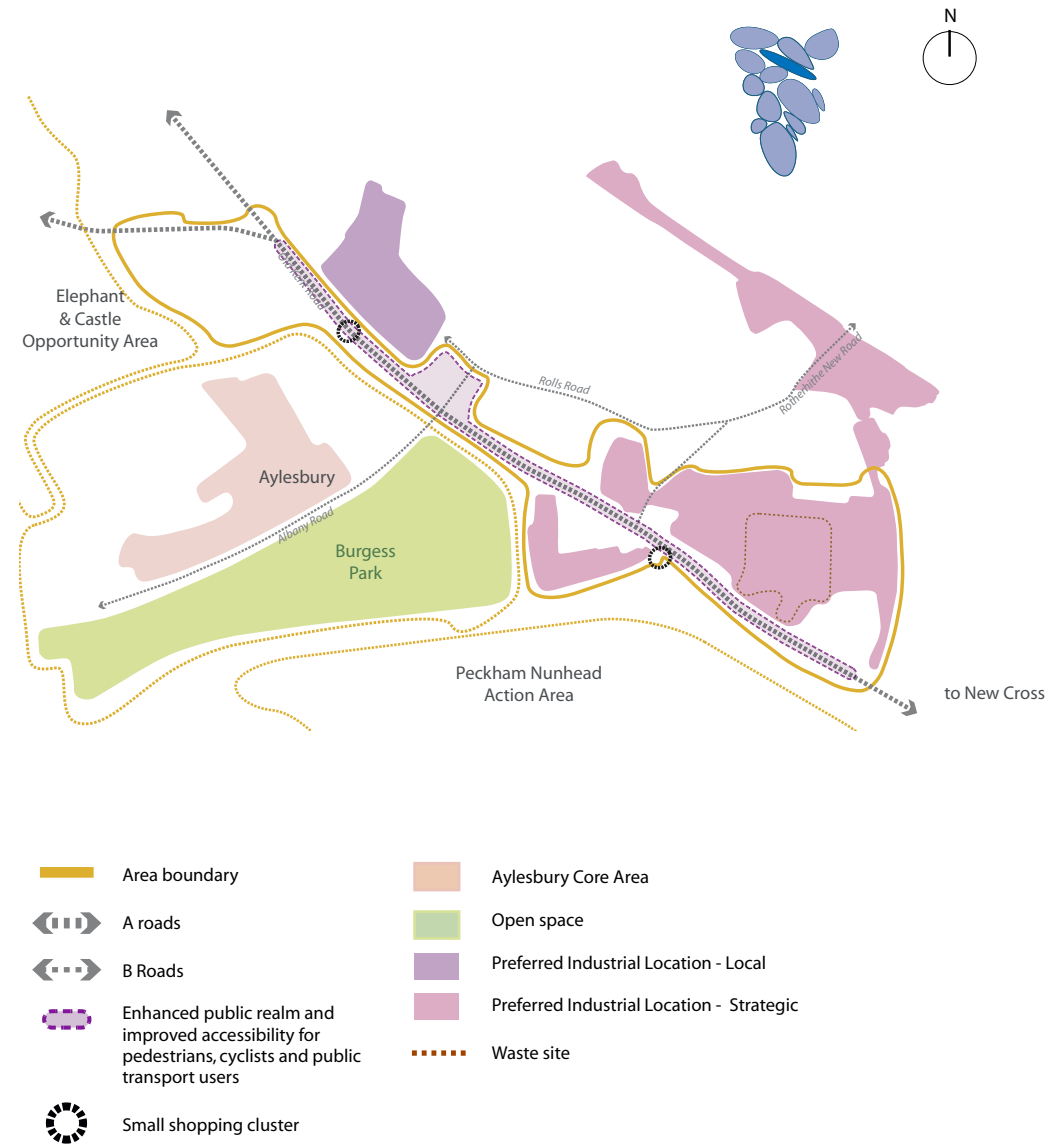


Old Kent Road action area

Vision

- 4.56 We will set out guidance in an area action plan for the provision of housing, employment and small, local shops to complement the multiple retailers already there. This will include a review of the proposals map designations.
- 4.57 We will work with the local community, local businesses and retail operators, private developers and landowners to improve the area. We want to exploit the expected increased growth in innovative industries in this area, particularly new sectors in green manufacturing, bio-sciences and the knowledge economy, which could provide a range of jobs for Southwark residents. We want to create a more distinctive environment on Old Kent Road at a scale that is comfortable to walk around. We would like new homes to overlook streets and spaces so that there will be much better natural security. The area will benefit from good urban design and high quality architecture to transform it into a place with its own identity rather than a busy road. These must be within a strategy for improved accessibility for pedestrians, cyclists and public transport users, and an enhanced public realm. We will work with Transport for London to develop a strategy for improved accessibility.
- 4.58 We will ensure that the Old Kent Road and Elephant and Castle regeneration work together to benefit each other. We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Old Kent Road.

Figure 17: Old Kent Road



4.59 Whilst the Mayor does not set us targets for Old Kent road, we will set targets for homes, employment and retail in an area action plan. This will set out the capacity for development and how the potential for change can be implemented.

Camberwell action area

Vision

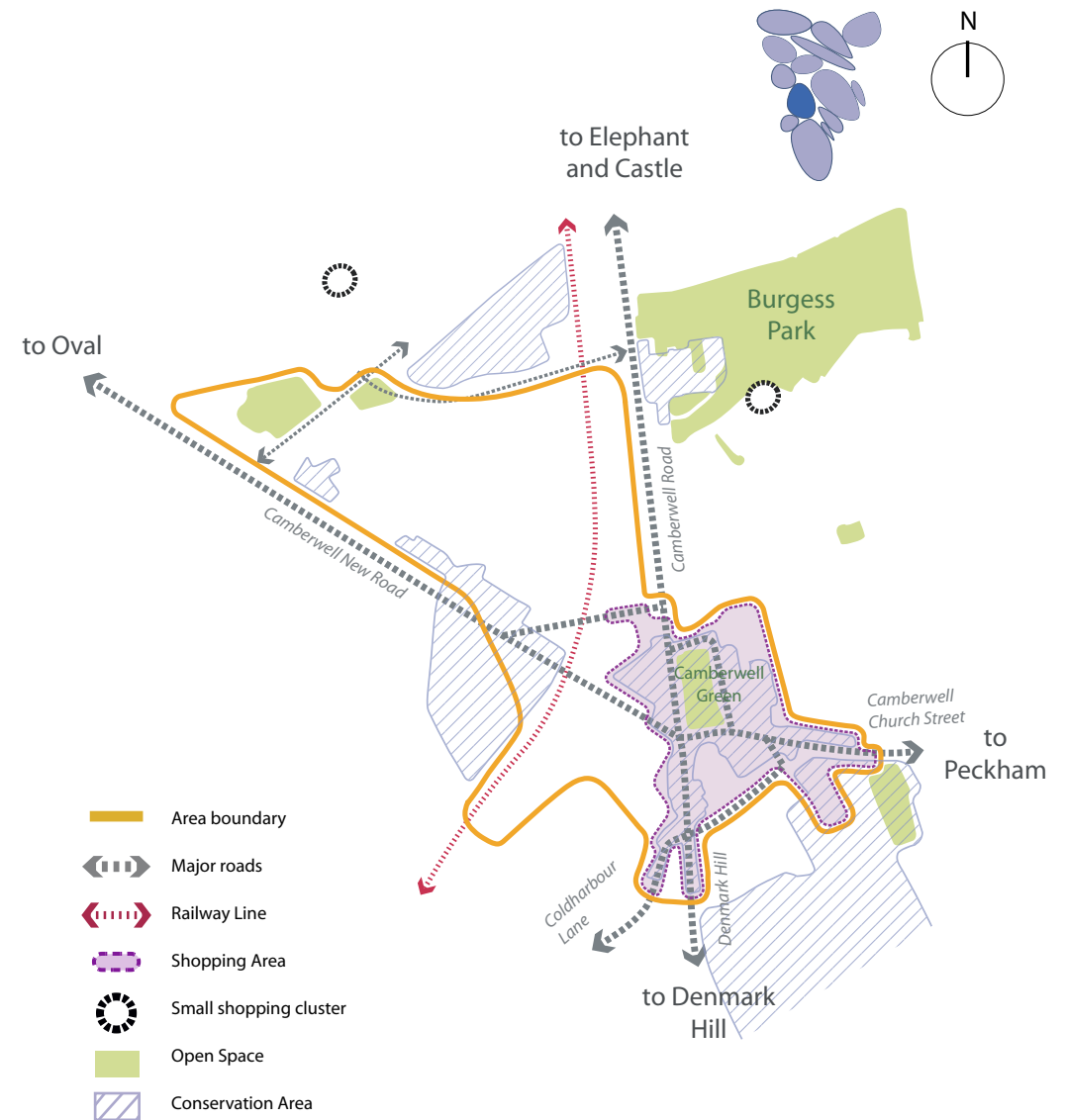
4.60 We will continue to protect this successful town centre which has many small and medium sized businesses. Many of them are independently run which helps to give Camberwell a special character. Butterfly Walk shopping centre is the only large development site. However the focus is on improving current shops rather than retail growth or new development, particularly businesses in the town centre and along Camberwell New Road towards the Oval.

4.61 Camberwell has a well-known reputation as a creative place with artistic influences clustering around Camberwell College of the Arts. We will continue to encourage this as they add to the vibrancy of the area and provide employment.

4.62 We will also protect and encourage more small businesses within the town centre and the wider action area, including the large area of council housing and small businesses to the north west of the main town centre.

4.63 We will work with Transport for London to reduce traffic congestion, and improve parking, safety and accessibility to and within Camberwell action area by bike, foot and public

Figure 18: Camberwell



transport. We will continue to improve Camberwell Green as an important open space within the town centre.

4.64 We are working with the local community and Lambeth Council to make sure that we have a joined-up approach to development and improvements to Camberwell action area, and will produce a supplementary planning document to guide development and improvements.

4.65 We are focusing on improving current businesses rather than retail growth. This may change in the future if resources become available to develop Camberwell action area. We will prepare an area supplementary planning document providing as many homes as possible, improving current businesses to create a more successful place that could have more leisure, arts and culture, sports and health centres. Whilst the Mayor does not set out targets for Camberwell, we will set targets for homes, employment and retail in an area supplementary planning document.

Herne Hill

Vision

4.66 We are working with the local community to further improve Herne Hill as a pleasant district town centre providing a range of independent shops, bars, restaurants and other services that support the surrounding residents. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas.

Figure 19: Herne Hill



- 4.67 There are a few small development opportunities that need to respect the conservation area protection. The railway arches will continue to be well used and we will work with Network Rail to offer the opportunity for businesses or other activities that add to the vibrancy to the town centre.
- 4.68 Street and road junction improvements in the town centre will provide a more pleasant and safer environment for residents and shoppers. This will include improvements to Norwood Road, Dulwich Road and Half Moon Lane junction, closing Railton Road off to traffic, and parade regeneration along Norwood Road and Half Moon Lane.
- 4.69 We are working with Lambeth council to make sure we have a joined up approach to future development and improvements to Herne Hill.
- 4.70 We are focusing on further improving Herne Hill with local shops and services for the surrounding residents and businesses. As there are few development sites in Herne Hill there is little capacity for growth. However, the Dulwich supplementary planning document will set out guidance on how to further improve Herne Hill. The Mayor does not set us targets for Herne Hill.



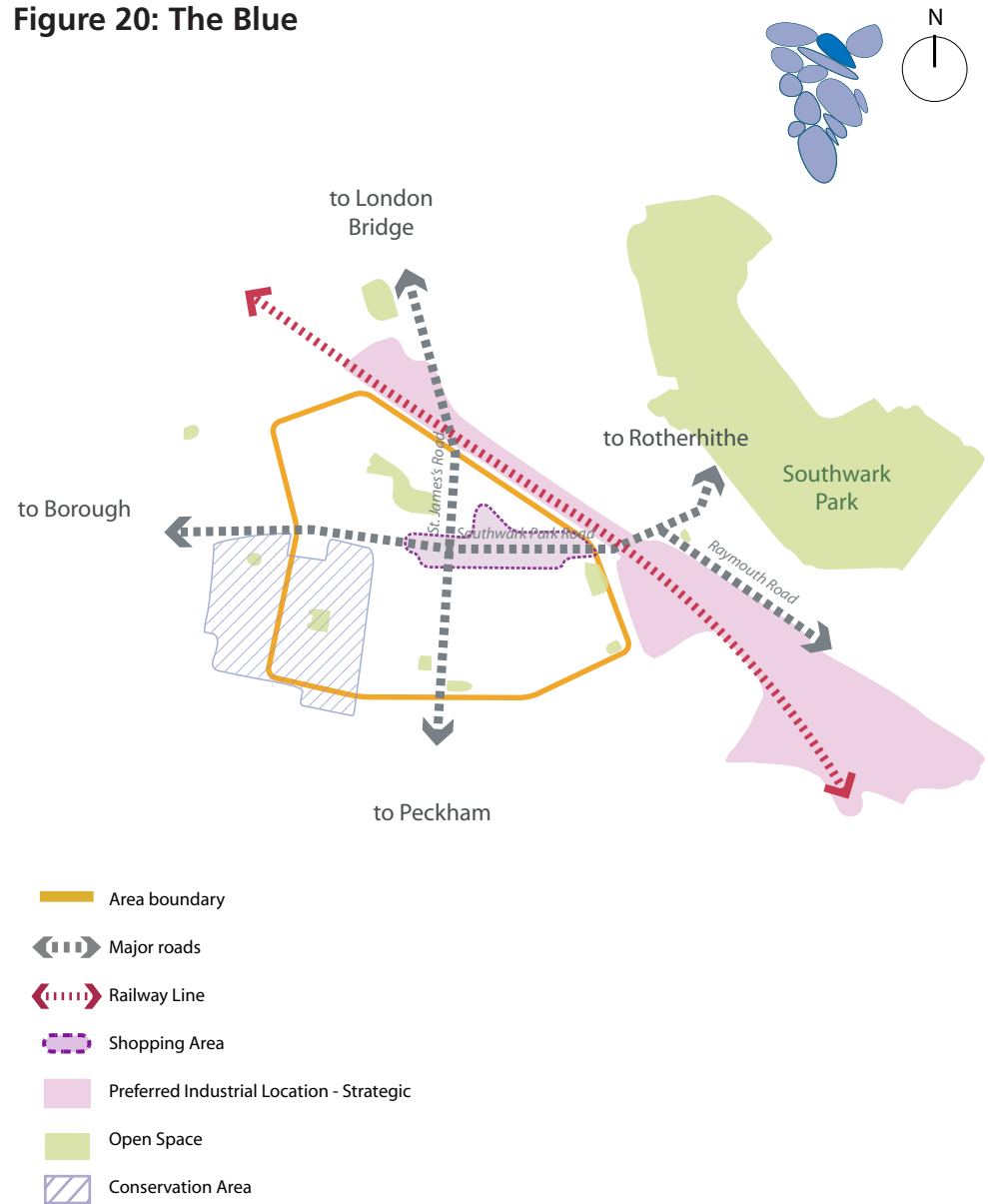
The Blue

Vision

4.71 The Blue has a market place and is a busy local shopping area along Southwark Park Road. However, there are high number of vacant units and a lack of variety on offer in shops. We own many of the shopping units and we will review the contribution they could make towards revitalising the Blue. Working with the local community, we will be preparing a strategy to improve the quality of the shops and services for local people to encourage them to use the Blue. This will include limiting take aways and encouraging shops that provide local goods and cafes to add vitality. We need to find niche shops that will build up momentum for rejuvenating the area and that will encourage other more mainstream local shops and services to start up. We will be improving the quality of the environment and links into and around the area to encourage people to walk through and use the area. The increase in the numbers of homes at Bermondsey Spa as a result of the regeneration project which is nearing completion and the increase in the numbers of homes in other areas around the Blue will increase the number of potential shoppers to the area.

4.72 The Mayor does not set us targets for the Blue. We are not preparing planning guidance for this area and there is no planned large scale growth.

Figure 20: The Blue



Dulwich Village/West Dulwich

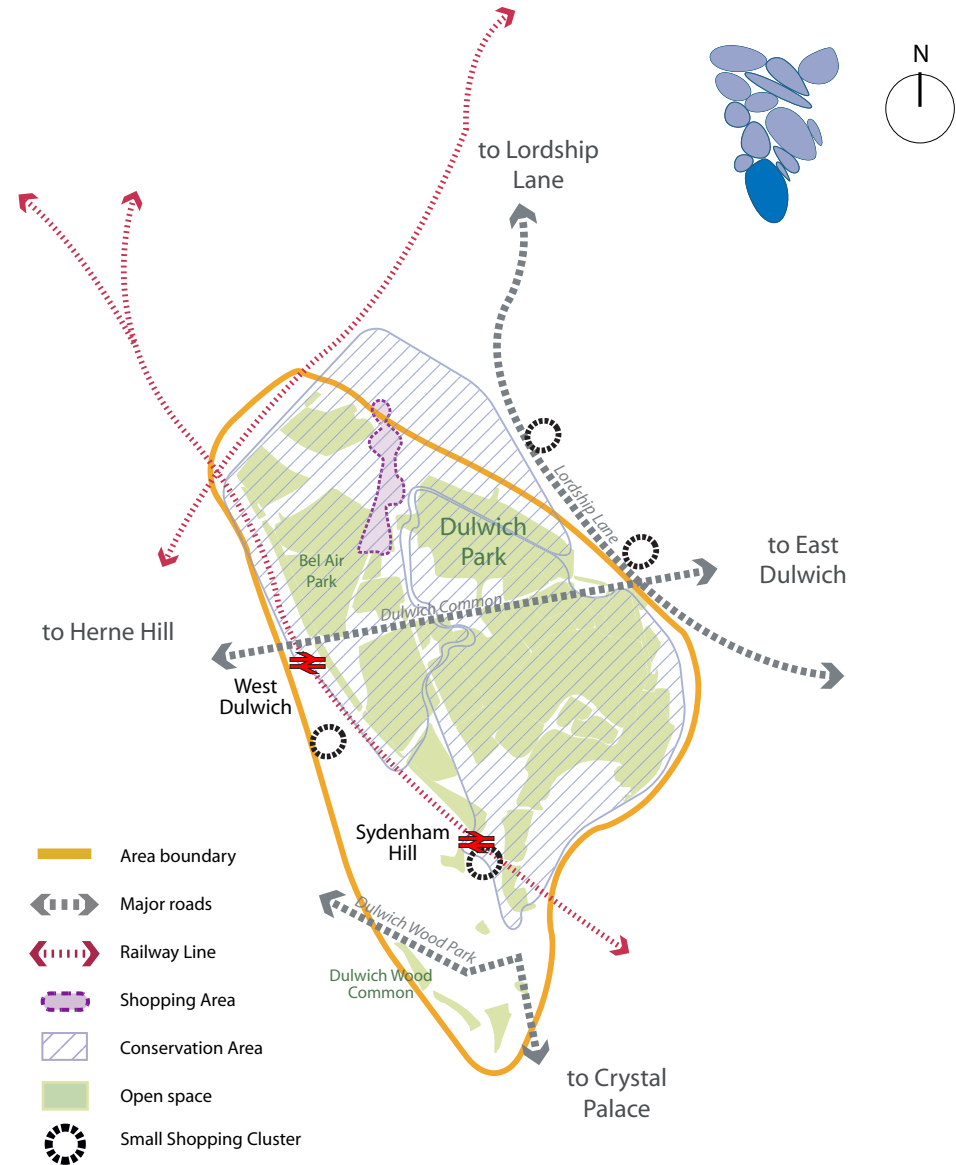
Vision

4.73 We are working with the local community and organisations such as the Dulwich Estate and the Dulwich Society to continue to protect Dulwich Village/West Dulwich. Dulwich Village/West Dulwich is a suburban area with many playing fields, parks, tree lined roads and large gardens. There are shops and services for the local community within an historic shopping street.

4.74 We will continue to protect Dulwich Village/West Dulwich as a historic area with a good range of local shops and services, open spaces and homes. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas. There are two conservation areas: Dulwich Village and Dulwich Woods. Dulwich Village conservation area is mainly housing with the village itself at its heart. Dulwich Wood is mostly open space (including parkland, playing fields, allotments and a golf course) surrounded by housing. We will continue to protect the character of these areas and the historic buildings within them. This includes attractive and well used landmark buildings such as Dulwich College and Dulwich Picture Gallery and large open spaces such as Dulwich Park.

4.75 The Mayor does not set us targets for Dulwich Village/West Dulwich. We are conserving Dulwich Village/West Dulwich and there is no capacity for large scale growth. We are producing a supplementary planning document to provide further guidance on how we will protect Dulwich Village/West Dulwich.

Figure 21: Dulwich Village/West Dulwich



East Dulwich

Vision

4.76 We are working with the local community to further improve East Dulwich as a pleasant and popular place to live. The area is mostly residential with lots of Victorian terraced housing. Local residents have good access to local shops along Northcross Road and Grove Vale and a wider variety of shops on Lordship Lane. There is plenty of access to surrounding attractive open spaces including Goose Green, Dulwich Park and Peckham Rye Common. East Dulwich Station provides train services to London Bridge which are well used by the many East Dulwich residents. Current improvements to Dulwich Leisure Centre will improve the facility for local residents.

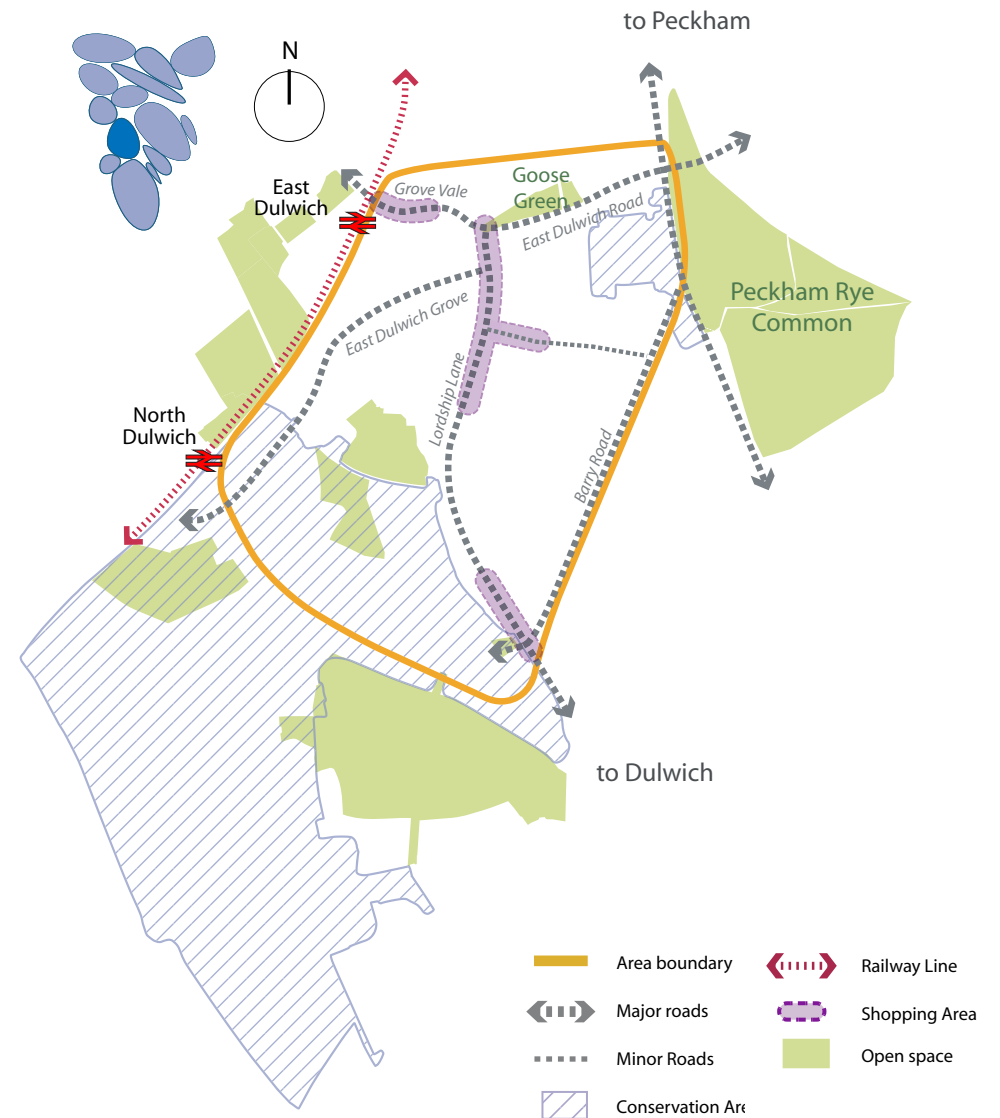
4.77 The mayor does not set us targets for East Dulwich. There will be very little growth, with the focus on improving what is already there and protecting its suburban character. The Dulwich supplementary planning document will set out guidance on how to further improve East Dulwich.

Lordship Lane town centre

Vision

4.78 Lordship Lane is an area with a variety of shops, cafes and bars providing amenities for local residents. There are many independent operators and a diverse range of shops which all help to make Lordship Lane a very attractive place to visit and shop. We will continue to protect the interesting character of this popular street created by the specialist businesses, cafes

Figure 22: East Dulwich and Lordship Lane





and attractive shop fronts by working with the local community, businesses and groups.

4.79 The Mayor does not set us targets for Lordship Lane. We are conserving the area and there is no capacity for large scale growth. The Dulwich supplementary planning document will provide further guidance on how we will protect Lordship Lane.





Section 5: The Policies

5.1 The core strategy policies set out our strategic approach to development. They will deliver our strategic vision, themes and objectives set out in section 3 which are based on the Sustainable Community Strategy (Southwark 2016). They will be used to make decisions on planning applications together with the London Plan, saved Southwark Plan policies and policies in our other development plan documents. The way we will implement each policy is set out in section 6 and our monitoring arrangements are set out in section 7.

Strategic Policy 1 – Sustainable development

How we will achieve our vision to improve our places

- SO 1A: Create employment and link local people to jobs*
- SO 1B: Achieve educational potential*
- SO 1C: Be healthy and active*
- SO 1D: Culture, creativity and diversity*
- SO 1E: Be safe*
- SO 2A: Create mixed communities*
- SO 2B: Promote sustainable use of resources*
- SO 2C: Provide more and better homes*
- SO 2D: Create a vibrant economy*
- SO 2E: A liveable public realm*
- SO 2F: Conserve and protect historic and natural places*
- SO 3A: Accessible, customer focused, efficient and modern public services*
- SO 4A: Provide enough funding for regeneration to positively transform the image of Southwark*
- SO 4B: Making sure we consult effectively*
- SO 5A: Developing in growth area*

Our approach is

Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It will help meet the needs of a growing population in a way that respects the limits of the planet's resources and protects the environment.

We will do this by

1. Allowing more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space.
2. Regenerating areas like Aylesbury, Elephant and Castle, Peckham, Camberwell, Old Kent Road, and Canada Water.
3. Testing the impact of our development plan documents by carrying out sustainability appraisals and equalities impacts assessments and consulting on them widely.
4. Requiring a sustainability assessment with applications to show how a scheme is the best possible development for a place by balancing economic, social and environmental needs. This includes taking into account the needs of all the community, including people of different ages, genders, faith, ethnicity, sexual orientation, income and disability.

We are doing this because

- 5.2 We want Southwark to be a sustainable place where people want to live. Southwark has a very diverse population with lots of different needs. Our population is growing and there is pressure on the limited amount of land we have to provide the homes, business space and community facilities that places need. We need the right balance between different land uses. Development also places pressure on the environment and the resources current and future generations rely on for a good quality of life. We need to make sure that we do not use more resources than we have or faster than they can be replaced as this will mean future generations will have a lower quality of life. It will also damage the environment.
- 5.3 To achieve this we need to make sure that our planning policies encourage the most sustainable development possible. We do this by requiring a sustainability appraisal and an equalities impact assessment as part of the process for preparing all our development plan documents. The sustainability appraisal looks at the social, environmental and economic impacts of the policies, whilst the equalities impact assessment makes sure that the needs of all the community are met and that it does not disadvantage any of our equalities target groups. We consult widely on both these documents as part of the consultation on our development plan documents, as set out in our Statement of Community Involvement. This approach is in line with London Plan Policy 2A.1 Sustainable Development, which states that we should promote, support and encourage the development of London in ways that secure social, environmental and economic objectives.
- 5.4 We also need to make sure that the most beneficial approach is put forward for each proposal. This should make sure that new development contributes to sustainable development rather than building for building's sake. To do this a wide range of factors needs to be considered as part of the sustainability appraisal of planning proposals. These will include considering the needs of the community in which the development occurs. Factors include, helping people into jobs, providing local services, and protecting the character of areas, as well as how the development helps achieve objectives that are important to all of Southwark and even the world, such as climate change, population growth and managing waste. Involving local people early on in the design process will be very important in achieving this. This requires weighing up the environmental, economic and social impacts of the development to make sure it helps create places that are fairer both for the community and the environment.
- 5.5 We are saving policy 3.3 in the Southwark Plan which sets out how we will implement the requirement for a sustainability assessment. We will review this through the Development Management development plan document.

Strategic Policy 2 – Sustainable transport

How we will achieve our vision to improve our places:

SO 1C: Be healthy and active

SO 2A: Create mixed communities

SO 2B: Promote sustainable use of resources

SO 2E: A liveable public realm

SO 5A: Developing in growth areas

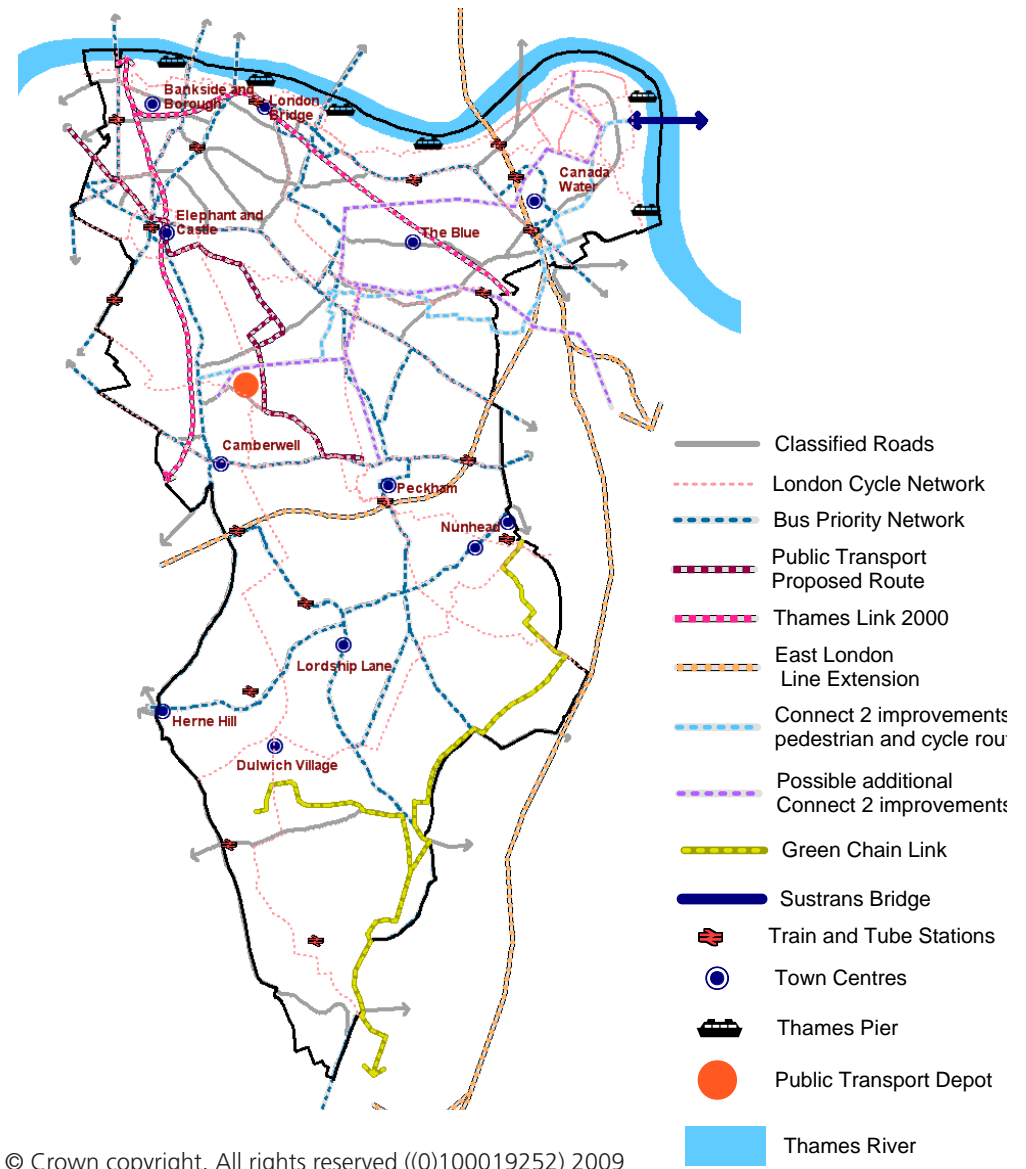
Our approach is

We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

We will do this by

1. Planning places and development with priority for walking and cycling, whilst maximising the use of public transport and minimising car use.
2. Directing large developments to areas that are very accessible by walking, cycling and public transport.
3. Safeguarding land for planned public transport improvements and where the need arises in the future.
4. Improving access to mixed use town and local centres.
5. Encouraging use of the River Thames for transport and improving links between Southwark and north of the river.
6. Requiring a transport assessment with applications to show that schemes minimise their impacts, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible.

Figure 23: How this will look



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We are doing this because

- 5.6 The way that people get to places for work, living, shopping and other activities has a huge impact on their quality of life. High levels of traffic can cause congestion, pollution and impact on the pleasantness of places and the success of town centres.
- 5.7 We need to cater for the travel needs of residents, local businesses and the increasing number of visitors to the borough and address the overdependence on the car. We will also need to provide improved access for the mobility impaired and those who are less mobile.
- 5.8 Transport for London has predicted an overall growth in travel, both within Southwark and from the south east. Our policies reduce the need to travel and use cars whilst increasing accessibility and safety for those walking, cycling and using public transport. This was identified in the sustainability appraisal as an important issue and is in line with London Plan policy 3C.3 Sustainable Transport. This dual approach is self-perpetuating. More people walking and cycling and fewer people using private cars reduces traffic, making roads and places more pleasant so encouraging more people to walk or cycle and so on.
- 5.9 52% of Southwark households do not have access to a car, which is similar to the inner London average but considerably higher than the greater London average of 38%. Despite this, the number of cars in Southwark has been steadily increasing, from 38,029 vehicles in 1981 to 62,733 vehicles in 2001. The 2001 London Area Transport Study (LATS) indicates that up to 29% of all journeys in Southwark were carried out by private car, 35% were carried out by public transport and 36% by non-motorised means. Around a quarter of the private car trips are short journeys suitable for walking or cycling.
- 5.10 Travel to work has a major impact on traffic and transport capacity. According to the 2001 Census, 77% of Southwark's actively employed residents commute to work by means other than a private motor vehicle, including 16% that either walk or cycle.
- 5.11 We need to ensure that all of our large developments that generate lots of travel are in our town centres and growth areas which are more accessible and where people can satisfy a range of needs with fewer trips. This will make our town centres and growth areas more vibrant and reduce the need to travel by car. Improving accessibility and locating large development in town centres and growth areas will also have the benefit of helping people have more job opportunities and a safer and more pleasant environment.
- 5.12 Improving opportunities for cycling and walking will help improve people's quality of life and improve the health of our population by making it easier, safer and more enjoyable to walk and cycle. Encouraging active travel and reducing traffic levels and speeds will have positive health impacts for improved air quality, safer roads and encouraging physical activity and successful communities. Our Local Implementation Plan (2006) sets targets for walking and cycling. The cycling targets are based on the London Cycling Action Plan targets and include achieving an 80% increase in cycling levels between 2000 and 2010 and a 200% increase between 2000 and 2020. The walking targets

Fact box: What is sustainable transport?

Sustainable transport includes modes of transport that have a minimal impact on the environment, this includes walking, cycling and public transport and in some circumstances car clubs and car sharing. These modes of transport are less damaging to the environment and contribute less to traffic congestion.

include increasing the number of journeys made by foot by 15% between 2001 and 2015.

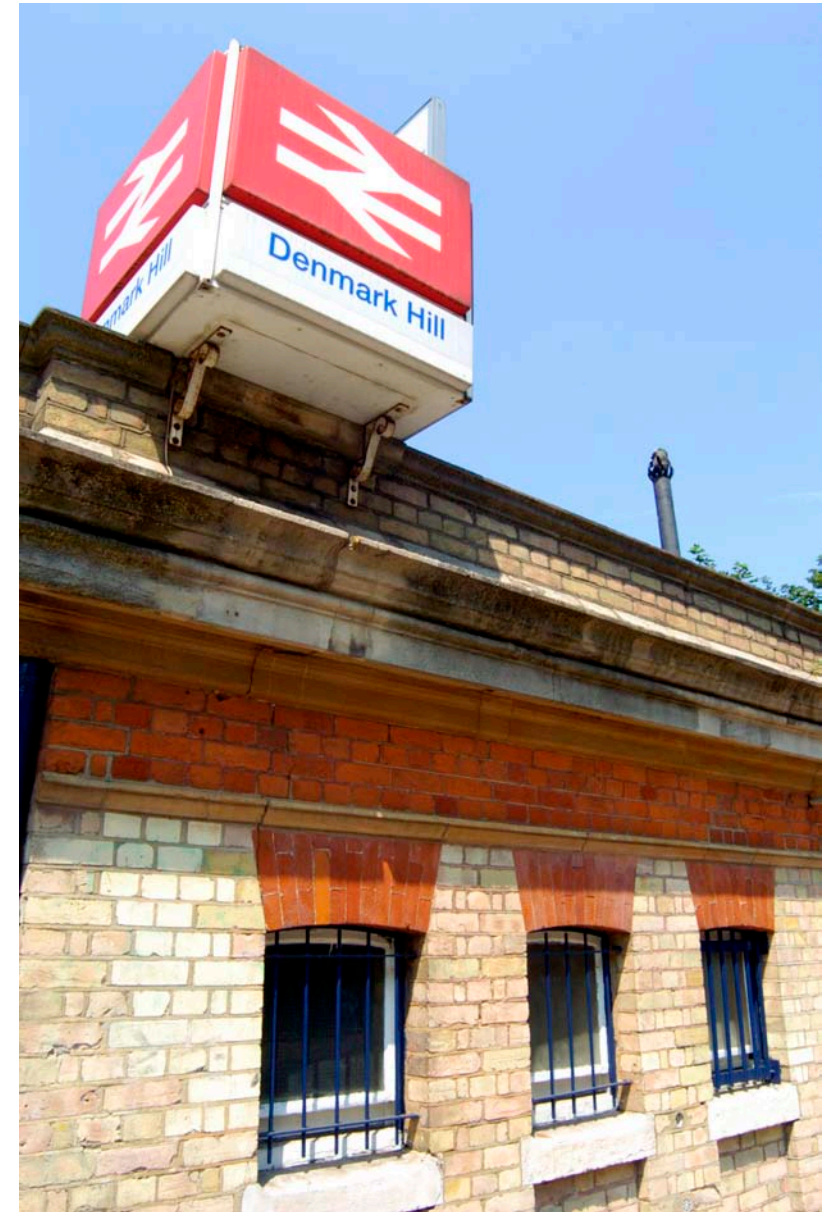
- 5.13 Many cycling and walking improvement schemes have already been successfully developed in the borough and we have plans for many more schemes in the future. Our improvement schemes include the Jubilee Walk and the Jubilee Greenway which connects all of London's 2012 Olympic and Paralympics Games venues and links to the Thames Path to improve people's access to and within the borough. More projects are planned for the future such as Connect2 South Bermondsey which will create a largely traffic-free connection between Southwark and Lewisham by making use of a disused rail bridge and former tracks. We will work with local communities in both boroughs to bring this project forward.
- 5.14 Most of the Central Activities Zone and the north of Southwark have very good public transport by tube, train and bus. This contrasts with the rest of the borough where there is no tube, including the Aylesbury area, south Bermondsey, north Peckham and the south. The Old Kent Road and Walworth Road are very accessible by bus, however access from within Aylesbury could be improved. The Aylesbury area action plan sets out an improved bus service to provide for the increase in residents. Transport

access in North Peckham will be considered through the area action plan.

- 5.15 The majority of Southwark is well served by the London Bus Priority Network. The network is particularly extensive in the northern half of the borough where there are approximately 50 high frequency and 12 low frequency bus services.
- 5.16 The south of Southwark is serviced by a number of rail stations. However away from the stations transport accessibility is poor and there is more reliance on the car and cycling.
- 5.17 Throughout the borough, accessibility to transport services can also be poor for the mobility impaired.
- 5.18 It is important that we increase the capacity, quality and integration of public transport as a co-ordinated network. This includes saving land for important new public transport improvements and protecting these in the future in line with Policy 3C.4 Land for transport functions of the London Plan and the Mayor's Land for Transport Supplementary Planning Guidance.
- 5.19 Our support of public transport improvements is important for current residents and businesses and also to ensure that provision is made for new development. There are a number of transport schemes that could improve Southwark:
- We would like the Cross River Tram to come to Southwark. We would like to provide a corridor where public transport improvements are needed running from the Elephant and Castle through the Aylesbury area and north Peckham. We will work

with Transport for London to bring the Cross River Tram or an alternative providing public transport for Southwark linking the area with Waterloo, the West End, Kings Cross and Camden. We will consider the need for safeguarding land for any such project in the Peckham and Nunhead Area Action Plan.

- The Thameslink Programme is a massive rail investment programme which will provide many more journey options for passengers travelling through or to London from the North and South.
 - Blackfriars station is being rebuilt to span the River Thames with a new entrance on the south bank.
 - The East London line phase 2 extension will be part of the new London Overground network and this extension will connect services between Surrey Quays and Clapham Junction.
- 5.20 Our ambition is that the Bakerloo Line will be extended to considerably improve accessibility in Camberwell and Peckham. We will support any forthcoming proposals by making appropriate land available when required. Southwark will continue to seek additional improvements to accessibility in these areas such as the proposed new station on the Thameslink line at Camberwell.
- 5.21 Being on the River Thames, river crossings and piers are important to Southwark. There are road crossings at Blackfriars Bridge, Southwark Bridge, London Bridge, Tower Bridge and the Rotherhithe Tunnel. There are two rail bridges serving Blackfriars and Cannon Street stations, three tube tunnels (including the Brunel Tunnel) and the Millennium Bridge footbridge. There are no bridges linking Rotherhithe to Canary Wharf although there is



Fact box: Public transport accessibility levels (PTALs)

These are a method of assessment utilised by TfL and Southwark to show levels of accessibility to the public transport network. Generally car use reduces as access to public transport, as measured by PTALs, increases. The coverage and accessibility of public transport varies significantly across Southwark. We have responded to this in setting our parking policies.

a proposal by Sustrans for a walking/cycling bridge. We also have the opportunity to encourage freight transport along the river as well as increase the use of the river for transport in general. However this must be balanced with possible environmental and amenity impacts on the River and riverfront areas.

- 5.22 A number of major roads pass through Southwark. These provide important access to destinations across the country but also result in large volumes of traffic passing through the borough. The Mayor's congestion charging scheme (CCS) has made a significant difference to the pattern of flows within the zone although generally, volumes around the edge of the zone on the inner ring road have remained relatively unchanged. Traffic volumes on many of the roads in the south of the borough are high especially along the A202 (comprised of Camberwell New Road, Peckham Road, Peckham High Street and Queens Road); Walworth Road; Camberwell Road; Denmark Hill; and Dulwich Common. This causes problems for air quality, road safety and impacts on our neighbourhood areas. It is important that the

existing road network is properly maintained and improved to ensure that these roads allow vehicles to pass through Southwark with minimum delay and keep congestion and pollution as low as possible.

- 5.23 By requiring transport assessments in line with Policy 3C.2 'matching development to transport capacity' of the London Plan we will be able to make sure the new development encourages sustainable transport and minimises the impact of the journeys it generates as much as possible. This was identified in the sustainability appraisal as an important issue and includes improving walking routes, providing cycling parking, encouraging river use, making sure developments are accessible by public transport and providing car clubs. We will also make sure servicing is in place for businesses as well as adequate car parking is provided in town centres based on public transport accessibility.
- 5.24 We are working with the government, Transport for London, Network Rail, neighbouring authorities, local communities, developers, transport operators and London River Services to create attractive places and encourage sustainable transport. By working with these organisations and requiring financial contributions (planning obligations/section 106) we will make sure there is enough funding to bring forward sustainable transport improvements alongside the growth in the borough.



2011 Sellar Group



Strategic Policy 3 – Shopping, leisure and entertainment

How we will achieve our vision to improve our places

SO 1A: Create employment and link local people to jobs

SO 1C: Be healthy and active

SO 1D: Culture, creativity and diversity

SO 2A: Create mixed communities

SO 2D: Create a vibrant economy

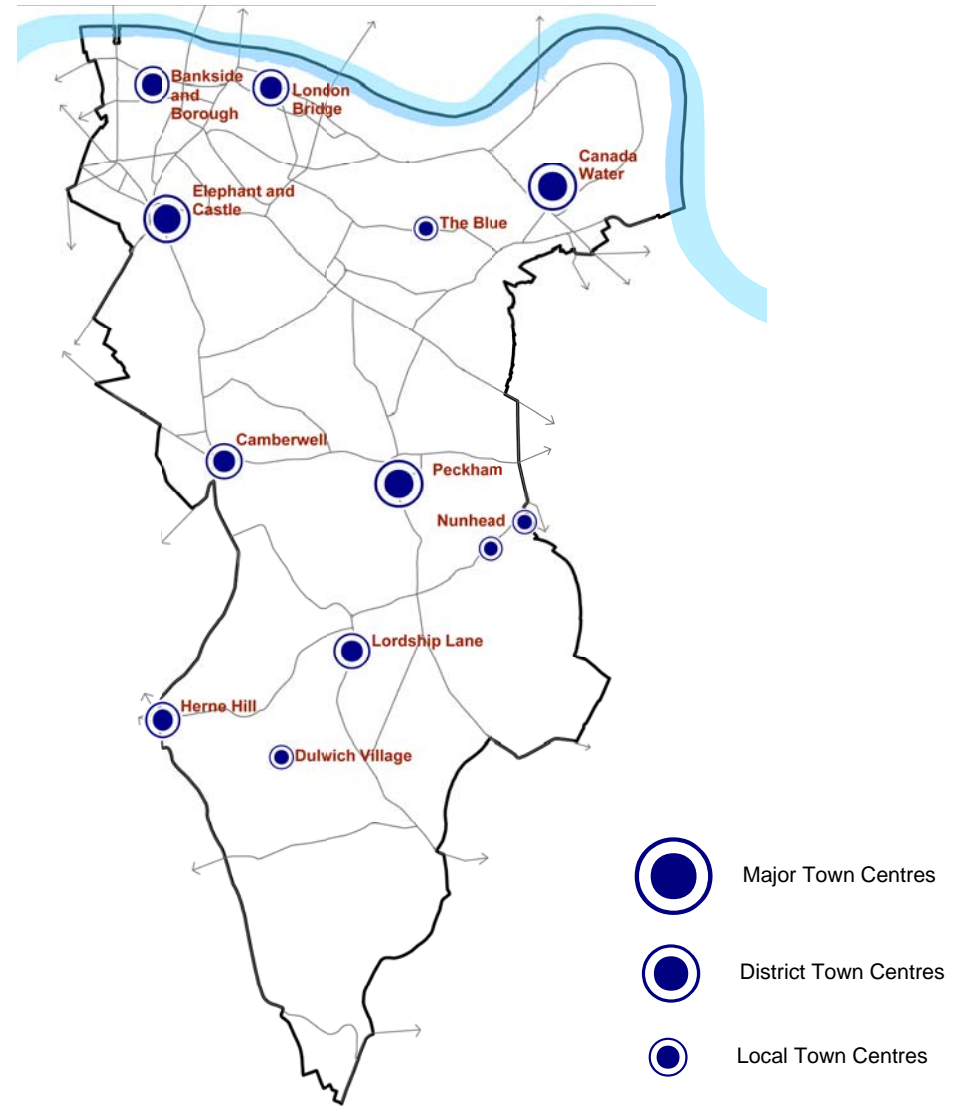
SO 2F: Conserve and protect historic and natural places

SO 3A: Accessible, customer focused, efficient and modern public services

Our approach is

We will maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population. Our centres will be well used because they are vibrant, easy to get to, friendly and safe.

Figure 24: How this will look



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We will do this by

1. Defining a hierarchy of town and local centres which reflect their sizes and roles. We will direct large leisure and retail developments to town and local centres. The approach to our centres will be as follows:

Elephant and Castle/Walworth Road

Major town centre

Existing retail floorspace: 69,000 sqm

We will enable the provision of around 45,000 sqm of additional shopping and leisure space at Elephant and Castle/Walworth Road, focusing on provision of new non-food shopping and strengthening its role as a major town centre.

Peckham

Major town centre

Existing retail floorspace: 75,000 sqm

Through the Peckham area action plan, we will support some increase in shopping and leisure space to help improve the quality and mix of retail and leisure facilities.

Canada Water

Major town centre

Existing retail floorspace: 45,000 sqm

Through the Canada Water area action plan, we will enable the provision of around 35,000sqm of additional shopping

space and increased leisure space at Canada Water to create a range of retail opportunities and improve choice, particularly for non-food shopping. Canada Water will become a major town centre.

London Bridge

District town centre

Existing retail floorspace: 45,000 sqm

We will support the provision of new shopping space in Bankside, Borough and London Bridge. This should include both food and non-food space and aim to meet the needs of local residents, as well as visitors and businesses

Bankside and Borough

District town centre

Existing retail floorspace: 17,000 sqm

We will support the provision of new shopping space in Bankside, Borough and London Bridge. This should include both food and non-food space and aim to meet the needs of local residents, as well as visitors and businesses.

Camberwell

District town centre

Existing retail floorspace: 29,000 sqm

Lordship Lane

District town centre

Existing retail floorspace: 21,000 sqm

Herne Hill

District town centre

The Blue

Local centre

Dulwich Village

Local centre

Nunhead

Local centre

2. Applying the tests set out in national planning policy and the London Plan to assess developments of new shopping and leisure space which are proposed outside town and local centres.
3. Protecting and enhancing our centres by ensuring that the scale of new development is appropriate to their role and character, that a balance of different uses, including shops, bars, restaurants and cafes is maintained, and that we support the provision of markets.
4. Protecting small scale retail facilities ('A' class uses) outside town and local centres to help meet day-to-day needs.

Fact box: Town and centre hierarchy

Southwark has a variety of centres which have different levels of importance and which provide different ranges of services. We have arranged the centres into a hierarchy which is based on the number and types of shops in the centre, and the distances people will travel to visit them.

Major Town Centres:

These are important shopping and service centres. They have a mixture of different types of shops, and usually some leisure and entertainment facilities. Generally they serve people from across the borough and possibly outside the borough, and usually have over 50,000 sqm of retail floorspace.

District Town Centres:

These provide shops and services for more local communities. They can contain groups of shops with at least one supermarket and a range of non retail services such as banks, building societies and restaurants. They usually also include local public facilities such as a library.

Local Centres:

These provide shops for the local community and cover a smaller catchment area than district centres. They usually include small shops such as a small supermarket, newsagent, post office, laundrette and pharmacy.

We are doing this because

- 5.25 Town centre activities, including shops, leisure and entertainment facilities can have a big impact on the environment due to the numbers of people who may visit. It is important these activities are located in places which are easily accessible by sustainable types of transport, including walking, cycling and public transport as this helps reduce the need to use cars.
- 5.26 We have arranged our town and local centres into a hierarchy to signal their importance and the role they play. Generally larger centres are more accessible and have a wider catchment and are appropriate locations for large developments that will attract a lot of people. In contrast the local centres have a smaller catchment and are more suited to meeting the day-to-day needs of surrounding residents.
- 5.27 Our 2009 Retail Study provides an assessment of the existing shopping provision within the centres around the borough, and the scope to improve shopping functions. It suggests that although Southwark residents generally do their food shopping in the borough, most people do not shop for things like clothes, shoes, music and books (comparison goods) in Southwark.
- 5.28 Over the coming years, increases in population and also disposable income will increase the available shopping expenditure. The 2009 Retail Study suggests that we can expand retail floorspace, particularly for comparison goods, without harming the vitality of centres outside the borough.
- 5.29 Our strategy is to improve the choice available in our centres, particularly at Elephant and Castle/Walworth Road, Canada Water and Peckham which have the most capacity for growth. As well as improving choice, this should reduce the number of trips made to places further away outside the borough and also boost the local economy.
- 5.30 New and improved shopping and leisure floorspace at Elephant and Castle and Walworth Road will be provided to create a new mixed use environment which serves the growing population as well as the surrounding catchment.
- 5.31 Peckham currently has a diverse range of shops and services, but with an emphasis on convenience shopping (i.e. day to day requirements). There is scope to improve the comparison goods shopping function of the town centre.
- 5.32 There is scope to provide additional shopping floorspace at Canada Water which can help drive the regeneration of the town centre. Through the area action plan, our aim is to improve choice at Canada Water, transforming it from an out-of-town style destination to a genuine town centre and reinforcing its role in the shopping hierarchy.
- 5.33 Bankside, Borough and London Bridge currently performs the role of a leisure, retail and specialist food shopping destination, which mainly serves the visitor and business population. With growth in businesses and homes in the area, the retail capacity will continue to grow. It has been noted that the area lacks a supermarket and in the future there should be more emphasis on meeting the needs of local residents.

- 5.34 Camberwell, Herne Hill and Lordship Lane have been identified as vibrant, busy centres providing a range of independent shops. There is limited capacity to provide a significant amount of additional shopping and leisure floorspace in these centres.
- 5.35 Within the local centres there is limited scope to increase the amount of shopping space, and instead our focus will be on maintaining and improving the existing shopping offer. We will be preparing a strategy for the Blue to help revitalise shopping activity in the centre.
- 5.36 Markets have an important role in providing choice for local people. Markets can help enliven town centres and add vitality to an area, by helping to provide a more varied shopping experience. They have the added benefit of giving more people access to fresh fruit and vegetables and also create a route into setting up small businesses. We have recently carried out a review of markets in Southwark. This study emphasised the importance of maintaining our strong tradition of markets in the borough.
- 5.37 Encouraging a mix of compatible uses in the centres will also provide a stronger economic environment and will help stimulate a greater diversity of entertainment and evening activities. Restaurants, bars and cafes add to the vitality and life of town centres but can also have negative impacts on the community such as noise until late at night. We have licensing saturation policies in some areas of the borough so we need to make sure our decisions about bars, cafes and restaurants are linked in with these.

- 5.38 Too many hot food takeaways in centres can restrict opportunities for residents, workers and visitors to access healthy, fresh food. We will prepare detailed policies to manage the mix of restaurants, bars, cafes and hot food takeaways in the development management DPD and area action plans.
- 5.39 Small retail facilities located outside of the town and local centres will continue to be protected. These facilities provide a valuable resource to neighbourhoods in the borough, and reduce the need to travel.
- 5.40 Across our centres we are working with the local communities, and key partners including the business improvement districts (BIDs) at Bankside and London Bridge and key landowners at Elephant and Castle and Canada Water to bring forward development which is consistent with the strategy set out here.



Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles

How we will achieve our vision to improve our places

SO 1B: Achieve educational potential

SO 1C: Be healthy and active

SO 1D: Culture, creativity and diversity

SO 1E: Be Safe

SO 2A: Create mixed communities

SO 3A: Accessible, customer focused, efficient and modern public services

Our approach is

There will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas. Development will help create safe, healthy and mixed communities.

We will do this by

1. Facilitating a network of community facilities that meet the needs of local communities.
2. Ensuring development provides flexible community spaces that can be shared by many groups, where there is a local need and an identified occupier for the space.
3. Protecting schools where there is a long-term local need.
4. Building new schools and improving existing schools to provide improved education opportunities.
5. Ensuring development provides for new school places to increase the provision of education.

6. Supporting the retention and improvement of facilities which encourage physical activity and ensuring that development promotes healthy lifestyles and addresses negative impacts on physical and mental health.
7. Ensuring development provides for increases in local health facilities in partnership with NHS Southwark.



We are doing this because

- 5.41 We need to make sure everyone has access to community facilities that meet their needs, including good quality schools, health facilities and community centres.
- 5.42 Community facilities are a very important resource to provide places for activities. It is essential that they are planned carefully to make sure that when they are built local users can afford to manage them otherwise they can be left empty. Community facilities must have a management plan setting out who the identified users are and how they will use the community facility, ensuring that it is accessible for local groups.
- 5.43 We are already investing a lot of money to improve existing community facilities and open new facilities. We are investing £12.3 million in the council's leisure centres, with work on Dulwich Leisure Centre, Camberwell Leisure Centre and Surrey Docks Water Sports Centre already under way. We are investing in our libraries, including John Harvard library which has recently undergone huge refurbishment, and a new state of the art library at Canada Water to add to our portfolio of 13 libraries, including the award winning Peckham library.
- 5.44 We will continue to develop our network of community facilities to make sure everyone has access to the facilities they need. This includes looking at wider community facilities such as libraries, sports centres, community halls, court facilities, places of worship and children's play areas as required by London Plan Policy 3A.18. We will identify sites within our major regeneration projects for new community facilities. We are working with the voluntary and community sector to provide for their needs for accessible and affordable facilities through the Voluntary and Community Sector Asset Management Strategy. Southwark has a diverse population that brings challenges to providing community facilities. There are a wide range of needs across people of different ages, genders, faith, ethnicity, sexual orientation, income and disability that we need to consider. We will encourage flexible community space so that different groups can share the spaces to meet a wide range of needs. We will encourage better use of community facilities that are currently underused.
- 5.45 Providing for London's diverse faith communities needs to be addressed regionally. Within Southwark our approach is to encourage different community groups including those of different faiths to share facilities to make the most effective possible use of opportunities.
- 5.46 Education is very important for the future opportunities of children and young adults and is very important to address inequalities and unemployment. Our most recent figures from the 2009 School Census show that Southwark has approximately 36,000 pupils on roll, of which 85% are residents. There are 22,091 pupils in primary schools, 12,842 pupils in secondary schools, 463 in special schools, 103 in pupil referral units and 552 in nursery schools. We will ensure adequate provision of educational facilities by working with the local community and our local strategic partnership (Southwark Alliance) to improve our existing educational facilities and build new ones in line with London Plan Policy 3A.25 Higher and Further Education.

- 5.47 In May 2009 we signed a £200 million local education partnership agreement with our partner Balfour Beatty and national government's Building Schools for the Future Investments to form a new local education partnership company called 4 Futures. 4 Futures will deliver seven secondary school rebuilds, two brand new schools and four building refurbishments across Southwark and provide the services to support them. We will also rebuild 4 primary schools (Eveline Lowe, Michael Faraday, Southwark Park and Cherry Gardens).
- 5.48 We will continue to work together in the preparation of area planning policy documents to ensure the needs of the education sector are met in line with London Plan Policy 3A.25 Higher and Further Education. As well as building new schools it is also very important that we continue to increase the quality of our existing schools. As a council we have a commitment to ensure all parents have a choice of good schools. Southwark schools have never been more successful and are increasing in popularity. The unvalidated Key Stage 2 results for summer 2009 based on the percentage of pupils achieving the new benchmark of a level 4 in both English and mathematics places Southwark above the national average, and ahead of all similar inner London authorities, and Kent and East Sussex. Around two-thirds of our primary schools have been recognised by Ofsted as being good or outstanding, with this number approximately doubling over the last two years.
- 5.49 Our Extended Schools Programme encourages the use of school buildings for community activities outside of school hours to help meet the needs of local communities for facilities. This is in accordance with London Plan policy 3A.24 Education facilities.

Fact box: Community facilities

Community facilities are all those facilities used by the local community. These are:

- Buildings used by voluntary sector and community groups
- Libraries or public reading rooms
- Social service and day centres
- Places used for or in connection with public worship or religious instruction
- Medical or health services, and healthy living centres (except for the use of premises attached to the residence of the consultant or practitioner)
- Facilities for youth provision
- Sport, leisure and recreational facilities
- Arts and culture facilities
- Crèche, day nurseries or other childcare facilities
- Public halls and exhibition halls
- Law courts
- Facilities for the provision of education

The improvement to our schools will therefore benefit the wider community who will have access to the improved school outside of school hours.

- 5.50 Southwark experiences the typical social and health issues of an inner London borough. The Joint Strategic Needs Assessment for Southwark describes in detail health needs in the borough,

demography and deprivation. This assessment has informed the key health priorities in NHS Southwark's Commissioning Strategic Plan and the health and social care aspects of the Local Area Agreement. Different areas of Southwark experience very different levels of health deprivation, with the people living in the wards of East Walworth, Nunhead, Rotherhithe and South Bermondsey having the worst level of health. Through the policies in the core strategy and our other local planning documents we will work towards improving the health of our population and reduce health inequalities across the borough, in accordance with Policy 3A.20 Health objectives of the London Plan. Improving health is a cross-cutting theme through many of our policies, particularly core strategy policies 2 (transport), 7 (family housing) and 11 (open spaces). Improving and offering more public transport choices and improving opportunities for cycling and walking will have a direct impact on improving people's health. Having more family housing and larger room sizes will mean less overcrowding (which can have a direct negative impact on health) and more space for children to play. Protecting and encouraging more open spaces will give people places to play, walk, relax and be active and healthy.

- 5.51 Southwark's Primary Care Trust (PCT) is continuously improving and helping to improve health across the whole borough, and the 2006/2007 Health Care Commission Annual Health Check gave Southwark PCT a rating of 'good' for both service quality and use of resources. Only four other London PCTs achieved a similar rating. We work very closely with the PCT to improve health for everyone in the borough. This includes supporting the provision of new infrastructure to allow local health services

to grow and adapt to meet future population health needs, in accordance with London Plan Policy 3A.21 Locations for health care. The PCT's recent consultation document 'Transforming Southwark's NHS' sets out its strategy for transforming and improving health facilities. Through our area action plans and area supplementary planning documents, we will work together to identify areas for new health facilities to be built. We will also continue to support the expansion of our well-recognised national and international health facilities as required by London Plan Policy 3A.22 Medical excellence.

- 5.52 We will also continue to follow London Plan Policy 3A.23 Health impacts and require health impact assessments. This makes sure that major developments consider the impact of the development on health and also promote public health within the borough.
- 5.53 We will be building thousands more homes, and encouraging more businesses in Southwark over the next 15 years. This means more people living and working in the borough, and so an increased pressure on our community, health and educational facilities. We will make sure that the increased population has the facilities to support its growth by requiring major developments to pay financial contributions (section 106/planning obligations) for health, education and community facilities. This will make sure that we can continue to improve these facilities as our population grows.

Strategic Policy 5 – Providing new homes

How we will achieve our vision to improve our places

SO 1C: Be healthy and active

SO 1D: Culture, creativity and diversity

SO 2A: Create mixed communities

SO 2C: Provide more and better homes

SO 2F: Conserve and protect historic and natural places

SO 5A: Developing in growth areas

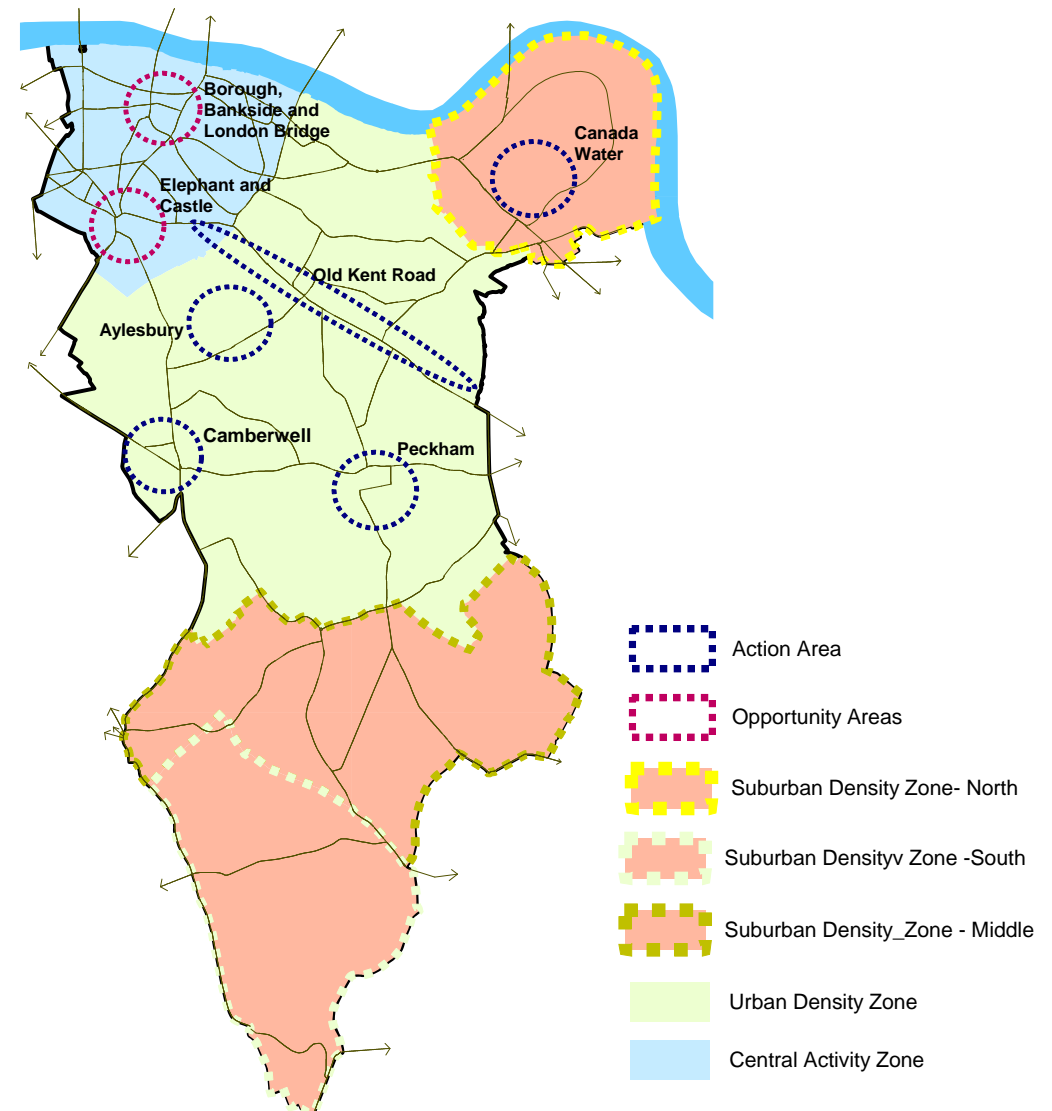
Our approach is

Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas. Development will provide as much housing as possible whilst also making sure that we have enough land for other types of development and that new housing is in keeping with the character of the area.

We will do this by

1. Providing 24,450 net new homes between 2011 and 2026.
2. Meeting targets for the following areas between 2011 and 2026:
 - Bankside, Borough and London Bridge Opportunity Area – 1,900 net new homes.
 - Elephant and Castle Opportunity Area – 4,000 net new homes.
 - Canada Water Action Area -2,500 net new homes.

Figure 25: How this will look



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- Aylebury Action Area – 4,200 new homes (including around 1,450 net new homes) (2009 to 2026)
3. Residential density will be expected to comply with the following ranges, taking into account matters which include the quantity and impact of any non-residential uses:
 - Central Activities Zone: 650 to 1,100 habitable rooms per hectare
 - Urban Zone: 200 to 700 habitable rooms per hectare
 - Suburban Zones – North, Middle and South: 200 to 350 habitable rooms per hectare
 4. Within the opportunities areas and action area cores the maximum densities set out above may be exceeded when developments are of an exemplary standard of design.



We are doing this because

- 5.54 Our Sustainable Community Strategy, Southwark 2016 highlights the need to provide more and better homes in the borough, whilst conserving open spaces and making best use of existing housing. Our Strategic Housing Market Assessment and our Housing Requirements Study also highlight that we need to provide more housing in the borough to meet the needs of local people and those wanting to live in Southwark. By focusing housing in growth areas that are being regenerated and have good accessibility we can continue to protect our open spaces and the character of all of the different places in Southwark whilst also ensuring a continuous supply of housing.
- 5.55 The London Plan 2008 sets us a target of 16,300 net new homes between 2007/08 and 2016/17. We have rolled this target forward to 2026 to cover the 15 years timeframe of the core strategy to give ourselves a target of 24,450 net new homes between 2011 and 2026. The consultation draft replacement London Plan 2009 target of 2005 units per year was released on 12 October 2009. We will work with GLA officers to reach a common view on the most appropriate target. Through our housing trajectory (figure 25) we have identified our estimate of housing supply based on looking at how much housing has been completed over previous years and sites that we expect to come forward in the future. We will update the trajectory every year as part of our annual monitoring report. We will also take into account the revised housing figures from the Strategic Housing Land Availability Assessment. Through our input into the Mayor's Strategic Housing Land Availability Assessment we have identified sites which we think we can deliver 20,115 net

Figure 26: Housing trajectory

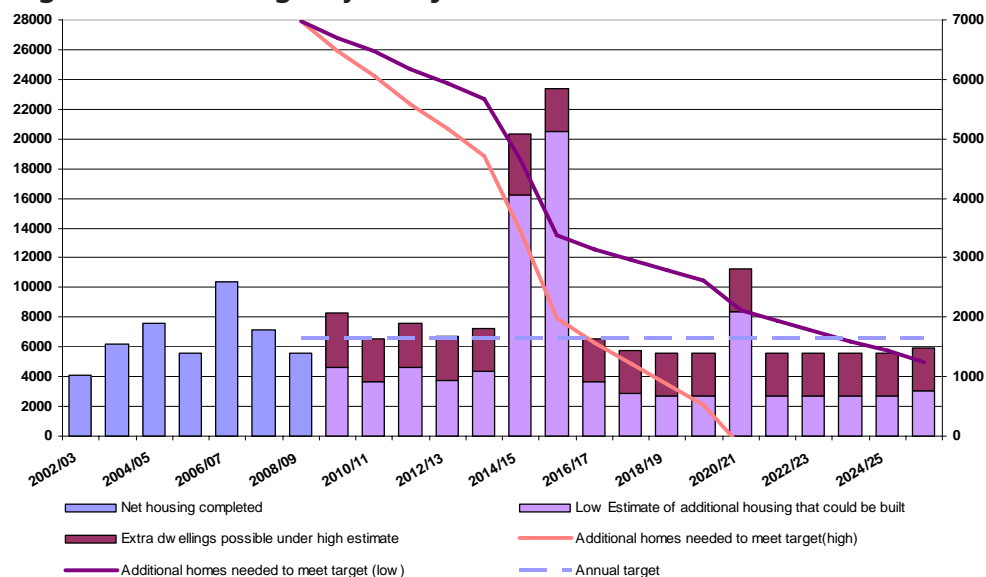
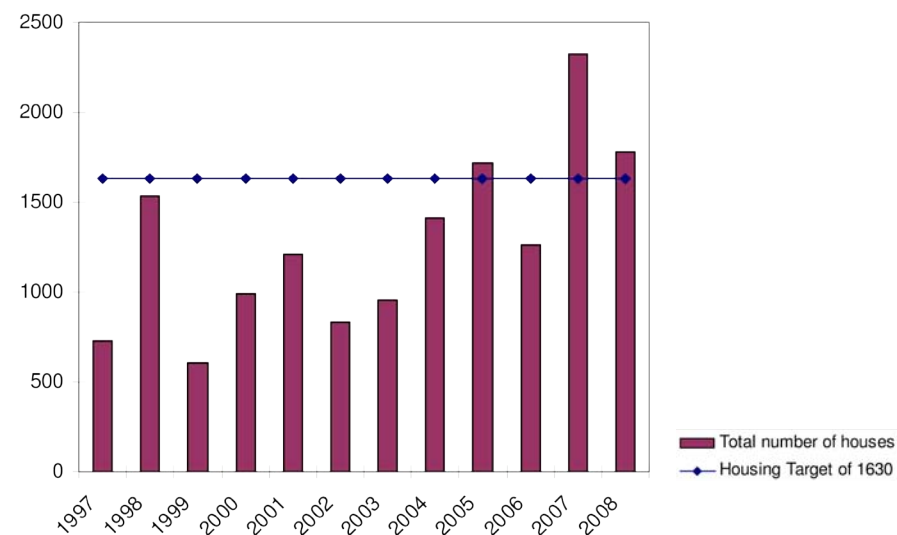


Figure 27: Net new housing units completed



new homes between 2011 and 2026 on sites of 0.25 hectares or above, of which 2,744 already have planning permission. We have met our current annual target of 1,630 net new homes a year twice in recent years. This is the 5th highest housing target in London. In addition to these sites we expect some smaller sites to come forward to help us deliver 24,450 net new homes. This is the most housing we expect to be able to deliver based on past experience, new sites we have identified and possible future windfall sites. We do not own a lot of the sites that will need to be delivered to meet this target and so because we do not have direct control on all these sites, there is a risk that not all of the housing will get built. We will use our own assets and work in partnership with the local community, the Homes and Community Agency, registered providers and private developers to bring forward as much housing as possible.

5.56 The Mayor also consulted on targets for Bankside, Borough and London Bridge, Elephant and Castle, and Canada Water through the draft replacement London Plan 2009. Our target for Bankside, Borough and London Bridge is 1,900 net new homes between 2009 and 2026. We have identified 1,449 new homes that we expect to be delivering during this time, of which 884 already have planning permission. Our target for Elephant and Castle is 4,000. We have identified sites to deliver 3,334 net new homes, of which 528 already have planning permission. Our target for Canada Water is 2,500 net new homes. We have identified sites to deliver 2,491 new homes, of which 852 already have planning permission. Through the Aylesbury area action plan we will deliver 4,200 homes. There is capacity within these areas to deliver these targets. We will use our own assets and work in partnership with the local community, the Homes and

Community Agency, registered providers and private developers to bring forward as much of this housing as possible.

- 5.57 Having an area based approach where most sustainable development will happen in the growth areas will deliver our Sustainable Community Strategy (Southwark 2016) and our strategic housing targets in the London Plan.
- 5.58 It is important that we bring forward as much housing as possible whilst also protecting the character of our places, including their local and historic context and creating places where people want to live. We have set broad density ranges for different areas with the aim that the right amount of development happens in the right places. These ranges will apply to both residential and non-residential development and there is a general expectation that development will comply with the densities indicated. This will make sure that the opportunity and action area cores continue to be more developed successful places for people to live whilst the more suburban areas of the borough will continue to have developments that are a similar scale to those already there. It will also make sure that we make efficient use of our land by providing as much housing as possible without negative impacts on the environment. This policy will be used alongside saved Policy 3.11 Efficient Use of Land of the Southwark Plan. Where development exceeds the density ranges within the opportunity areas and action area cores we will require the development to be of an exemplary standard of design. This is because too much

development can have a negative impact on the environment unless it is built to a very high standard of design and living accommodation. The criteria for exemplary standard of design are currently set out in section 2.2 of our Residential Design Standards supplementary planning document 2008. We may review and update this through our Development Management development plan document.

Fact box: Bedroom sizes and habitable rooms

A habitable room is a room that could be used for sleeping, whether or not it is. It includes bedrooms and living rooms.

Fact box: Density

Density is the measure of the amount (intensity) of development. Both residential and mixed use residential development should be within our density ranges. Our Residential Design Standards supplementary planning document sets out how we calculate density. We may review and update this through our development management or housing development plan documents.

Strategic Policy 6 – Homes for people on different incomes

How we will achieve our vision to improve our places

SO 2A: Create mixed communities

SO 2C: Provide more and better homes

SO 4A: Provide enough funding for regeneration to positively transform the image of Southwark

SO5A: Developing in growth areas

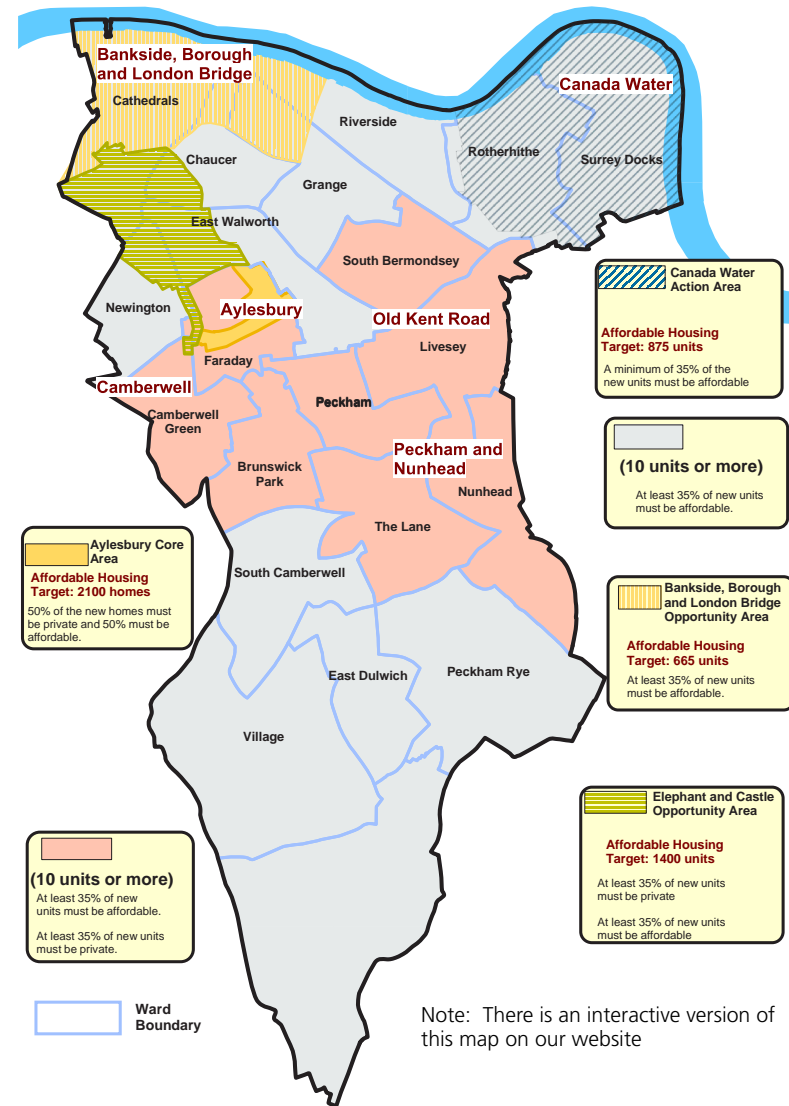
Our approach is

Development will provide homes including social rented, intermediate and private for people on a wide range of incomes. Development should provide as much affordable housing as is reasonably possible whilst also meeting the needs for other types of development and encouraging mixed communities.

We will do this by

1. Requiring as much affordable housing on developments of 10 or more units as is financially viable.
2. Providing a minimum of 8,558 net affordable housing units between 2011 and 2026.
3. Providing a minimum of 665 affordable housing units in Bankside, Borough and London Bridge Opportunity Area between 2011 and 2026.
4. Providing a minimum of 1,400 affordable housing units in Elephant and Castle Opportunity Area and Elephant and Castle housing sites between 2011 and 2026.
5. Providing a minimum of 875 affordable housing units in Canada Water Action Area between 2011 and 2026.

Figure 28: Affordable and private housing requirements



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6. Providing 2,100 affordable housing units in Aylesbury Action Area between 2009 and 2026.
7. Requiring a minimum of 35% affordable housing units on developments with 10 or more units.
8. Requiring 50% affordable housing and 50% private housing in the Aylesbury Action Area.
9. Requiring a minimum of 35% private housing units in the Elephant and Castle opportunity area and South Bermondsey, Faraday, Livesey, Nunhead, Peckham, The Lane, Brunswick Park and Camberwell Green wards.
10. Monitoring and reviewing our targets annually with changes if required to ensure that we meet our targets.
11. Developments of 10 or more units must provide a mix of housing as set out in figure 28.



We are doing this because

- 5.59 There is a shortage of affordable homes, in Southwark, across London and the whole of the UK. So a key objective of the government, the Greater London Authority and Southwark is to provide more affordable housing. Providing people with access to homes they can afford is a priority for us to make sure that Southwark is a better place for people to live, irrespective of their income. We will use our own land to work with the government, the Greater London Authority, private developers, registered providers and the Homes and Communities Agency to bring forward the maximum reasonable amount of affordable housing.
- 5.60 Our Strategic Housing Market Assessment and our Housing Requirements Study support our priority of needing more affordable housing to meet local need. They set out that there is a large need for more affordable housing, including both social rented and intermediate housing. We cannot meet all of this need as we also need to create mixed and balanced communities with a range of types of housing in all areas. We have set numerical targets for affordable housing. These are 35% of the numerical targets for the total number of units set out in policy 5. The one exception is the Aylesbury Action Area where the target is 50%. We require development of 10 or more units to provide affordable housing as shown in figure 22. The same 35% minimum affordable housing policy will apply to both new and replacement housing. We have a strategic priority to encourage as much affordable housing to be built as possible. To enable us to measure our success we have set an overall minimum target of 8,558 net affordable homes (35% of our target for new homes). We have also set targets for areas where there are a large number of new homes planned. These are not

Fact box: Affordable and private housing

There are two types of housing:

1. Private (or market) housing is available to either buy or rent privately on the open market
2. Affordable housing, as set out in London Plan policy 3A.8, meets the needs of households whose incomes are not enough to allow them to buy or rent decent and appropriate housing in their borough.

There are two types of affordable housing:

1. Social Rented Housing is housing that is available to rent either from the council, a housing association (known as registered providers) or other affordable housing providers. Access to social housing is based on housing need.
2. Intermediate affordable housing is housing at prices and rents above those of social rented but below private housing prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.

net as the provision of affordable homes will vary depending on the deliverability of the regeneration of large estates. The new affordable homes in these areas will contribute to the net borough target along with the new affordable homes in the rest of Southwark. Our required split between social rented and intermediate housing is being saved in Policy 4.4 of the Southwark Plan. We may review and update this through our housing development plan document. This is to provide increased housing choice, a wide range of housing types and to unlock the development of sites which would not otherwise be viable. This will help to meet some of the need identified in our studies. Based on how much housing we expect to deliver between 2011 and 2026, development will provide 8,558 affordable homes.

- 5.61 Our Affordable Housing Viability Study shows that this is an achievable amount of affordable housing to build across most of the borough. Our requirement for affordable housing needs to be within the context of our family homes policy where we are requiring larger room sizes and more family homes. This will mean that more affordable homes will be larger. The provision of larger affordable family homes can have positive health benefits by reducing numbers of households in overcrowded accommodation and ensuring good living conditions and providing more space for children to play.
- 5.62 We currently have one of the highest amounts of affordable housing in the whole country, with 45% of our 123,948 dwellings being affordable homes. We own 33% of the housing in the borough, 12% is owned by registered providers and 55% is privately owned. Certain areas in the borough contain a lot of affordable housing and also the majority of new affordable

housing is built in these areas. Based on the existing levels of affordable housing and new affordable housing built over the last 10 years, the areas with the highest amounts are: Elephant and Castle Opportunity area and the wards of Faraday, Camberwell Green, Brunswick Park, Peckham, Livesey, Nunhead, South Bermondsey and the Lane. Within these areas our annual monitoring report shows that there are mainly 100% affordable housing developments being built. We want to make sure that these areas provide a range of housing types with varied neighbourhoods. Our policy requiring an element of private housing in these areas will make sure in the future that there is a choice of housing types rather than areas being dominated by one type of housing. Having an area based approach where most development will happen in the growth areas will deliver our Community Strategy (Southwark 2016) objectives and our strategic housing and affordable housing targets.



Strategic Policy 7 – Family homes

How we will achieve our vision to improve our places

SO 1C: Be healthy and active

SO 2A: Create mixed communities

SO 2C: Provide more and better homes

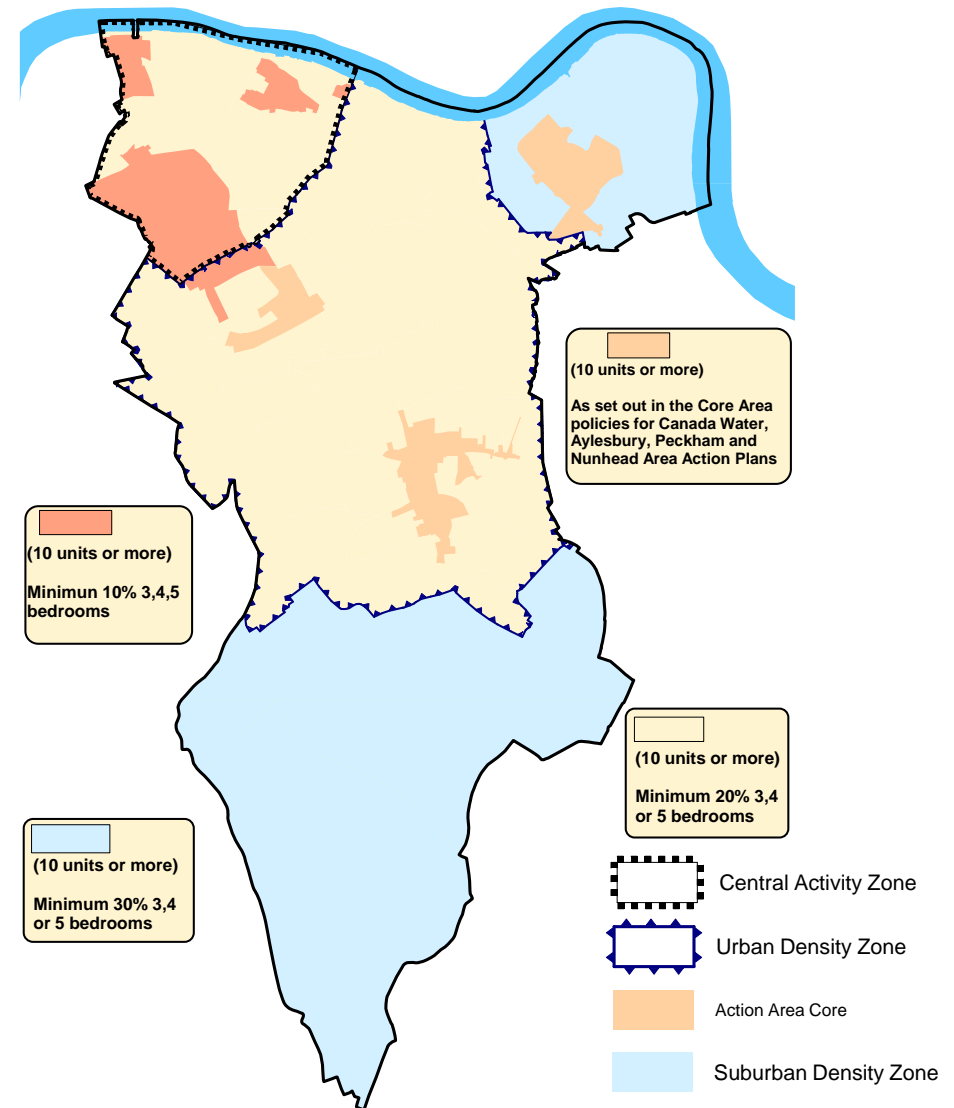
Our approach is

Development will provide more family housing with 3 or more bedrooms for people of all incomes to help make Southwark a borough which is affordable for families. New homes will have enough space for the needs of occupants.

We will do this by

1. Developments of 10 or more units must have:
 - At least 60% 2 or more bedrooms
 - 3, 4 or 5 bedrooms as set out in Figure 29. This requires:
 - » At least 10% 3,4 or 5 bedrooms in Potters Field, London Bridge, Elephant and Castle opportunity area and the north of Blackfriars road.
 - » At least 20% 3,4 or 5 bedrooms in the urban zone and the Central Activities Zone except where set out above.
 - » At least 20% of units with 3,4,or 5 bedrooms in the Canada Water Action Area core
 - » At least 30% 3,4 or 5 bedrooms in the suburban zone.

Figure 29: How this will look



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- This may be split between private, social and intermediate housing.
2. A maximum of 5% as studios and only for private housing
 3. All developments will be expected to meet the Council's minimum overall floor sizes.



We are doing this because

- 5.63 We want to provide a range of housing sizes (especially more 3 or more bedroom homes) for people of all incomes. This will make Southwark a borough that is attractive for everyone as residents will be able to afford homes as their family grows.
- 5.64 London Plan Policy 3A.5 Housing choice requires us to make sure that new development offers a range of housing choices. This includes needing to provide a mix of housing sizes and types to meet the housing needs of different groups. Our Strategic Housing Market Assessment and our Housing Requirements Study identify the housing needs within Southwark. They show that there is a need for more family housing in the borough across all tenures. At the moment we do not have enough family housing to meet the need within Southwark. Of the borough's existing households 34% are 3 bedroom plus, 35% are 2 bedrooms, 26% are 1 bedrooms and 5% are bedsits. This is not enough to meet our need for family housing and so many families are forced to live in overcrowded homes or unsuitable housing. Many are forced to move out of the borough to find affordable family housing. We need to provide more family housing to meet these needs so that people have suitable housing and do not need to move out of Southwark. We also need to provide larger 2 bedroom units as they often house families due to the affordability of larger homes. We will work with the local community, government, the Greater London Authority, registered providers and private developers to do this.
- 5.65 Over the past three years we have delivered between 8 and 12% of all new homes as family housing. This has not been enough to meet our need for family housing. Through implementing the

policy requiring between 10% and 30% as family housing we will help to ensure that families do not need to move out of the borough or live in unsuitable or overcrowded accommodation.

- 5.66 The level of family housing that we require is based on the density of development and the ability of development to provide amenity space for families. We require 30% in the suburban zone because these areas are less dense and are more suitable for families. We also require 30% in Aylesbury to create a new area that is attractive for families and to meet the re-housing needs of existing tenants. We require 20% in the urban zone and the areas with a lower density in the Central Activities Zone. We may vary the level of family housing further through our area action plans for Canada Water and Peckham and Nunhead.
- 5.67 The policies put forward through the area action plans for family housing will take precedence over the family housing policy in the core strategy. We consulted on the level of family housing in Canada Water through the Canada Water Area Action Plan. Following consultation we updated the core strategy and inserted the policy requirement for family housing set out in this policy and policy 23 of the Canada Water area action plan. For Peckham and Nunhead, we will consider whether we should vary the level of family housing through the preferred options consultation in 2011. Family housing must provide a minimum of 10sqm of private amenity space to ensure that children have somewhere safe to play. This requirement is set out in our Residential Design Standards supplementary planning document. New housing developments must also provide additional communal play areas for children, as required by the Mayor's Supplementary Planning Guidance on Providing for Children and Young People's Play and

Fact box: Family housing

A self-contained housing unit containing three or more bedrooms. Rooms must meet our minimum room sizes and the location of the family unit within the development, along with the provision of amenity space should meet the requirements as set out in the residential design standards supplementary planning document.

Informal Recreation. The type of developments in denser areas do not provide enough space to meet these requirements and is more suitable for higher levels of one and two bedroom homes to help transform the area.

- 5.68 We want all new development to be high quality with good living conditions. Requiring suitable floor areas will help to achieve this by making sure that an adequate amount of space is provided to create pleasant and healthy living environments. This is also a priority for the Mayor, who, through the draft replacement London Plan and the London Housing Design Guide, will require minimum space standards in order to make new homes provide good living conditions. At the moment within the UK we build homes to a far smaller space standard than the rest of Europe. We need to change this to make sure that we provide high quality homes. Evidence shows that there can be many long-term effects of overcrowding including affecting how children perform at school and an increased risk of infection for children. Sufficient space is needed by everyone in the home to have space to play, work and study, and for privacy and quiet. Also there needs to be sufficient space for storage and for circulation within

the home. To help us improve the quality of development we intend to identify the standards we require within a subsequent planning document. In the interim we will expect development to follow the standards within the Council's Residential Design Standards supplementary planning document.



Strategic Policy 8 – Student homes

How we will achieve our vision to improve our places

SO 1B: Achieve educational potential

SO 2A: Create mixed communities

SO 2C: Provide more and better homes

SO 2D: Create a vibrant economy

Our approach is

Development will meet the needs of universities and colleges for new student housing whilst balancing the building of student homes with other types of housing such as affordable and family housing.

We will do this by

1. Allowing development of student homes within the town centres, and places with good access to public transport services, providing that these do not harm the local character.
2. Requiring 35% of student developments as affordable housing in line with policy 6 and figure 28.

We are doing this because

- 5.69 There is a need for more student accommodation across the whole of London and Southwark. We want to encourage new student homes. However this needs to be balanced with making sure we have enough sites on which to build other types of homes, including affordable and family homes. London Plan Policy 3A.5 Housing choice requires us to identify the range of housing needs in the borough and offer a range of housing choices. Whilst London as a whole has a recognised need for more student bed spaces, our Strategic Housing Market Assessment and Housing Requirements Study also highlight the huge need for more family and affordable housing.
- 5.70 We already have the second largest number of student homes in London. Since 2008 there have been four significant planning permissions for student housing. If these are all built they will provide 1,796 new student bedrooms. Had these been developed for general needs housing, approximately 703 new homes would have been built of which at least 246 would have been affordable homes and at least 45 would have been family homes. Increasingly we are receiving more and more planning applications and pre-application inquiries about new large scale student homes. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing.
- 5.71 Through our Strategic Housing Land Availability Assessment we have identified sites that need to be developed to make sure we can meet our housing targets. If these sites come forward without affordable housing we would not be able to meet our affordable housing target. Policy 3A.7 Affordable housing targets of the London Plan encourages boroughs to look at

a range of sources of supply of affordable housing including provision for non-self-contained housing (which includes student housing). By requiring an element of affordable housing or a contribution to affordable housing (as conventional affordable housing as defined in the fact box on page 84) from student accommodation schemes we can make sure we work towards meeting the needs for both student accommodation and affordable accommodation. It will also help us to provide more family housing as within the affordable housing there will be an element of family housing.

- 5.72 As with all types of major development, student housing development has an impact on the surrounding area. By requiring a section 106 agreement we can make sure that the environmental, economic, transport, cultural and social impacts of the development are minimised. We will only allow student housing in our town centres and areas with good public transport accessibility as these are the areas which can accommodate growth. We will work with local universities to make sure that student accommodation is focused where there is a need.

Strategic Policy 9 – Homes for Travellers and Gypsies

How we will achieve our vision to improve our places

SO 2A. Create mixed communities

SO 2C: Provide more and better homes

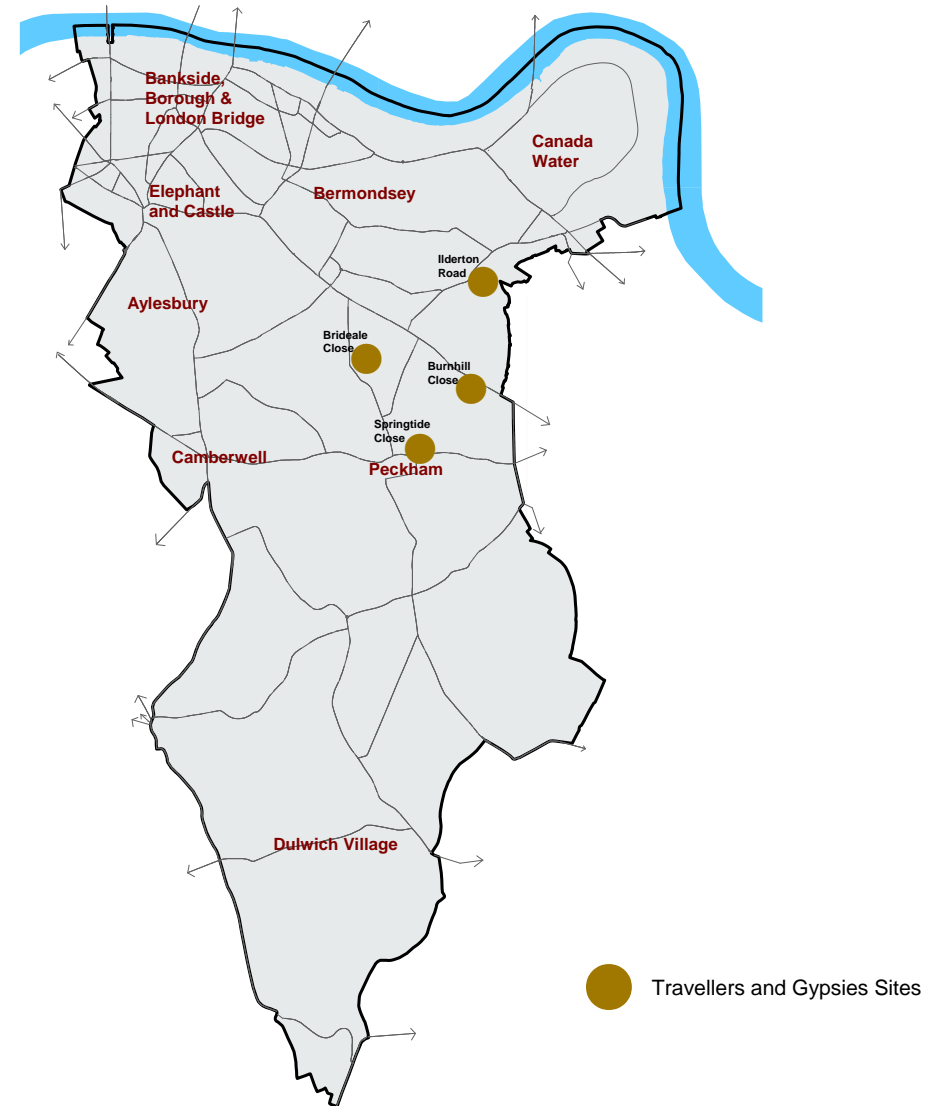
Our approach is

We will continue to protect our existing Traveller and Gypsy sites. We will provide new sites in the future to meet the accommodation needs of Travellers and Gypsies.

We will do this by

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

Figure 30: How this will look



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We are doing this because

- 5.73 Travellers and Gypsies are one of the most socially excluded BME groups in the country. Evidence suggests that there is a link between a lack of good quality Traveller and Gypsy sites and poor health and education. The government, through the Housing Act 2004 and Circular 01/2006 requires all local authorities to assess the accommodation needs of Travellers and Gypsies and to identify sites for their future needs. The criteria set out in this policy will make sure that future sites are suitably located to provide accommodation for Traveller and Gypsies whilst also being in keeping with the surrounding area and neighbouring land uses. Planning permission will be granted provided that these criteria are met. We will manage the need for provision of new Traveller and Gypsy pitches in the housing development plan document.
- 5.74 We will protect existing Traveller and Gypsy sites as required by London Plan Policy 3A.14 London's Travellers and gypsies. We currently have 38 authorised Traveller and Gypsy pitches across four sites. The four sites are Bridale Close, Burnhill Close, Ilderton Road and Springtide Close and we have shown these on the proposals map. We will continue to protect these sites to make sure they remain as homes for Travellers and Gypsies.

Strategic Policy 10 – Jobs and businesses

How we will achieve our vision to improve our places

SO 1A: Create employment and link local people to jobs

SO 1B: Achieve educational potential

SO 1D: Culture, creativity and diversity

SO 2D: Create a vibrant economy

Our approach is

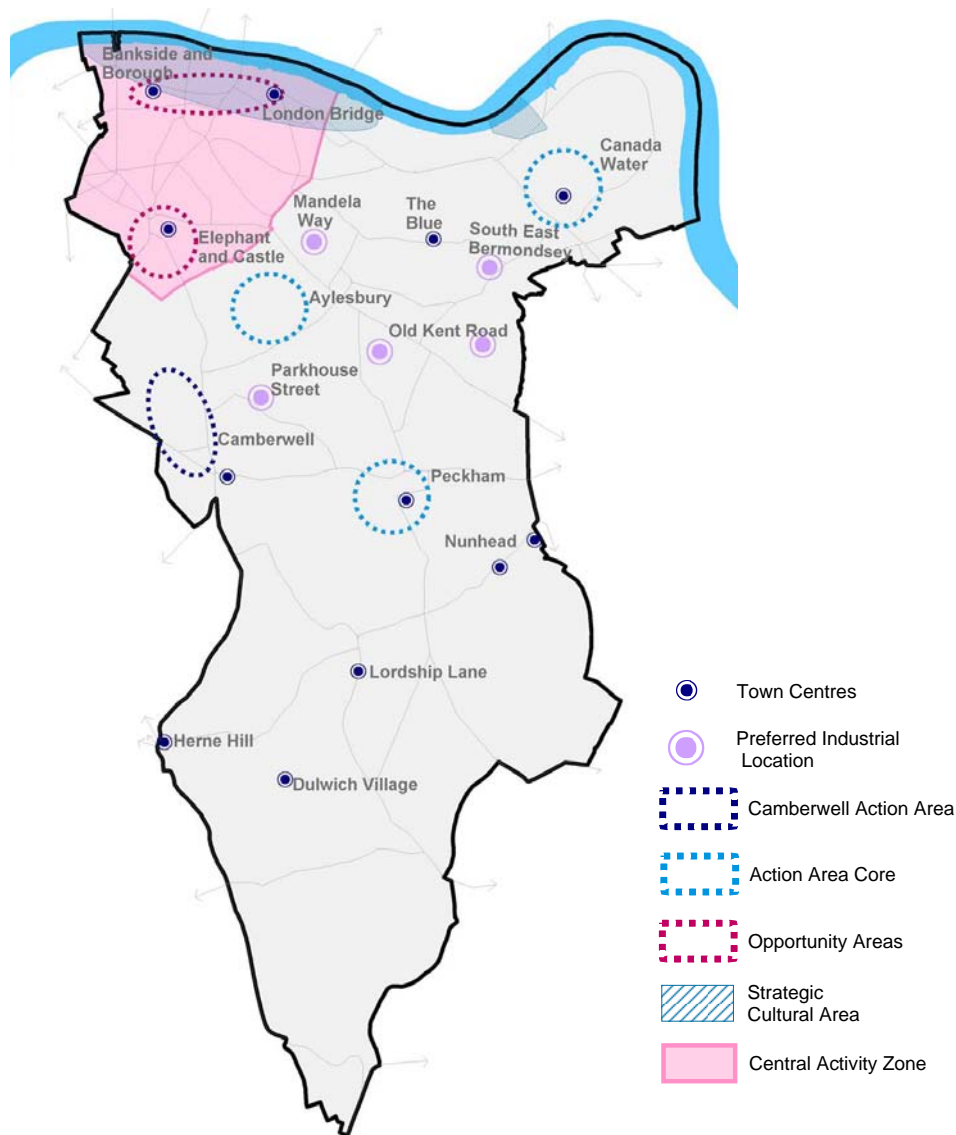
We will increase the number of jobs in Southwark and create an environment in which businesses can thrive. We will also try to ensure that local people and businesses benefit from opportunities which are generated from development.

We will do this by

1. Protecting existing business space and supporting the provision of around 400,000 sqm – 500,000 sqm of additional business floorspace over the plan period in the Bankside, Borough and London Bridge opportunity area, to help meet central London's need for office space.
2. Protecting existing business floorspace and supporting the provision of around 25,000sqm - 30,000sqm of additional business floorspace to help meet general demand for office space in the following locations:
 - The CAZ.
 - Town and local centres.
 - Strategic cultural areas.
 - Action area cores.

- Camberwell Action Area.
 - On classified roads.
3. Protecting industrial and warehousing floorspace and enabling growth in new sectors such as green manufacturing and technology in the following strategic and local preferred industrial locations:
 - Bermondsey.
 - Old Kent Road.
 - Parkhouse Street (which will also be protected for a possible depot for trams or alternative forms of public transport).
 - Mandela Way.
 4. Protecting small units in the locations listed in the 3 bullet points above and encouraging provision of flexible space to help meet the needs of the local office market and independent retailers.
 5. Protecting creative, cultural and tourism facilities and encourage new facilities, particularly in strategic cultural areas.
 6. Allowing development of hotels within the town centres, the strategic cultural areas, and places with good access to public transport services, providing that these do not harm the local character.
 7. Targeting new jobs and training opportunities which arise from development towards local people.
 8. Promoting supply chain opportunities for local businesses during and after construction of development.
 9. The need to avoid areas at high risk of flooding.

Figure 31: How this will look



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We are doing this because

5.75 Over the last 10 years, the number of jobs in Southwark has risen by around 15%. Benefiting from a central London location, the largest increase in jobs has been in the financial and business services sector. Employment in hotels, catering, tourism and creative and cultural industries has also grown significantly. We are expecting further significant growth in jobs in the coming years. Our 2009 Employment Land Review (ELR) suggests that by 2026 there will be a need to provide up to 500,000sqm of new business space, mainly in the SE1 area, to meet the demands of businesses which need to locate in central London.

Fact box: Business space

For the purposes of this policy the term business space refers to space used by B use classes. B1 use class refers to office, research and laboratory and light industrial space which is generally more appropriate in town centre locations and areas with good public transport connections. B2 use class (general industrial use) and B8 use class (warehousing and distribution uses) are more appropriate in preferred industrial locations where they can be separated from more sensitive uses, such as residential use.

5.76 A large amount of the business space outside the SE1 area is becoming outdated. The ELR indicates that we need to make provision for up to 30,000sqm of new business space to suit the needs of other businesses, many of which serve the local market. Areas with good transport accessibility and supporting shops and services are the most appropriate locations to keep and provide new business space. We recognise that there may

be instances where, because of its condition or location, there is no longer demand to use particular business premises. We will set out criteria to be used to assess loss of business space in our Development Management development plan document.

- 5.77 London's economy is changing fast. Although traditional manufacturing has declined, new sectors are emerging in green manufacturing, biosciences and the knowledge economy. Clusters of industrial and warehousing activities should be protected to meet existing needs and to enable Southwark's economy to diversify into emerging sectors. Diversifying the range of job opportunities in the preferred industrial locations, into new sectors would benefit local people.
- 5.78 Since 2006, 19ha of industrial and warehousing land has been redeveloped for other uses and through the core strategy, we will release around a further 20ha over the plan period. This includes land in Camberwell, Peckham, the CAZ and Bermondsey. Released sites will be used for a variety of uses, including office and light industrial uses, residential, community uses and social infrastructure, including the police and emergency services. This scale of release is in line with policy 3B.4 of the London Plan and the industrial and warehousing land release benchmarks in the Mayor's SPG on Industrial Capacity.
- 5.79 The largest industrial site to be released is the Tower Bridge Business Complex on Clements Road. Through our Development Management development plan document, we will allocate this site for mixed use development, ensuring the business uses are retained on the site. We will also provide further guidance in a supplementary planning document.

- 5.80 Small and medium sized enterprises (SMEs) make up over 99% of the total number of businesses in Southwark. In addition to providing a valuable source of employment for local people they also help make the local economy more resistant to changes in the global economy. We are protecting small units to ensure a supply of premises suitable for SMEs. This policy will apply to both business (B class) units as well as retail (A class) units.

Fact box: Small Units

Small units are less than 500 sqm in size. Our ELR reports that the majority of locally based businesses are searching for facilities of between 200sqm and 500sqm.

New space which is expected to provide accommodation for local office occupiers should be designed so that it can be subdivided into units of a range of sizes.

- 5.81 Arts, cultural and tourism activities have flourished in Southwark in the last decade, particularly in the Strategic Cultural Areas. Bankside, Borough and London Bridge have also seen strong growth in hotels and apart-hotels. While this growth helps meet a need, much of it has been focussed in the Bankside and Borough areas. It is important we balance growth needs against our aim of fostering a stable residential community. In our Development Management development plan document and Bankside, Borough and London Bridge supplementary planning document we will set out criteria to assess whether proposals

would result in an overconcentration of hotels and to ensure their impacts are addressed.

- 5.82 Although the number of jobs in Southwark has grown significantly in recent years, we still have high rates of unemployment and many people dependent on benefits. We have successfully been using schemes such as Building London Creating Futures to help ensure that job and training opportunities created by development are targeted towards local people through s106 planning obligations and will continue to do so.
- 5.83 Helping SMEs to bid for and win new contracts can make businesses more resilient to economic downturn and bring lasting benefits for the local economy. We will work through partnerships such as Supply Southwark to help promote opening up supply chain opportunities for local businesses.
- 5.84 We will provide further detail on the protection of employment land in development management documents particularly the development management development plan document and area action plans.



Strategic Policy 11 – Open spaces and wildlife

How we will achieve our vision to improve our places

SO 1C: Be healthy and active

SO 2B: Promote sustainable use of resources

SO 2E: A liveable public realm

SO 2F: Conserve and protect historic and natural places

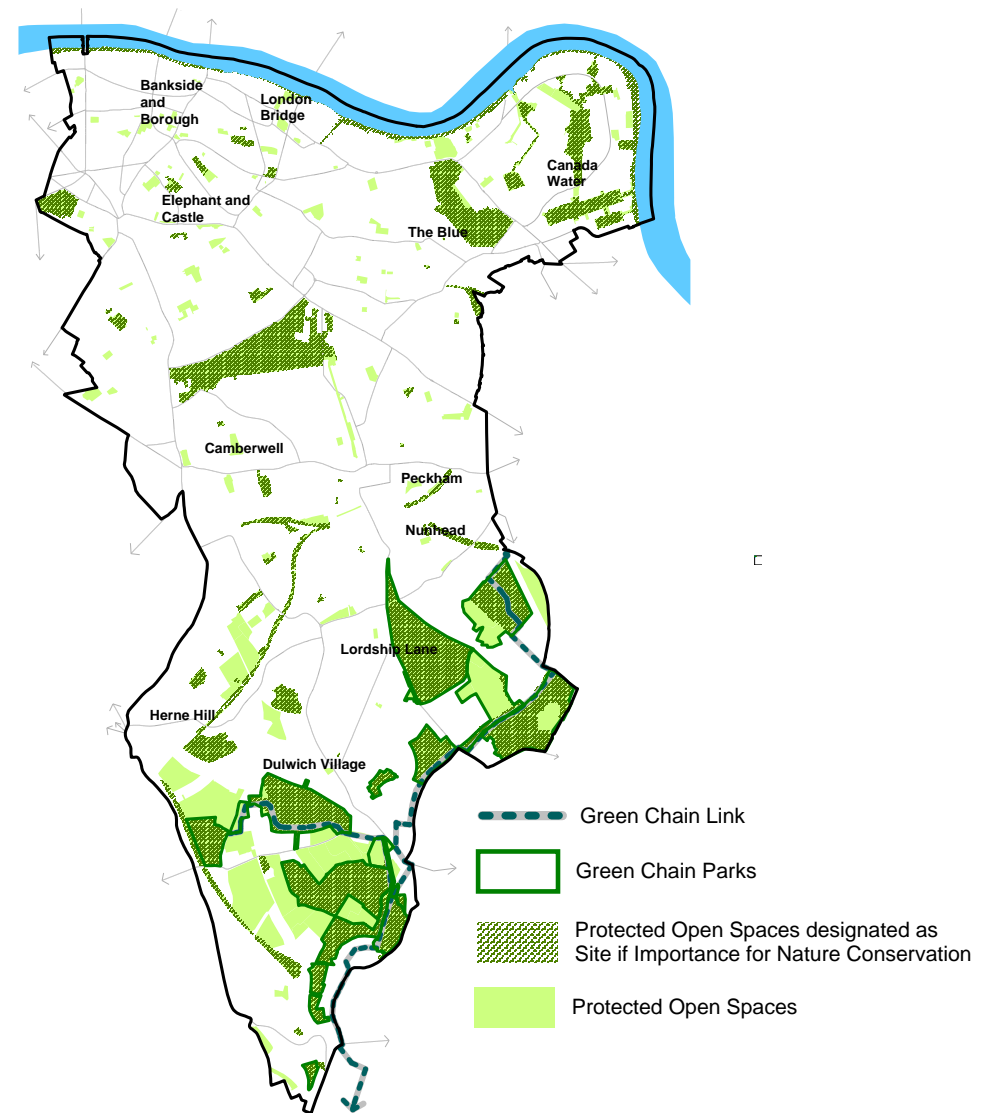
Our approach is

We will improve, protect and maintain a network of open spaces and green corridors that will make places attractive and provide sport, leisure and food growing opportunities for a growing population. We will protect and improve habitats for a variety of wildlife.

We will do this by

1. Continuing to protect important open spaces from inappropriate development. These will include parks, allotments, sports grounds, green chains, sites of importance for nature conservation (SINCs) and cemeteries. Large spaces of importance to all of London will be protected (Metropolitan Open Land) as well as smaller spaces of more borough-wide and local importance (Borough Open Land and Other Open Spaces).
2. Protecting woodland and trees and improving the overall greenness of places, including through promoting green corridors, gardens and local food growing.
3. Promoting and improving access to and links between open spaces, including green chains.

Figure 32: How this will look



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4. Identifying and protecting open spaces that provide quiet areas and relative tranquillity.
5. Requiring new development to help meet the needs of a growing population by providing space for children's play, gardens and other green areas and helping to improve the quality of and access to open spaces and trees, particularly in areas deficient in open space.
6. Requiring new development to avoid harming protected and priority plants and animals and help improve and create habitat.

We are doing this because

5.85 In Southwark open spaces are very important for many reasons. They:

- Help make communities healthier by providing space for and encouraging physical activity and relaxing and provide quiet areas. This includes providing space for playing pitches and children's play.
- Break up built-up areas and add to the character of places.
- Are a focus for community gatherings and events.
- Help control flooding and keep built-up areas cool.
- Provide habitat and access to nature and space for growing locally produced food.
- May have historic significance or provide the setting for heritage assets.

5.86 There is around 660ha of open space in Southwark, covering a fifth of the borough. Most is parkland, commons and playing fields, but there are a range of other types of spaces including

cemeteries, allotments, housing estate grounds and civic squares.

5.87 Having access to open space is considered very important by many local people. The sustainability appraisal of the core strategy shows that protecting and improving a network of open spaces will have a number of sustainability benefits for health, managing flooding and biodiversity. However, the level of growth planned in Southwark will also put pressure on open spaces. It is important that a balanced approach is taken to ensure we can meet also our other sustainability objectives like providing jobs and homes.

5.88 In Southwark this is being achieved in a number of ways, including giving formal protection to over 599ha of open space through the Southwark Plan policies 3.25 - 3.27 which we are saving until we review them through the Development Management development plan document. Through our Residential Design Standards supplementary planning document and Sustainable Design and Construction supplementary planning document we also set out guidance for controlling the design of new development to make sure enough open space is provided. We are also saving our design and conservation policies in the Southwark Plan which support our approach to protect and improving the greenness of areas through conservation areas and tree preservation and by new landscaping and planting schemes. Our area action plans and area supplementary planning documents also provide more detail on our approach to open spaces in different places, including schedules of key projects needed to address needs and deficiency.



- 5.89 There are large open spaces which are important to all of London. These are protected by the Mayor and are called Metropolitan Open Land (MOL). These have the highest level of protection and must be kept open in nature with development only in exceptional cases. These include Burgess Park, Southwark Park, Dulwich Park and Peckham Rye Common and Park. The Mayor's policy regarding identifying and protecting MOL is set out in London Plan Policy 3D.10. We will work with the GLA to make sure MOL is protected and improved.
- 5.90 There are also smaller spaces which we protect. Some of these are important to all people in Southwark. They are called Borough Open Land and we give these strong protection. Small open spaces that are important at a neighbourhood area are protected as Other Open Space.
- 5.91 Southwark's 2010 Open Spaces Study looks at the supply of open spaces in the borough. It sets out information on the quality and need for open spaces and identifies areas of deficiency using the London Plan Public Open Space hierarchy. The study has identified that there is not an even supply of open spaces across Southwark. Half of our open space is focussed in the south of the borough in the Dulwich, Nunhead and Peckham Rye community council areas. While the north of the borough has access to major parks including Burgess Park and Southwark Park, smaller spaces are particularly important to local people. The areas in the north also have fewer trees and gardens.
- 5.92 New development needs to make a positive contribution to Southwark's green space network to support a growing population. Our Residential Design Standards supplementary

Fact box: Sites of Importance for Nature Conservation (SINCs)

SINCs are open spaces considered very important for nature conservation due to their wildlife and biodiversity value. They provide opportunities for people to access and experience nature as well as help protect important plants and animals. Any decisions affecting these open spaces needs to ensure the special nature conservation value is not damaged.

The London Plan policy 3D.14 requires boroughs to protect sites of nature conservation value including those of Metropolitan, Borough or Local importance.

SINCs are identified upon the proposals map; more may be identified through future planning documents



planning document sets out requirements for housing to provide amenity space on site. Through our S106 Planning Contributions SPD we set out our approach to delivering improvements to open spaces through planning contributions and project banks. This includes negotiating additional contributions in areas of open space deficiency. In a very urban area like Southwark creating large new spaces can be challenging. Alongside the Open Spaces Study we are developing an Open Spaces Strategy that will set out a range of actions for addressing deficiency, supporting growth and positively contributing to the open space network. This is focussed on improving the quality of existing spaces so that they can be better used, merging or improving links between smaller spaces so that people have easy access to a range of activities and facilities, removing barriers to accessing spaces so more people can use them, and planting street trees to help green areas and provide habitat. We will work with the community including Friends Of Groups, the GLA, Groundwork UK, developers, landowners and business improvement districts to implement to Open Space Strategy. Within our area action plans, supplementary planning documents and development management development plan documents we will set out standards and actions for how we will address open space deficiency and the needs of a growing population in different areas. This will be informed by our Open Spaces Strategy.

- 5.93 Local food growing and composting help promote healthy lifestyles and reduce the environmental impact of food consumption. We are looking at ways to encourage local food growing and composting in Southwark, including how existing spaces may be used. It will be important for new development to include opportunities for local food growing, community

gardening and composting where possible. We will prepare detailed design policies covering this.

- 5.94 As well as making places more attractive and pleasant to be in, trees provide important habitat and act as wildlife corridors. They also help tackle climate change by cooling areas and absorbing CO2. New development needs to be appropriately designed so that they can be constructed and used in a way that allows trees to be cared for and protected.
- 5.95 The Environmental Noise (England) Regulations 2006 also requires quiet areas to be identified and protected from increases in environment noise. We will work with the Department of Environment, Food and Rural Affairs (DEFRA) on this.
- 5.96 Improving walking links to and between open spaces is particularly important as most people in Southwark access open spaces by walking. Many of Southwark's open spaces link together to create green chains around the borough. We have identified a green chain linking open spaces in Dulwich and Nunhead into the South East London Green Chain. The Green Chain Working Party and Green Chain Joint Committee has been set up to help us work with neighbouring boroughs on the green chain. We will identify further green chains through future planning documents including the area actions plans for Aylesbury, Canada Water, Old Kent Road and Peckham and Nunhead as well as the Camberwell supplementary planning document. This will build on the work and achievements of local groups to develop green links, including East Walworth Green Links, Bankside Urban Forest, Southwark Living Streets and Southwark Cyclists BARGES.

5.97 We will also prepare detailed design policies to make sure that new development provides appropriate levels of open space on site, including space for children and young people's play. In Southwark, most play spaces are within estates, close to housing. Southwark's Open Space study and Play Strategy have identified a lack of open spaces in the south of the borough. While there is currently a good supply of play spaces in the north of the borough, the housing growth expected here will put pressure on supply and it is important that the quality of spaces is improved as well as making sure they are located close to homes. This approach is supported by London Plan policy 3D.13 which aims for all children have safe access to good quality, well-designed, secure and stimulating spaces for play.

5.98 Local food growing and composting help promote healthy lifestyles and reduce the environmental impact of food consumption. We are looking at ways to encourage local food growing and composting in Southwark, including how existing spaces may be used. It will be important for new development to include opportunities for local food growing, community gardening and composting where possible. We will prepare detailed design policies covering this.

5.99 As most of Southwark has a very urban environment, traditional habitats have been lost and native plants and animals are under threat. Clearing of habitat to allow development and recreation, paving of gardens, pollution, climate change, dogs and invasive weed species all contribute to the loss of biodiversity in the borough. The loss of natural habitat means parks and gardens have become important habitats, as well as parts of buildings, such as roofs and vacant sites.

5.100 Birds, stag beetles, bats and amphibians are particularly at risk in Southwark. Many species of plants and animals are protected under European and national laws, including the Habitats Regulations 1994 and The Wildlife and Countryside Act 1981. The London Biodiversity Action Plan and Southwark Biodiversity Action Plan identify additional species that are important.

5.101 As well as laws protecting wildlife and habitat, the Natural Environment and Rural Communities Act 2006 requires local authorities to promote and enhance biodiversity. This is also reflected in Planning Policy Statement 9 on Biodiversity and Geological Conservation which states that planning decisions should prevent harm to biodiversity and geological conservation interests. London Plan policy 3D.14 requires actions to be taken to improve biodiversity and access to nature.

5.102 It is therefore important that development not only respects and protects existing habitats and wildlife, but also contributes to enhancing the local environment and helping to improve access to nature. Even small improvements like bat and bird boxes or green roofs and walls help make a difference and relatively low cost. We will work with the local community, Southwark Biodiversity Partnership, Natural England, the Environment Agency, Greenspace Information for Greater London (GiGL), landowners and developers to protect and improve habitats and access to nature.

5.103 Geodiversity influences our landscapes and heritage. It is the variety of rocks, minerals, fossils, soils and landscapes, together with the natural processes that form them. Within Southwark, we do not have any nationally or regionally important geological

sites. Dulwich Mill Pond could have local geological importance. We already protect this as MOL and SINC. A Geodiversity Action Plan is being developed for London by the London Geodiversity Partnership. This will help us prepare detailed policies and guidance on how development should consider geodiversity.



Strategic Policy 12 – Design and conservation

How we will achieve our vision to improve our places

SO 1C: Be healthy and active

SO 1E: Be Safe

SO 2B: Promote sustainable use of resources

SO 2C: Provide more and better homes

SO 2F: Conserve and protect historic and natural places

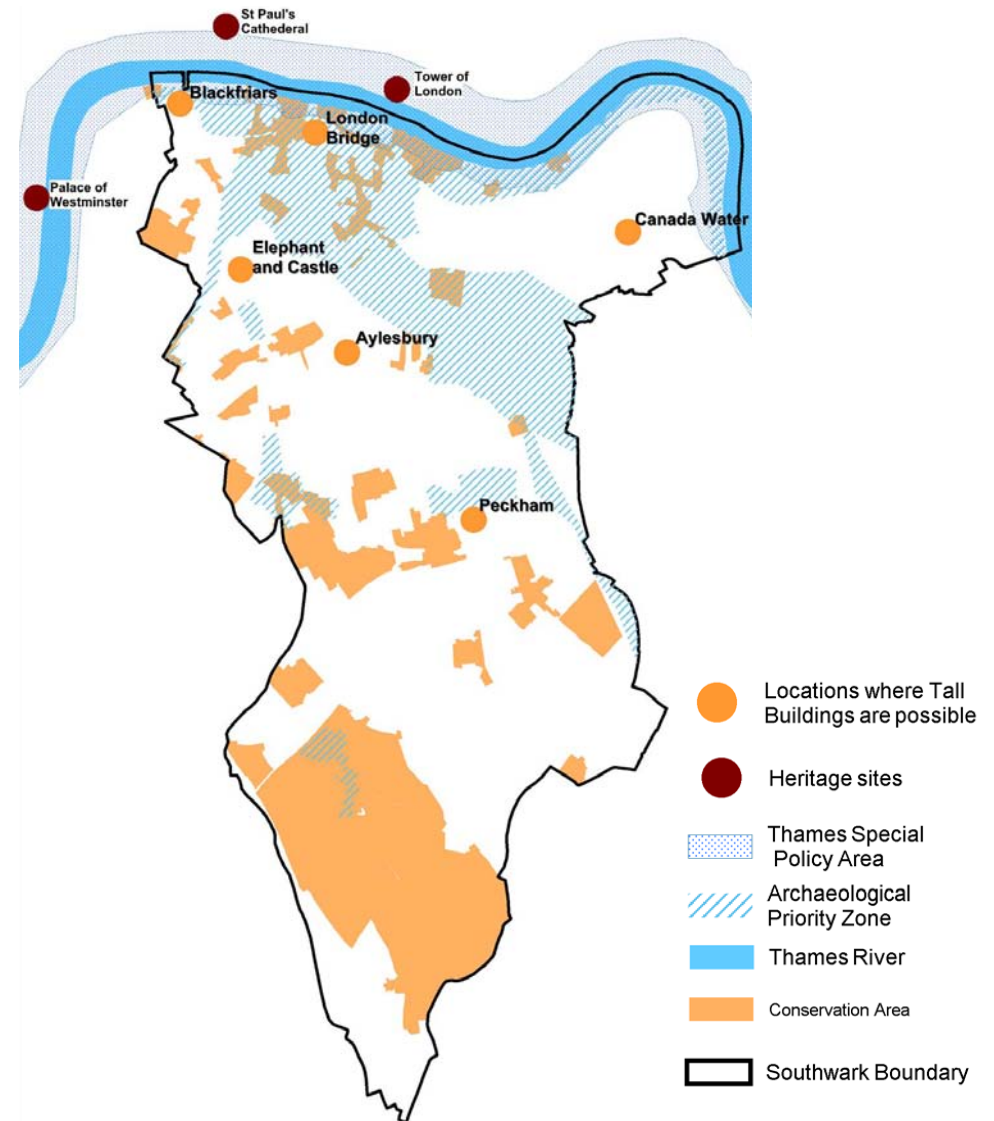
Our approach is

Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

We will do this by

1. Expecting development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.
2. Carefully managing the design of development in the Thames Policy Area so that it is sensitive to the many special qualities of the River.
3. Making sure that the height and design of development conserves and enhances strategic views and is appropriate to its context, the historic environment and important local views.

Figure 33: How this will look



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4. Requiring tall buildings to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. Locations where tall buildings could go are in London Bridge, the northern end of Blackfriars Road, Elephant and Castle and action area cores. These are shown on the Key diagram.
5. Continuing to use the Southwark Design Review Panel to assess the design quality of development proposals.
6. Requiring Design and Access Statements with applications and encouraging Building for Life Assessments and heritage impact assessments.

Fact Box: Thames Policy Area

The River Thames and its riverfront have been given special protection across all of London. The Thames Policy Area in Southwark is shown on the proposals map. Development in this area will be expected to be carefully designed to protect and enhance the River environment and the important contribution it makes to both local people and all of London. This includes its contribution to the history of Southwark and London, its use for recreation and transport, protection and enhancement of the river walkway, and its importance as a habitat and part of the city's natural cycles.

We are doing this because

- 5.104 Southwark has many places with their own unique character and it is important that development adds positively to this. Section 4 sets out what different places in Southwark will be like.
- 5.105 The Central Activities Zone is a setting for activity and large scale development including tall buildings which give Southwark and London a distinct skyline. There are fewer and smaller open spaces and fewer trees and gardens, but there is a close relationship with the River Thames. Areas such as London Bridge and Elephant and Castle will be transformed by regeneration programmes and major new development.
- 5.106 Areas in the middle of the borough around Bermondsey, Walworth, Camberwell and Peckham are characterised by lower-scale development, with a mixture of Victorian and Edwardian terraces, broken up by post-war estates, town centres and some newer housing development.
- 5.107 The southern part of Southwark around Nunhead, Peckham Rye and Dulwich has very leafy and green residential neighbourhoods with large open spaces, gardens and tree-lined streets of houses and terraces rather than flats. Areas such as Aylesbury and Peckham are being regenerated and improved.
- 5.108 Rotherhithe also has a suburban character with mostly low scale housing close to large open spaces. There is also a maritime character reflected in and around the docks and river frontage. Canada Water town centre will be transformed by regeneration and new development.

5.109 Throughout the borough there are many attractive and historic buildings, monuments and sites that reflect Southwark's rich history and add to the unique character and identity of places. We currently have 40 conservation areas covering 686ha (23% of the borough) and around 2,500 listed buildings and monuments. The Tower of London, a World Heritage Site, is located across the River from London Bridge. There are also archaeological remains that cannot be seen that provide important evidence of our past. We have identified 9 Archaeological Priority Zones (APZs) covering 679ha (23% of the borough).

Fact box: Archaeological Priority Zones (APZs)

These are areas where there is significant potential for archaeological remains. It is important that proposals on sites in APZs assess any remains which may be on site.

5.110 Protecting and enhancing the character and historic value of places are important issues identified in the sustainability appraisal. Well designed buildings and spaces will help improve people's quality of life and make places more attractive. This can also help attract businesses to the area. It is important that the design of a development is carefully thought through and takes into account how the development is part of a wider place and how a place's uniqueness and historic value can be used to stimulate regeneration and improvements. This is in line with London Plan policies 4B.8, 4B.9, 4B.11 and 4B.13.

5.111 To achieve this policy we will work with the local community, developers, the Commission for Architecture and the Built Environment (CABE), English Heritage, the GLA and Southwark Design Review Panel.

5.112 The height and scale of development is an important consideration in creating attractive and distinctive places. English Heritage and CABE have produced guidance on tall buildings, which has been endorsed by the Government. This advises that in the right place tall buildings can make positive contributions to places. They can help make the best use of land and signify the regeneration of an area. Individually, or in groups, they can also help create a more interesting skyline, and create places which are more varied, which are easier to find your way around, and which have a more distinctive character. However they need to be well designed so that they do not cause overshadowing, block

Fact box: Southwark Design Review Panel

The council have established an independent 'design review panel' to provide advice on large scale proposals. The panel consists of a number of design professionals who provide expert advice on the quality of architecture and urban design. While the role of the panel is purely advisory, the panel's comments carry a lot of weight and inform decisions on applications.

views or create wind tunnels and they should help create more landscaped public spaces and enliven places.

5.113 Policy 4B.9 of the London Plan indicates the Mayor's approach to the construction of tall buildings in appropriate locations and considers that boroughs should consider all applications for tall buildings against the criteria set out in London Plan policies 4B.1, 4B.3, and 4B.9.

5.114 In the wrong locations tall buildings can be overbearing and out of character. They also need very good access to public transport to support the numbers of people who live and work in them. For these reasons, the locations that could accommodate tall buildings are limited to the area around London Bridge Station east of Borough High Street, Elephant and Castle and the northern end of Blackfriars Road. The core part of Peckham, Canada Water and Aylesbury action areas could also be suitable for tall buildings as these areas also have good transport links and have large development opportunities. However, there are likely to be areas sensitive to tall buildings within all the above locations and we will work with the GLA, English Heritage and CABE to prepare detailed guidance for appropriate tall building locations, heights and design in planning documents covering each of these areas, taking into account characteristics that may make them sensitive to tall buildings, including heritage assets and wider historic context.

5.115 In other areas tall buildings are not appropriate because they are not very built up, do not have good public transport access, are covered by conservation areas or have other heritage asset implications.

5.116 There are a number of views to and across Southwark that are important to both local people and all Londoners. These include views of landmarks and panoramas that make Southwark and London distinctive. It is important that new buildings do not block these views or make them less attractive.

Fact box: Tall Buildings

Tall buildings are those which are higher than 30 metres (or 25 metres in the Thames Policy Area) and/or which significantly change the skyline. 30 metres is approximately the height of a 10 storey block of flats or a 7-10 storey office building. In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.

Fact box: London View Management Framework

The Mayor of London has identified a series of public views that are important to all of London. These are views to significant landmarks or parts of London that help us to understand and appreciate London. The London View Management Framework identifies and maps these views and sets out how they will be protected and how the impacts of new development will be tested. London Plan policies 4B.16 - 4.18 set out the approach to the London view Management Framework.

Strategic Policy 13 – High environmental standards

How we will achieve our vision to improve our places

SO 1C: *Be healthy and active*

SO 2B: *Promote sustainable use of resources*

SO 2C: *Provide more and better homes*

Our approach is

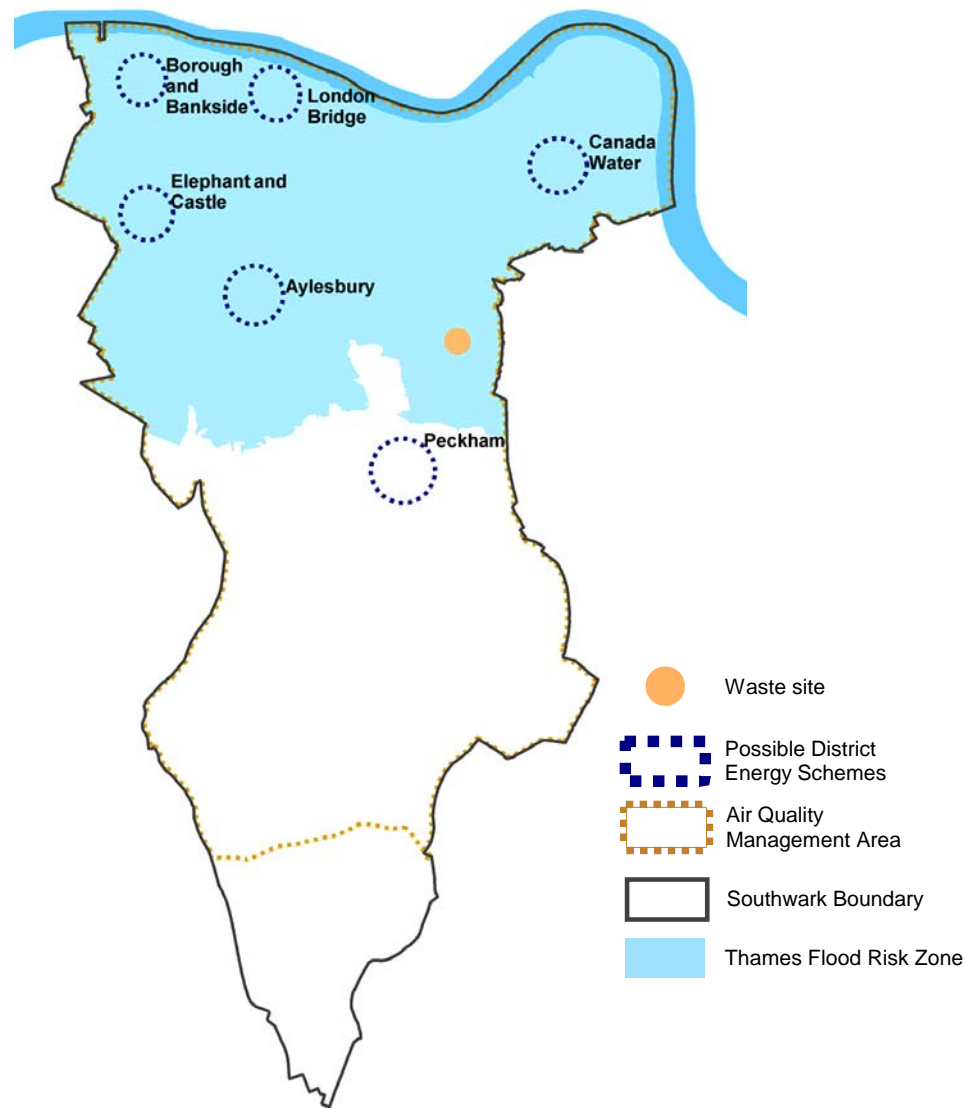
Development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

We will do this by

1. Requiring development to meet the highest possible environmental standards, including targets based on the Code for Sustainable Homes and BREEAM.
2. Requiring all new development to be designed and built to minimise greenhouse gas emissions across its lifetime. This will be achieved by applying the energy hierarchy (as illustrated in Figure 4):
 - Designing all developments so that they require as little energy as possible to build and use.
 - Expecting all major developments to set up and/or connect to local energy generation networks where possible. We will develop local energy networks across Southwark.
 - Requiring developments to use low and zero carbon sources of energy.
3. Enabling existing buildings to become more energy efficient and make use of low and zero carbon sources of energy.

4. Increasing recycling and composting, minimising waste, reducing landfill and making more use of waste as a resource. By 2015 we will be recycling and composting at least 45% of municipal waste, 50% by 2020 and aspiring to achieve 60% by 2031. By 2020, we will be recycling at least 70% of commercial and industrial waste. We are aiming to meet the Mayor's target of recycling or reusing 95% of construction, excavation and demolition waste by 2020.
5. Requiring applicants to demonstrate how they will avoid waste and minimise landfill from construction and use of a development.
6. We will meet the London Plan waste apportionment target set for Southwark of managing at least 243,000 tonnes of waste by 2016, at least 275,000 tonnes by 2021 and at least 343,000 tonnes by 2031. We will implement this through a development plan document and our Waste Management strategy. We are building a state of the art resources centre at Old Kent Road to help us meet this target. We have set aside enough facilities and land to make sure we can fully meet our targets.
7. Requiring developments to minimise water use and use local sources of water where possible.
8. Setting high standards and supporting measures for reducing air, land, water, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. This includes making sure developments are designed to cope with climate conditions as they change during the development's lifetime.
9. Allowing development to occur in the protected Thames flood zone as long as it is designed to be safe and resilient to flooding and meets the Exceptions Test.

Figure 34: How this will look



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10. Requiring developments to help reduce flood risk by reducing water run-off, using sustainable urban drainage systems and avoiding the paving over of gardens and creation of hard standing areas.

We are doing this because

- 5.117 The sustainability appraisal indicates that with the levels of growth planned new development will need to be well designed to avoid negative impacts on the environment and help meet our sustainability objectives, in particular relating to climate change, waste water and flooding.
- 5.118 Most scientists agree the earth’s climate is changing due to human activity. Rising levels of carbon dioxide (CO2) and other gases in the atmosphere from burning fossil fuels to produce electricity, drive transport, construct and heat buildings and manufacture building materials and the things we buy, contribute to this effect. Energy use in buildings is responsible for around 85% of the CO2 emissions across Southwark, mostly from housing, businesses and industry.
- 5.119 In 2006, Southwark adopted a climate change strategy that aims to reduce CO2 emissions across the borough by 80% by 2050 and to pursue a decentralised energy strategy for the borough.
- 5.120 Through schemes like Peckham Low Carbon Zone and other energy efficiency programmes we will target the retro-fitting of existing buildings in the borough. We will investigate how this

could be supported through measures such as community energy funds.

- 5.121 To reduce the amount of CO2 produced in Southwark all development needs to be designed to minimise energy consumption and carbon dioxide emissions. It is important that the whole of a development's lifecycle is considered, including the energy and CO2 involved in manufacturing building materials.
- 5.122 A local energy network is being developed at Elephant and Castle in partnership with Dalkia, Veolia Water and Independent Fibre Networks Limited who will deliver and operate a multi-utility network. We will work with energy service providers and developers to deliver further possible networks, such as at Canada Water, Aylesbury and Peckham. These networks will allow new and existing buildings to make large savings of CO2 emissions in the most cost effective way. The scale of regeneration and estate renewal planned across the borough means that housing and commercial used in particular can make a very large contribution to achieving our climate change targets. We have therefore set very high targets for housing and commercial development based on the Code for Sustainable Homes and BREEAM. These targets will also help achieve Government targets to reduce CO2 emissions from new homes by 44% from 2014 and 100% by 2016 through changes to the Building Regulations.
- 5.123 Our approach is in line with London Plan policies 4A.1 and 4A.7 which expect development to meet the highest standards of sustainable design and construction and help tackle climate

change by applying the energy hierarchy. London Plan policy 4A.7 also sets the requirement for reducing CO2 emissions by at least 20% from renewable sources of energy.

- 5.124 We will work with the community, land owners, developers, businesses, energy suppliers and the GLA to help achieve our carbon reduction targets, including through schemes aimed at improving the performance of existing building, such as the Low Carbon Zone at Peckham and the Government's Community Energy Saving Programme.
- 5.125 Even if we limit the emission of greenhouse gases, a certain amount of climate change will still occur because of emissions that have already occurred. This is likely to mean hotter drier summers and wetter milder winters with more intense rainfall. New development will need to be designed so that it remains comfortable for users over its lifetime and avoids making local climactic conditions worse.
- 5.126 The sustainability appraisal shows that a growing population and economy can result in more waste being created and having to be processed if it is not carefully managed. The way we manage waste should follow the waste hierarchy, which means reducing, reusing, recycling and recovering. Avoiding creating waste will help us save energy and natural resources. Also, rubbish sent to landfill can lead to water and air pollution and land contamination, and takes away land that could be used for habitat or other uses. Methane produced in landfill contributes to climate change. As well as avoiding waste, we need to be more responsible by processing it locally rather than sending it long distances and make better use of waste as a resource,

Fact box: Decentralised energy

Traditionally electricity has been supplied over long-distances through the national grid from large power stations. Decentralised energy generation involves generating heat and power in small local energy stations. This minimises energy that is lost in transmitting energy and makes us less reliant on remote energy sources.

The most efficient form of decentralised energy systems are combined heat and power (CHP) or combined cooling, heating and power (CCHP) systems. These are efficient because they make use of the waste heat left over from creating electricity. This means that much more of the energy that goes into the systems makes it to end uses compared to energy from the national grid.

To make CHP or CCHP systems viable there needs to be a relatively even and constant demand for energy. For this reason, area-wide schemes that cover mixed use communities are most viable. Currently, a CHP system is being installed at Elephant and Castle. We are also considering other areas where decentralised energy systems can be developed, such as at Canada Water and Peckham.

such as by recycling it or using it to generate energy. Our Waste Management Strategy sets out a sustainable approach to dealing with waste from different sources across the borough.

5.127 The Mayor has set waste targets for boroughs through the London Plan. The draft replacement London Plan requires Southwark to allocate enough land to process at least 243,000 tonnes of our waste per year by 2016 and 275,000 tonnes per

Fact box: Low and zero carbon energy

Traditionally, fossil fuels like coal and gas have been used to create heat and power, releasing large amounts of greenhouse gases into the atmosphere, contributing to pollution and climate change. Alternative sources of energy can be used which are cleaner and will not run out in the long-term. These include:

- Solar thermal
- Wind turbines (in suitable locations)
- Photovoltaic panels
- Bio-fuels (subject to air quality standards)
- Heat pumps
- Energy from waste

year by 2021. This will help meet the Mayor's target of managing as much of London's waste within London as is practicable. We will work with the Mayor to plan for the storage and treatment of hazardous waste in London in accordance with Policy 4A.29.

5.128 Within Southwark we are safeguarding 11ha of land at Old Kent Road for waste management. A new state of the art facility is being built on part of this land by our waste management partners Veolia Environmental Services which will help us meet our targets by processing at least 111,940 tonnes of waste per annum. This is calculated using the methodology set out in the London Plan and it may be possible to process even more waste at the facility by turning it into biomass fuel. This will be investigated further in a development plan documents setting

out details of how the remaining land at Old Kent Road will be developed to help us meet our target. There will be enough land left to allow us to expand the waste processing facilities so that we can process at least 256,000 tonnes of waste per annum in total on the site until 2020, though changing technology and falling levels of waste may mean this is not required to meet our apportionment target. This site was chosen because it has good road access and is within an existing industrial area so will not have a detrimental impact on neighbouring uses. As well as providing our waste services, Veolia will help us reduce waste and increase recycling and composting. We will also look at how we can support new construction, excavation and demolition waste facilities in accordance with London Plan Policy 4A.28.

5.129 Pollution and environmental nuisance can be caused by traffic, commercial and industrial uses, boilers and artificial lighting. This can cause short and long term health impacts, make places less pleasant to be in and disturb habitat and wildlife. Pollution can also damage buildings. Southwark has particularly high levels of air pollution, mainly caused by traffic. As a result, the entire borough north of the A205 has been declared an Air Quality Management Area.

5.130 In an urban area like Southwark where different land uses are close together it is even more important that new development avoids and reduces pollution and amenity problems. As outlined in the Thames River Basin Management Plan, Thames Water is developing plans for a Thames Tunnel, a scheme to reduce and limit pollution from the sewerage system for the whole of London, in order to comply with EU Urban Waste Water Treatment Directive (1991).

5.131 Southwark is within an area of serious water stress, the amount of water being used is close to the total amount of water available, and demand for water is rising. Climate change will result in hotter, drier summers, which could reduce the amount of water available. In the short-term there could be increasing water restrictions. Longer-term consequences could include water shortages and rising water prices. Currently, all mains water is treated to drinking standard. This is an expensive and energy intensive process, particularly considering that at least 50% of water consumed in homes and workplaces does not need to be of drinkable quality (for example water used for flushing toilets, washing laundry and watering parks and gardens) . It is important that new development reduces our reliance on mains treated water.

5.132 As well as how water is used, we also need to consider the way water flows through an environment. Flooding not only poses a risk to people's lives, but can also cause significant damage to businesses and people's livelihoods.

5.133 The Government's Planning Policy Statement 25 on Development and Flood Risk requires flood risk to be taken into account at all stages of the planning process to ensure the risks to people's lives and livelihoods are minimised.

5.134 We have prepared a Strategic Flood Risk Assessment to understand flood risk in Southwark. The northern half of the borough is within the Thames flood plain. This area contains over two thirds of Southwark's properties in well established communities. It also contains major regeneration and growth areas of importance to Southwark and London, including the

Fact box: Sustainable Urban Drainage Systems (SUDS)

SUDS provide a variety of more natural ways of managing surface water run-off than traditional surface drainage systems. SUDS aims to mimic natural drainage processes. SUDS helps reduce the amount of surface water leaving a site and slows down the rate as it does this. This helps reduce flooding from overloaded sewers and waterways. It also helps improve water quality by filtering out pollutants before water gets into streams and rivers. SUDS can also provide other benefits, including the capture and re-use of water site runoff for irrigation and/or non potable uses, and providing habitat to improve biodiversity or greenspace for recreation and play. SUDs can also help with landscaping sites to make them more attractive. SUDS refers to a range of different techniques such as green roofs, permeable paving, rainwater harvesting, swales, detention basins, ponds and wetlands. A combination of techniques is often the most effective.

Central Activities Zone, Elephant and Castle Opportunity Area, Bankside, Borough and London Bridge Opportunity Area and Canada Water Action Area. Two thirds of the sites identified in the Strategic Housing Land Availability Survey are located in this area. These sites are needed to meet our housing targets as they are able to deliver 75% of our housing capacity. In the southern parts of the borough, where flood risk from the Thames is low, there are limited sites available for development. It is therefore not realistic to expect new development to occur outside the flood risk area.

Fact box: The Exceptions test

The Government has published a planning document on flooding that sets out the approach we need to take to make sure the risks of flooding are properly considered. This is called Planning Policy Statement 25: Development and Flood Risk. It requires development in flood risk areas to meet the following criteria:

- the development is on previously developed land
- the development will have social, economic and environmental benefits that outweigh the risk from flooding
- the occupants will be safe in the event of a flood and the development won't increase flood risk elsewhere

5.135 The Thames Catchment Flood Management Plan and Thames Estuary 2100 Project being prepared by the Environment Agency will help manage flood risk from the Thames over then next 50 to 100 years. While the Thames Barrier and flood walls along the riverside provide a degree of protection, we need to consider what would happen if they were to fail or not be high enough to contain very high floods. This is particularly important as climate change is likely to make sea levels rise and cause more sever storms. It is important that new buildings are designed to be safe in the event of a flood and easily repairable afterwards.

5.136 Southwark's Strategic Flood Risk Assessment makes recommendations for how development can be made safe in flood risk areas. This includes through improving drainage and avoiding overloading the sewer system.

5.137 Old water mains, poorly designed and maintained drainage and too many hard surfaces can also lead to localised flooding in heavy rainfall, as has been experienced in Southwark in the past. The Environment Agency has identified particularly vulnerable areas. These include Herne Hill, Camberwell, Peckham and pockets in the north of the borough. Thames Water has a programme to replace old Victorian Water mains. However the levels of growth expected in Southwark will require new development to be properly designed so as not to increase the risk of flooding in local areas.

5.138 This approach is supported by London Plan policies 4A.9 and 4A.14 which require development to help reduce flood risk, including applying principles of sustainable urban drainage and not increasing hard-standing areas, in order to reduce run-off from sites.

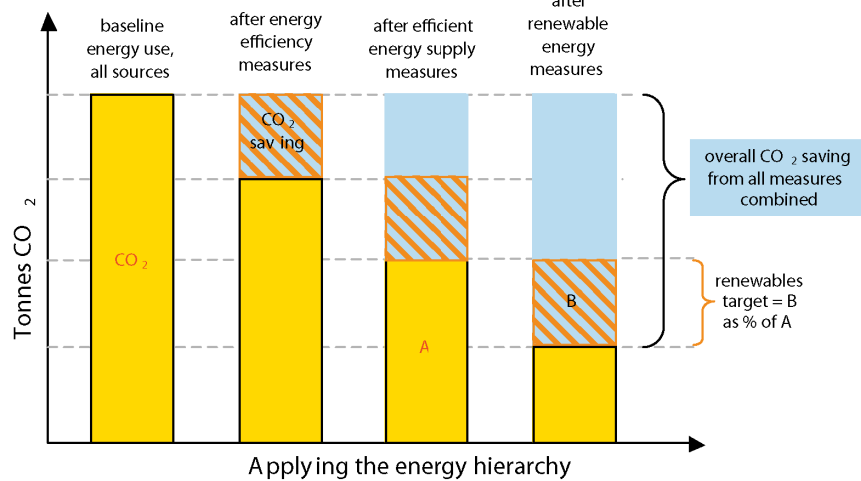
5.139 We will work with the Environment Agency, Thames Water, Transport for London, developers and emergency services to manage and reduce flood risk.




Targets

These are the targets development will be expected to meet. They will be updated regularly to reflect changes in national, regional and local policy changes. For the latest targets, visit www.southwark.gov.uk/ldf:

- Residential development should achieve at least Code for Sustainable Homes Level 4.
- Community facilities, including schools, should achieve at least BREEAM "very good".
- New health facilities must be BREEAM "excellent" and any refurbishment should achieve BREEAM "very good."
- All other non-residential development should achieve at least BREEAM "excellent".
- Major development should achieve a 44% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy generation.
- Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy.
- Major development must reduce surface water run-off by more than 50%
- Major housing developments must achieve a potable water use target of 105 litres per person per day.

Figure 35: Approach to meeting energy targets



-  Reduction in CO₂ emissions at each stage of the energy hierarchy.
-  Overall reduction in CO₂ emissions from a combination of energy hierarchy stages.
-  CO₂ emissions that will still be emitted from a development.

Fact Box: Code for Sustainable Homes (CfSH) and BREEAM

Code for Sustainable Homes is a national standard for measuring the impact of a new building on the environment. The Code gives a rating to development which ranges from 1 to 6. The higher the rating the more sustainable a home is. The assessment looks at things like how much energy and water will be used, how much pollution will be released, and how much waste will be created.

For other types of buildings, a tool known as BREEAM (the Building Research Establishment Environmental Assessment Method) is used. This is similar to the Code for Sustainable Homes, but gives a rating of Poor to Outstanding.



Section 6: Implementation

Strategic Policy 14 – Implementation and delivery

How we will achieve our vision to improve our places

SO 4A Provide enough funding for regeneration to positively transform the image of Southwark

SO 4B Making sure that we consult effectively

Our approach is

We will ensure that our strategic vision and objectives for further protecting, enhancing and regenerating Southwark are implemented between 2009 and 2026 so that our borough continues to be successful and vibrant.

We will do this by

1. Working with our partners, local communities and developers to meet the targets set out in Strategic Targets Policy 1 – Achieving growth and Strategic Targets Policy 2 – Improving our places.
2. Improving our places through small scale improvements in our other areas.
3. Linking our vision, themes, objectives, policies, targets, implementation and monitoring together through our delivery programmes.
4. Working with local communities, developers, landowners and other partners.
5. Working with infrastructure providers to identify and deliver elements of infrastructure required to support growth and deliver environmental improvements at the right time
6. Using planning obligations to reduce or mitigate the impact of

developments.

7. Using our compulsory purchase powers to ensure that land is made available for development where it is needed to meet our regeneration objectives.
8. Ensuring that we carry out meaningful consultation on our local development framework and planning applications.
9. Monitoring and reviewing the effectiveness of the core strategy through our Annual Monitoring Report.

We are doing this because

- 6.1 We need to make sure that we can deliver our strategy for strengthening places in Southwark between 2009 and 2026. We are already delivering a significant amount to achieve our 5 themes of improving individual life chances, making the borough a better place for people, delivering quality public services, making sure positive change happens and strengthening areas. The core strategy's success is based on continued delivery of a programme through partnership working, consultation, provision of infrastructure and planning obligations. We set this out as part of our strategy and linked it through the policies to the delivery plan set out in tables 1 and 2.

Delivering sustainable changes

- 6.2 We have a programme to make sure that we deliver our strategy. This is made up of a number of approaches. The detail is set out in tables 1 and 2. They can be summarised as:
 - Setting out a strategy for implementation of each policy and each area.
 - Linking the core strategy to our council-wide evidence based

strategies for issues such as housing, open space and enterprise and areas such as Aylesbury and Canada Water.

- Setting out detailed guidance, allocations of sites, delivery, targets and monitoring through development plan documents on housing and development management.
- Setting out area visions, guidance, allocations of sites, delivery, targets and monitoring through development plan documents in area action plans for Canada Water, Aylesbury, Peckham and Nunhead and Old Kent road.
- Setting out further guidance in supplementary planning documents for Aylesbury, Dulwich, Bankside, Borough and London Bridge, Camberwell and Tower Bridge Business Complex.
- Making planning decisions on sustainable development through development management.
- Bringing our own land forward for development.
- Setting out the infrastructure required and how this will be developed.
- Providing a clear, needs based borough-wide approach to planning obligations (section 106) based on the impact of development. implemented through a tariff.
- Improving our policy and decision making.

Partnership working

6.3 We cannot deliver change alone. Our vision is to make Southwark a better place for those who live, work, study in and visit the borough. It is essential that we continue to engage with communities in Southwark to make sure we deliver their aspirations and to make the most of our community resources. Our statement of community involvement sets out our policies

for involving the community in the planning process.

- 6.4 The local strategic partnership, the Southwark Alliance, also plays an important part in bringing businesses, the voluntary sector and other agencies together. The Southwark Alliance is a forum of opinion, reflecting the diversity of the lives of the people in the borough. It brings together the Council, other statutory organisations (for health, police, schools, and employment), with voluntary, business, faith and community sector organisations. Its role is to set the vision for the borough through the Community Strategy (Southwark 2026) and to drive and monitor its implementation. It also brings together many other partnerships including those for housing, environment, healthy living, employment and enterprise. We work closely with the Southwark Alliance and our core strategy objectives reflect those of the Community Strategy.
- 6.5 Much of the development that is envisaged over the lifetime of the core strategy will be implemented by private sector developers and landowners. We have established good partnerships with these organisations and will maintain these to make sure that Southwark continues to be a good place to invest. We will continue to work closely with other organisations which are also critical to the delivery of the core strategy including the Mayor and Transport for London, the Homes and Communities Agency and the Primary Care Trust.
- 6.6 We manage over 50,000 homes and own a significant amount of land in Southwark. As a landowner, we have a direct impact on the implementation of the core strategy and we recognise that the redevelopment of some council owned sites would contribute

significantly to the overall aims of the core strategy. In places such as Bermondsey Spa, we have successfully been using our land to help regenerate neighbourhoods. We will continue to do this to help the regeneration of places such as the Elephant and Castle, Aylesbury, Canada Water, the Old Kent road and Peckham.

- 6.7 If, as a result of monitoring and review it appears that development is not coming forward in a sustainable or timely manner. We will be proactive in using our powers to respond to changing circumstances, for example through using Compulsory Purchase Orders to unlock sites to enable development or regeneration to progress.
- 6.8 The core strategy sets out the vision for Southwark, puts forward strategic objectives and planning policies and develops a borough-wide spatial strategy. Along with the London Plan, the core strategy is the main vehicle for decision-making in the borough. Implementation of the core policies will be achieved through our development management function when we make decisions on planning applications and also through the development of more focused policies for areas and sites of significant growth, regeneration or change. We are preparing development management policies, area action plans and supplementary planning documents that will explain core strategy policies and provide more detail.

Consultation

- 6.9 Our Statement of Community Involvement (SCI) sets out how and when we will involve the community in preparing planning policy documents and in making decisions on planning

applications. We developed our SCI by working with many local people, businesses, voluntary and community organisations, councillors and statutory organisations. The SCI includes different consultation methods, how to overcome barriers to involve different groups, and the process of how we will consult on both planning policy documents and planning applications. Involving the community at an early stage as possible in the planning process helps us to implement development that is needed by the community.

Infrastructure

- 6.10 New development in the borough needs to be supported by adequate infrastructure. This includes social infrastructure such as schools, health, facilities for the emergency services, including the police, other community facilities, transport infrastructure, green infrastructure such as parks and open spaces, and energy, telecoms and utilities infrastructure. Where infrastructure is needed to support development, it should be provided alongside it and development should not be permitted unless essential infrastructure can be completed prior to occupation of the new development.
- 6.11 We have worked in partnership with infrastructure providers, including all council departments and external agencies, throughout the development of the core strategy to identify infrastructure required to facilitate the development set out in the core strategy. Tables 1 and 2 set out the infrastructure which is needed to help deliver the aims of the core strategy. We will keep this under review to make sure we respond to changing circumstances.

Planning obligations

- 6.12 We will use section 106 planning obligations to overcome negative impacts of development and to make sure that infrastructure needed to support development is provided. We will use planning obligations in accordance with government guidance, set out Circular 2005/05. We have an approved Planning Obligations supplementary planning document which explains our policies in more detail and sets out a series of standard charges to be applied to development. Through implementing this supplementary planning document we secure financial contributions to mitigate the impacts of development. We will be updating and revising this supplementary planning document during 2010. Our most recent Section 106 Annual Monitoring Report shows that we negotiated approximately £23,716,807 during 2008-2009. Of this money, the highest £15,239,405 was secured from Bankside and Borough, with significant sums coming from Bermondsey, Walworth and Rotherhithe.
- 6.13 The government has consulted recently on introducing a community infrastructure levy. Our current standard charges as set out in the supplementary planning document may change based on new requirements that may be introduced. Over the lifetime of the core strategy, we will manage our requirements for planning obligations to make sure that they remain up-to-date and that they meet any changing requirements of the government or the Mayor.

Fact Box: Community Infrastructure Levy

The Community Infrastructure Levy (CIL) will be a new charge on development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans.

It will be paid primarily by owners or developers of land which is developed.

CIL should be used to fund the infrastructure needs of development. Development can be unlocked and made sustainable by the provision of very different types of infrastructure, such as transport, schools and health centres, flood defences, energy, telecoms and utilities, play areas, parks and other green spaces, many of which are already funded in part by the existing system of developer contributions.

Tables 1 and 2 - Implementation, delivery and infrastructure

- 6.14 Table 1 sets out the key requirements to implement each of the strategic policies 1 to 13. Policy 14 is a general implementation policy and therefore is delivered through the other policies. We also set out in table 2, the implementation plan to deliver the visions for the opportunity areas (Bankside, Borough and London Bridge and also Elephant and Castle) and the action areas where we are preparing area action plans (Aylesbury, Canada Water and Peckham and Nunhead). By setting out our targets, the infrastructure needed, actions we will take, the phasing, who we will work with and where the funding will come from we demonstrate our approach to delivery within Southwark.

Table 1 – Delivery and implementation plan for improving our places by policy

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Strategic Policy 1: Sustainable Development			
<ul style="list-style-type: none"> • Sustainability appraisal of the core strategy which includes indicators and targets. • Sustainability appraisal of all adopted planning documents including area action plans, other development plan documents and supplementary planning documents. 	<p>Approach We need to make sure that all development is the most sustainable choice. Our strategy is to assess all planning documents, applications and developments. This demonstrates that the guidance and schemes permitted are creating sustainable development.</p>		<p>Southwark Council, local communities, Environment Agency, Natural England, English Heritage, private developers, land owners, Transport for London, Greater London Authority</p>
	<p>Area action plans</p> <p>Supplementary planning documents Through the sustainability assessment of development plan documents, AAPs and SPDs. We are preparing area action plans and area-based supplementary planning documents to help different parts of Southwark become more sustainable.</p>	<p>The adoption timetable is set out in our Local Development Scheme</p>	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Planning decisions through development management Regeneration of places and delivery of homes, jobs, community facilities etc and protection of open space and conservation are all covered by other policies.</p>		

Strategic Policy 2: Sustainable Transport

<ul style="list-style-type: none"> • 80% increase in cycling levels between 2000 and 2010 • 200% increase in cycling levels between 2000 and 2020. • Increasing the number of journeys made by foot by 15% between 2001 and 2015. • New public transport infrastructure. Zero growth in traffic between 2001 and 2011. • Transport assessment of all major applications 	<p>Approach We need to make sure that all development does not have negative traffic impacts, encourages walking and cycling, minimises car use. Our strategy is to assess all planning documents, applications and developments for their impact on transport, direct large developments to growth areas and create accessibility to town centres and facilities.</p>		<p>Government, Transport for London, Southwark Council, private developers, Southwark Alliance, Network Rail, transport operators, London TravelWatch, Passenger Focus, emergency services and neighbouring authorities.</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Area action plans</p> <p>Supplementary planning documents</p> <p>Through Aylesbury area action plan, Peckham and Nunhead AAP, Old Kent Road AAP, Canada Water AAP, and Bankside, Borough and London Bridge SPD, Camberwell SPD and Dulwich SPD providing more detailed policies and guidance on transport. Also through providing more detailed guidance for Elephant and Castle in the SPG and SPD</p>	<p>The adoption timetable is set out in the Local Development Scheme</p>	
	<p>Infrastructure provision</p> <p>Through investing in small transport schemes as set out in the Local Implementation Plan. This will be reviewed soon.</p>		
	<p>Infrastructure provision</p> <p>Connect2 South Bermondsey</p>	<p>Most elements of the wider network will be developed in the next 2 years. The reopening of the rail bridge at South Bermondsey is programmed for three years.</p>	<p>Southwark Council, Sustrans, Transport for London, Living Streets and Southwark Cyclists,</p>



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Infrastructure provision</p> <p>Delivery and infrastructure improvements to public transport accessibility from Elephant and Castle through Aylesbury area to north Peckham through segregated bus lane or similar</p>	<p>Alternatives to the Cross River Tram currently being considered jointly by Transport for London and relevant boroughs.</p> <p>As a long term proposal for delivery towards the end of the plan period it is not crucial for delivery of the strategy in the first 10 years. This will be monitored and alternatives (such as enhanced bus services) will be identified as necessary</p>	Transport for London
	<p>Infrastructure provision</p> <p>Improvements to public transport accessibility in Camberwell and Peckham. The Mayor's Transport Strategy includes a commitment to review the options for extending the Bakerloo Line.</p>	<p>After 2020</p> <p>As a long term proposal for delivery towards the end of the plan period it is not crucial for delivery of the strategy in the first 10 years. This will be monitored and alternatives (such as enhanced bus services) will be identified as necessary</p>	Transport for London
	<p>Infrastructure provision</p> <p>Southwark will continue to investigate viability of providing a new station at Camberwell on the Thameslink line.</p>	<p>No commitment to Camberwell Station - Southwark would wish to see this considered as an option if Bakerloo extension does not go ahead beyond 2020</p>	Transport for London, Network Rail

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council

Strategic Policy 3: Shopping, Leisure and Entertainment

<ul style="list-style-type: none"> • All major development for shopping, leisure and culture development to be in town centres. • No net loss of shopping, leisure and culture floorspace in growth areas • Elephant and Castle: Around 45,000 sqm of new shopping and leisure floor space • Canada Water: Around 35,000 sqm of new shopping floorspace 	<p><i>Approach</i></p> <p>Our Retail Capacity Study suggests that we can expand retail floorspace in the borough without harming the vitality of centres outside the borough. Our strategy is to improve the choice available in our centres. This includes enabling and supporting the provision of additional shopping space in Elephant and Castle/Walworth Road, Canada Water, Peckham, Bankside, Borough and London Bridge either to strengthen the role of the centre or to meet the needs of the area.</p>		Development Agency, Southwark Council, developers, landowners, Network Rail, Transport for London, town centre management, business improvement districts, Greater London Authority
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Implementation strategy</p> <p>Through developing an Enterprise Strategy to get more businesses in the borough.</p>		
	<p>Through developing an Employment Strategy to improve local people's access to jobs.</p>		
	<p>Bringing our own land forward for development Through developing our own land at Elephant and Castle and Canada Water.</p>		
	<p>Area action plans</p> <p>Through Aylesbury AAP, Peckham and Nunhead AAP, Canada Water AAP, Old Kent Road AAP and Camberwell AAP providing more detailed policies on retail and infrastructure.</p>	<p>The adoption timetable is set out in the Local Development Scheme</p>	
	<p>Specific schemes are included in the area sections.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Planning decisions through development management</i></p> <p>Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.</p>		
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
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Strategic Policy 4: Places for learning, enjoyment and healthy lifestyles

<ul style="list-style-type: none"> • Increase in provision of school places • Improve provision of leisure facilities • Improve provision of libraries • Improve provision of health facilities • Improve provision of community facilities 	<p>Approach</p> <p>We need to ensure that there are community facilities to provide places for activities such as education, leisure, holding meetings and health provision. Our strategy is to facilitate provision to meet needs from evidence provided by reviewing the increase in residents and workers in Southwark through the Strategic Housing Land Availability Assessment and employment surveys to inform needs analyses.</p>		<p>Government, Southwark Council, Southwark Schools for the Future, local communities, Southwark Alliance, Primary Care Trust, Her Majesty's Court Service, Sport England, voluntary and community sector, private developers, Fusion.</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Development Plan documents</i></p> <p><i>Area action plans</i></p> <p><i>Supplementary planning documents</i></p> <p>Through area action plans and supplementary planning documents providing further guidance on community facilities, health facilities and educational facilities.</p>	<p>The adoption timetable is set out in our Local Development Scheme</p>	
	<p><i>Evidence based strategies</i></p> <p>We are reviewing our Play and YouthProvision Strategies and are preparing a Sports and Physical Activity Strategy. This will feed into the planning guidance setting out further protection.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Infrastructure provision</p> <p>Through Southwark Building Schools for the Future Programme and Extended School Programme providing improvements to schools and new school places.</p> <p>Major investment in 13 Southwark secondary schools scheduled to come to fruition over the next five years through LEP.</p>	<p>Eveline Lowe, Michael Faraday and Southwark Park schools planned to open September 2011. Cherry Garden school planned for September 2013.</p>	<p>Southwark Council, the schools, the Local Enterprise Partnership</p>
	<p>Infrastructure provision</p> <p>Through working with the Primary Care Trust to develop new health facilities and improve existing facilities. This includes through their Primary and Community Care Strategy and their Asset Management Strategy.</p>		<p>Primary Care Trust, Southwark Council</p>
	<p>Infrastructure provision</p> <p>Refurbishment of Dulwich Leisure Centre.</p>	<p>Phased work on the Dulwich Leisure Centre to be completed January 2011.</p>	<p>Southwark Council, Fusion, Buxton under a framework contract for the Dulwich Leisure Centre.</p>



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Infrastructure provision</p> <p>Camberwell Leisure Centre to be refurbished to restore the pool and ancillary facilities along with a new facility for young people at the rear of the building.</p>	Currently on site.	Southwark Council. Buxton under a framework contract.
	<p>Infrastructure provision</p> <p>Surrey Docks Water Sport Centre improvement.</p>	Due for completion December 2009	Southwark Council. Buxton under a framework contract.
	<p>Infrastructure provision</p> <p>John Harvard Library. Extending the footprint of the building, completely refurbishing the interior of the library, implementing self-service technology, providing a refreshment facility and improving service delivery.</p>	To be completed 2009.	Southwark Council, Alexi Marmot Associates and Apollo.
	<p>Infrastructure provision</p> <p>Expansion to the London Bridge Hospital</p>	2015	HCA International Ltd (London Bridge Hospital), local landowners and developers



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Planning decisions through development management</i></p> <p>Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.</p>		
<p>Improvements to policy, performance and decision making.</p>	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	<p>Annually</p>	<p>Southwark Council</p>



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
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Strategic Policy 5: Providing new homes

<ul style="list-style-type: none"> Meeting the London Plan overall housing target and rolling this on to 2026 to meet the target of 24,450 net new homes between 2011 and 2026. Meeting the new London Plan targets for net new homes for the following area: <ul style="list-style-type: none"> Bankside, Borough and London Bridge Opportunity Area: 1,900 Elephant and Castle Opportunity Area: 4,000 Canada Water action area core: 2,500 Providing 4,200 homes (including around 1,450 net new homes) 	<p>Approach</p> <p>We need to build as many new homes as possible whilst protecting open space and making sure that places include employment, shopping, leisure and community activities.</p> <p>Our strategy is to set out how many housing units will be for housing development with the amount of housing that can be built and when this may come forward.</p>	<p>Phases are:</p> <p>2009 – 2011 2011 – 2016 2016 – 2021 2021 – 2026 2026 – 2031</p> <p>We use our current targets until 2011. We set targets in the Core Strategy from 2011 – 2021. We predict growth based on a windfall analysis from 2021 – 2031.</p>	<p>Government, Government Office for London, Greater London Authority, Homes and Communities Agency, Southwark Council, Southwark Alliance, private developers, landowners, registered providers, Southwark Housing Association Group` (SOUHAG), local communities</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Evidence based strategies</i></p> <p>Through our Strategic Housing Land Availability Assessment we have identified future potential housing sites over 0.25 hectares. The majority of these are within our growth areas.</p>		
	<p>Through our housing trajectory we have identified our estimate of housing supply based on looking at how much housing has been completed over previous years and sites that we expect to come forward in the future. We will update the trajectory every year as part of our Annual Monitoring Report.</p>		
	<p><i>Evidence based strategies</i></p> <p>Through our supply and demand model which provides a forecast of how much new housing will be delivered and the supply and demand for social rented housing. Using this model to assist with decanting residents from social rented housing and to help us to plan our regeneration programmes.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	Working with landowners and developers to bring sites forward.		
	<i>Bringing our own land forward for development</i> Developing council owned land.		
	Working with the Homes and Communities Agency to secure funding to help deliver more sites.		
	<i>Evidence based strategies</i> Through our Housing Strategy reducing levels of homelessness in the borough.		
New development within the density ranges set out in the core strategy	<i>Development plan documents including area action plans</i> AAPs allocating sites for housing in our development management and housing DPDs and by setting out more detailed guidance on housing sites in area SPDs	The adoption timetable is set out in our Local Development scheme	



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Improvements to policy, performance and decision making.	<p>Improving our policy and decision making</p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council

Strategic Policy 6: Homes for people on different incomes

<ul style="list-style-type: none"> Meet the affordable housing target of 8558 homes Meeting the mix of housing required in different areas of the borough. 	<p>Approach</p> <p>We need to build as many affordable homes as possible. Our strategy is to require 35% affordable homes everywhere. We also require 35% private homes in areas where most development is 100% affordable to increase housing choice and create a mix of housing.</p>	<p>Phases are</p> <p>2009 – 2011 2011 – 2016 2016 – 2021 2021 – 2026 2026 – 2031</p> <p>We use our current targets. We set targets in the core strategy from 2011 to 2026.</p> <p>We predicted growth based on a windfall analysis from 2021 to 2031.</p>	<p>Government, Government Office for London, Greater London Authority, Homes and Communities Agency, Southwark Council, private developers, landowners, registered providers, Southwark Housing Association Group (SOUHAG), local communities</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Evidence based strategies</i></p> <p>Through our Strategic Housing Land Availability Assessment we have identified future potential housing sites over 0.25 hectares. The majority of these are within our growth areas. Through the Strategic Housing Land Availability Assessment we have demonstrated that can meet the target of 8,558 new affordable homes through the 35% policy.</p>		
	<p>Through our housing trajectory we have identified our estimate of housing supply based on looking at how much housing has been completed over previous years and sites that we expect to come forward in the future. We will update the trajectory every year as part of our Annual Monitoring Report.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Evidence based strategies</i></p> <p>Through our supply and demand model which provides a forecast of how much new housing will be delivered and the supply and demand for social rented housing.</p>		
	Working with landowners and developers to bring sites forward.		
	Working with registered providers to bring forward new housing developments, such as through SOUHAG and our Joint Programme Board with the Homes and Community Agency.	We will work with developers and registered providers to encourage them to bring forward the sites that provide the most sustainable development first. This will be in line with strategic policy 1 considering issues such as developing brownfield land before green spaces.	
	<p><i>Bringing our own land forward for development</i></p> <p>Developing council owned land.</p>	We will bring forward our developments on sites that will deliver the most sustainable development possible. This will be in line with strategic policy 1 considering issues such as developing brown-field land before green spaces.	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	Working with the Homes and Communities Agency to secure funding to help deliver more sites.		
	Through applying for additional funding to build more affordable housing such as the Local Authority House Build as part of the National Affordable Housing Programme.		
	Evidence based strategies Through our Housing Strategy reducing levels of homelessness in the borough.		
	Development plan documents including area action plans Through detailed policies in the area action plans, development management DPD and housing DPD.	Our programme is set out in the local development scheme	
	Supplementary planning documents Through detailed guidance in our Affordable Housing SPD and our Section 106 SPD. Through detailed guidance in the area SPDs.	Our programme is set out in the local development scheme	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
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Strategic Policy 7: Family homes

<p>Meet the mix of dwellings set out in policy 7.</p> <ul style="list-style-type: none"> • 60% as 2 bedrooms or more • Suburban Zone and Aylesbury Action Area Core: 30% as 3, 4 or 5 bedrooms • Urban Zone and most of CAZ: 20% as 3, 4, or 5 Bedrooms • The 10% family housing areas (shown in blue on the map): 10% as 3,4 or 5 bedrooms • Canada Water and Peckham and Nunhead AAPs as set out in the AAPs • Maximum of 5% of private housing as studios. No studios in affordable housing. 	<p>Approach</p> <p>We need to build as many family homes as possible. Our strategy is to provide a range of housing sizes (especially more 3 bedrooms plus dwellings) for people of all incomes.</p>		<p>Government, Government Office for London, Greater London Authority, Homes and Communities Agency, Southwark Council, private developers, landowners, registered providers, Southwark Housing Association Group (SOUHAG), local communities</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Evidence based strategies</i></p> <p>Through our Strategic Housing Land Availability Assessment we have identified future potential housing sites. This set out how much family housing will be on each of these sites. Through the Strategic Housing Land Availability Assessment we have demonstrated that we can provide 4,023 new family homes through the policy. Through requiring more family housing in less dense areas.</p>	<p>Phases are 2009 – 2011 2011 – 2016 2016 – 2021 2021 – 2026 2026 – 2031</p> <p>We use our current targets. We set targets in the core strategy from 2011 to 2026.</p> <p>We predicted growth based on a windfall analysis from 2021 to 2031.</p>	
	<p><i>Supply and demand model</i></p> <p>Using this model to assist with decanting residents from social rented housing and to help us plan our regeneration programmes.</p>		
	<p>Working with landowners and developers to bring sites forward.</p>		
	<p>Working with registered providers to bring forward new housing developments, such as through SOUHAG.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Bringing our own land forward for development</i></p> <p>Developing council owned land.</p>		
	<p>Working with the Homes and Communities Agency to secure funding to help deliver more sites.</p>		
	<p><i>Development plan documents including area action plans Supplementary planning documents</i></p> <p>AAPs allocating sites for housing, in our development management and housing DPDs and by setting out more detailed guidance on housing sites in area SPDs</p>	<p>Our programme is set out in the local development scheme</p>	
<p>Improvements to policy, performance and decision making.</p>	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	<p>Annually</p>	<p>Southwark Council</p>



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Strategic Policy 8: Student homes			
Student housing located in towncentres and areas with good public transport accessibility.	<p>Approach</p> <p>Our strategy is to work with local colleges and universities to help them meet their needs. We will require affordable housing to ensure affordable and family housing are provided to meet our targets.</p>	<p>Phases are</p> <p>2009 – 2011 2011 – 2016 2016 – 2021 2021 – 2026 2026 – 2031</p> <p>We use our current targets. We set targets in the core strategy from 2011 to 2026. We predicted growth based on a windfall analysis from 2021 to 2031.</p>	Government Office for London, Greater London Authority, private developers, universities, colleges, local communities
	<p>Evidence based strategies</p> <p>Our Strategic Housing Land Availability Assessment shows all our potential housing sites over 0.25 hectares. It sets out how much general needs and affordable housing would be built if these sites come forward as general needs housing.</p>		
	Through working with local universities and colleges to make sure that new student housing is built where it is needed.		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
35% affordable housing (including family housing) provided on all student sites of the equivalent of 10 or more housing units	<p>We need to build as many affordable homes as possible. Our strategy is to require 35% affordable homes everywhere. We also require 35% private homes in areas where most development is 100% affordable to increase housing choice and create a mix of housing.</p> <p>We need to provide student housing to meet the needs of local colleges and universities. We need to provide student housing to meet the London need everywhere. It does not prevent us meeting our housing, affordable housing and family housing targets.</p>		
	<p><i>Development plan documents and supplementary planning documents</i></p> <p>Development management DPD and Housing DPD will set out more detailed policies for student housing. The section 106 SPD and affordable housing SPD will also provide further information on how we will implement the policy</p>	Our programme is set out in the Local Development Scheme	



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Improvements to policy, performance and decision making.	<p>Improving our policy and decisionmaking</p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council

Strategic Policy 9: Homes for travellers and Gypsies

Safeguarding existing Traveller and Gypsy sites.	<p>Approach</p> <p>We will continue to protect our existing Traveller and Gypsy sites. We will provide new sites in the future to meet the accommodation needs of Travellers and Gypsies.</p>		
	<p>Development plan document</p> <p>Protecting the four existing Traveller and Gypsy sites through the designation on the proposals map. Through our housing development plan document.</p>	Our programme is set out in the Local Development Scheme	Government Office for London, Greater London Authority, Southwark Travellers and Gypsies Group, registered providers, Southwark Council, private developers, local communities



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
Improvements to policy, performance and decision making.	Improving our policy and decision making Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.	Annually	Southwark Council

Strategic Policy 10: Businesses and jobs

<ul style="list-style-type: none"> • Bankside, Borough and London Bridge 25,000 new jobs • Elephant & Castle 5,000 new jobs • Canada Water 2,000 new jobs • Bankside, Borough and London Bridge: 400,000 -500,000 sqm of additional business floorspace 	<p>Approach</p> <p>We need to provide jobs for Southwark residents and spaces for businesses to thrive within successful places. Our strategy is to protect spaces for different types of employment and business based on the need within Southwark and Central London.</p>		<p>Local communities, Greater London Authority, Council, developers, Building London Creative Futures, Team London Bridge, Better Bankside, Southwark Council, London Development Agency, Southwark Alliance, Chamber of Commerce</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
<ul style="list-style-type: none"> • 25,000- 30,000 sqm of additional business floorspace • • No loss of small business space in the areas listed below that are protected in the policy; <ul style="list-style-type: none"> • The CAZ • Town and Local Centres • Strategic cultural areas • Action area cores • Camberwell ActionArea • On classified roads 			
	<p><i>Evidence based strategies</i></p> <p>Through our Employment Land Review we have assessment the demand for and supply of employment land.</p>		
	<p><i>Implementation strategy</i></p> <p>Through Southwark Enterprise and Employment Strategies.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Area action plans</p> <p>Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent Road AAP and Canada Water AAP providing more detailed policies on employment and infrastructure</p>	<p>The adoption timetable is set out in our Local Development Scheme.</p>	
	<p>Supplementary planning documents</p> <p>Through Bankside, Borough and London Bridge SPD, Camberwell SPD and Elephant and Castle SPG setting out more detailed policies on employment and infrastructure.</p>	<p>The adoption timetable is set out in our Local Development Scheme.</p>	
	<p>Through setting targets for jobs and provision of business floorspace.</p>	<p>The phasing is: 2009 to 2011 2011 to 2021 2021 to 2026</p>	
	<p>Through working with the Southwark Alliance, business improvement districts and other agencies and organisations.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Infrastructure provision</p> <p>Upgrade to railway and tube station (TfL) (London Bridge)</p>		
	<p>Planning decisions through development management</p> <p>Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.</p>		
<p>Improvements to policy, performance and decision making.</p>	<p>Improving our policy and decision making Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	<p>Annually</p>	<p>Southwark Council</p>



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
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Strategic Policy 11: Open spaces and wildlife

<ul style="list-style-type: none"> • All development on previously developed land, loss of protected open space. • Improve quality of open spaces. • Increase in trees, woodlands and vegetated areas. • No loss or damage to SINCs. • Improvement in priority habitats. • Everyone within walking distance of a quality natural space. 	<p>We need to protect and improve open spaces and places for wildlife whilst providing land for development. Our strategy is to strongly protect strategic and local open spaces and to allow development where sites are not protected as these are development sites rather than open space.</p>	<p>The open spaces and wildlife targets will be monitored annually with a review and improvements introduced based on the findings.</p>	<p>Local communities, Natural England, Environment Agency, Greater London Authority, Southwark Council, private developers, 'Friends of' groups, Southwark Biodiversity Partnership, Greenspace Information for Greater London (GiGL) Green Chain Working Party and Green Chain Joint Committee, London Geodiversity Partnership</p>
	<p><i>Evidence based strategies</i></p> <p>The Southwark Open Space Strategy will provide us with the evidence and strategy for protection of open spaces.</p>	<p>2011/2012</p>	



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p>Area action plans</p> <p>Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent Road AAP and Canada Water AAP providing more detailed policies on protection and improvement of open space and places for wildlife.</p>	<p>The adoption timetable is set out in our Local Development Scheme.</p>	
	<p>Supplementary planning documents</p> <p>Through Bankside, Borough and London Bridge SPD, Camberwell SPD Elephant and Castle SPG setting out more detailed policies on protection and improvement of open space and places for wildlife.</p>	<p>The adoption timetable is set out in our Local Development Scheme.</p>	
	<p>Through setting targets for no loss of open space and biodiversity.</p>		
	<p>Evidence based strategies</p> <p>We are preparing a strategy to help us encourage food growing. We are preparing a tree strategy to help us protect and look after Southwark's trees.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Evidence based strategies</i></p> <p>We have an adopted biodiversity action plan and have signed up to Green Space Information for Greater London. A Geodiversity Action Plan is being developed for London by the London Geodiversity Partnership.</p>		
	<p><i>Infrastructure provision</i></p> <p>Identifying green chains including the South East London Green Chain and protecting them as open spaces.</p>		
	<p>We will identify quiet areas as part of the Environmental Noise (England) Regulations 2006.</p>		
	<p><i>Infrastructure provision</i></p> <p>Through improving 22 children's play sites across the borough.</p>		
	<p><i>Planning decisions through development management</i></p> <p>Through using conservation area controls and tree preservation orders to control loss of trees.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Planning decisions through development management</i></p> <p>Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.</p>		
	<p><i>Supplementary planning documents</i></p> <p>Through protecting and improving trees with new development. The Sustainable Design and Construction SPD sets out guidance for protecting and improving trees and biodiversity.</p>		
<p>Improvements to policy, performance and decision making.</p>	<p>Improving our policy and decision making Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	<p>Annually</p>	<p>Southwark Council</p>



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
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Strategic Policy 12: Design and conservation

<ul style="list-style-type: none"> • Increase in the number of designated heritage assets and reduction in number of heritage assets at risk. • 100% of all developments in APZ should have a archaeological assessment • Increase in the number of schemes achieving the secured by design principle • Increase in the number of developments securing building for life 	<p>Approach</p> <p>We need to protect our historic environment and improve our places through buildings and area design. Our strategy is to protect and enhance heritage assets and to regenerate areas which have become unsuccessful as places through conservation and design of building and places.</p>	<p>The design and conservation targets will be monitored annually with a review and improvements introduced based on the findings.</p>	<p>Local communities, CABA English Heritage, Greater London Authority, Metropolitan Police, Southwark Council, Southwark Design Review Panel, private developers (HCA, RPs etc), business improvement districts, voluntary and community sector.</p>
	<p>Through effective working in partnership and consultation with infrastructure providers, the development industry, and the voluntary and community sector. This includes our pre-application process, Design Review Panel and design and conservation officers.</p>		



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Planning decisions through development management</i></p> <p>Requiring a high standard of design and inclusive design for accessibility for all new applications. To achieve this we have prepared a Residential Design Standards SPD and Design and Access SPD. We will review this through the Housing and Development Management DPDs.</p>		
	<p><i>Area action plans</i></p> <p>Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent Road AAP and Canada Water AAP providing more detailed policies on design and conservation.</p>	<p>The adoption timetable is set out in our Local Development Scheme.</p>	
	<p><i>Supplementary planning documents</i></p> <p>Through Bankside, Borough and London Bridge SPD, Camberwell action area SPD, Elephant and Castle SPG setting out more detailed policies on design and conservation.</p>	<p>The adoption timetable is set out in our Local Development Scheme.</p>	



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	<p><i>Evidence based strategies</i></p> <p>Through design standards, studies and tools such as:</p> <ul style="list-style-type: none"> • Building for Life • English Heritage (Historic Landscape Assessment) • Secured By Design • London View Management Framework • Decent Home Standards • Developing a 3D model for Bankside, Borough, London Bridge and Elephant and Castle. • Conservation area profiles for all our conservation areas 		
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
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Strategic Policy 13: High environmental standards

<ul style="list-style-type: none"> • Reduce CO2 emissions across Southwark by 80% over 2005 levels by 2050. • Residential development should achieve at least Code for Sustainable Homes Level 4. • Community facilities, including schools, should achieve at least BREEAM 'very good'. • All other non-residential development should achieve at least BREEAM 'excellent'. • under 2% by 2010. • By 2015 we will be recycling and composting at least 45% of municipal waste and by 2025 at least 70% of commercial and industrial waste. • Recycling or reusing 95% of construction, excavation and demolition waste by 2020. • Annual growth in waste level Processing at least 80% of our waste within Southwark by 2015 and at least 85% by 2020. 	<p>Approach</p> <p>We need to make sure that all developments and regeneration of places meet the highest possible environmental standards. Our strategy is to test the quality of guidance and development through a set of requirements.</p> <p>Supplementary planning documents</p> <p>Through requiring standards to be met through the Sustainable Design and Construction SPD.</p> <p>We are preparing local area planning documents to make the most of local opportunities for reducing waste, improving energy efficient, tackling climate change and reducing water use.</p>	<p>The environmental standards will be monitored annually with a review and improvements introduced based on the findings.</p> <p>The environmental standards will be monitored annually with a review and improvements introduced based on the findings.</p>	<p>Environment Agency, Natural England, Greater London Authority and London Development Agency, Southwark Council, private developers, utility providers</p> <p>Environment Agency, Natural England, Greater London Authority and London Development Agency, Southwark Council, private developers, utility providers</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
<ul style="list-style-type: none"> • Reduce reliance on potable water. • Manage and reduce flood risk. • Reduce and avoid pollution. 			
	<p>Implementation strategy</p> <p>Preparing a Joint Waste Management Strategy looking at how we will deal with waste to 2025</p>	2010	Bexley, Bromley, Greenwich and Lewisham Greater London Authority, Veolia
	<p>Infrastructure provision</p> <p>Delivering the MUSCo at Elephant and Castle.</p>		Southwark Council Dalkia, Veolia Water, Independent Fibre Network Ltd
	<p>Infrastructure provision</p> <p>Investigating possible decentralised energy and water schemes at Canada Water, Aylesbury and Peckham.</p>		Southwark Council, energy service providers, London Development Agency
	<p>Planning decisions through development management</p> <p>Requiring Code for Sustainable Homes and BREEAM assessments with applications and postconstruction.</p>		Southwark Council, developers

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	Improving the energy efficiency of existing buildings by connecting to local area energy systems and through programmes such as low carbon zones and CESP. Our Home Energy Conservation Act (HECA) programme will improve the energy efficiency of housing.		Southwark Council, Greater London Authority, Department of Environment, Food and Rural Affairs
	Improving schools through the Eco Schools Programme.		Southwark Council, DCSF
	Infrastructure provision Building a new waste management facility at Old Kent Road.	2009-2011	Southwark Council Veolia
	Implementation strategy Reviewing our Waste Minimisation Strategy to minimise growth in waste		Southwark Council Veolia
	Infrastructure provision Thames Water is upgrading old Victorian water mains	2010-2015	Thames Water
	Infrastructure provision The Thames Tunnel is being developed to help improve water quality in the River Thames	2009-2020	Thames Water Southwark Council



TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (Where it has been demonstrated that new infrastructure is required to enable this to proceed this is set out below)	WHO WILL BE INVOLVED
	The Environment Agency will invest in and maintain flood defences. It is undertaking the Thames Estuary 2100 project to manage tidal flood risk in London up until 2100. The Environment Agency is also preparing a Catchment Flood Management Plan for the Thames.		Environment Agency, Southwark Council
	Department of Environment, Food and Rural Affairs is preparing noise action plans to help manage and reduce noise in areas most affected.		Southwark Council, Department of Environment, Food and Rural Affairs, Industry, Network Rail, Transport for London
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council



Table 2 – Delivery and implementation plan for improving our places by area

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Bankside, Borough and London Bridge Opportunity Area				
The Bankside, Borough and London Bridge SPD provides further detail.				
1,900 new homes	<p>Through identifying Strategic Housing Land Availability Assessment sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p> <p><i>Bringing our own land forward for development</i> Developing council owned land. Working with the Homes and Communities Agency to secure funding to help deliver more sites.</p>	<p>Phases are:</p> <p>2009-1011 2011-2016 2016-2021 2021-2026 2026-2031</p> <p>The adoption timetable is set out in the Local Development Scheme.</p>	<p>The local communities</p> <p>English Heritage, CABE, Greater London Authority, London Development Agency, Homes and Communities Agency, Southwark Council</p> <p>Developers and landowners Guy's Hospital Kings College Network Rail</p> <p>registered providers</p> <p>Better Bankside Team London Bridge Cross River Partnership</p> <p>Transport for London</p>	Developers

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p>Supplementary planning documents Through the Borough, Bankside and London Bridge Supplementary Planning Document setting out more detail to support the policies on homes.</p>			
400,000-500,000 sqm of new B1 floor space	<p>Supplementary planning documents Bankside, Borough and London Bridge Supplementary planning document will set out more detailed policies on offices.</p>	The adoption timetable is set out in the Local Development Scheme.	Developers, Southwark Council,	
25,000 new jobs	<p>Implementation strategy Through Southwark Enterprise and Employment Strategies.</p>	2011-2026	Government, Southwark Council, London Development Agency, Southwark Alliance, Chamber of Commerce, private developers, landowners	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p>Supplementary planning documents</p> <p>Through providing more detail on employment in the Bankside, Borough and London Bridge SPD</p> <p>Through working with the Southwark Alliance and other agencies/organisations</p>			
Improve public transport	<p>Infrastructure provision</p> <p>Thameslink programme- New station and track layout at London Bridge Station</p>	2011-2015	Network Rail, Southwark council	£5.5 billion. Network Rail funded.
	<p>Infrastructure provision</p> <p>Upgrade to the railway and tube station (TfL) (London Bridge) and bus interchange</p>	2011-2015	Transport for London, Network Rail, Sellar Properties, Southwark council	£1 billion. Network Rail funding. Sellar also developing a new bus and taxi interchange

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Improving quality and assess to open spaces.	Infrastructure provision Improvements to open spaces and public realm, including protecting Crossbones Graveyard as open space, drawing on the Open Spaces Strategy 2009.	Ongoing	Southwark Council, developers, landowners, Better Bankside, Team London Bridge, Bankside Open Spaces Trust	Developers, business improvement districts, Section 106 contributions, Cleaner, Greener, Safer programme
Improving library provision	Infrastructure provision John Harvard Library. Extending the footprint of the building, completely refurbishing the interior of the library, implementing selfservice technology, providing a refreshment facility and improving service delivery.	To be completed 2009.	Southwark Council, Alexi Marmot Associates and Apollo.	£1.42 million Big Lottery Funding grant.
Improving access to and quality of community facilities	Infrastructure provision Extended School Programme to enable school facilities to be used out of school hours.	2011	Southwark Council	Southwark Council

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Improving health facilities	Infrastructure provision Improvements to Guy's Hospital	2020	Southwark Council Guy's Hospital/Primary Care Trust, King's College	Guy's Hospital/Primary Care Trust, King's College
	Infrastructure provision Expansion to the London Bridge Hospital	2015	HCA International Ltd (London Bridge Hospital), local landowners and developers	HCA International Ltd
Improving cultural facilities	Infrastructure provision Extension to Tate Modern.	2012	Tate Modern	Tate Modern
Reducing impact of development on local communities.	Introducing an alcohol saturation zone at Bankside.	2009	Southwark Council	
Managing flood risk	Infrastructure provision Thames Water replacement of old Victorian water mains.	2010	Thames Water	Thames Water
	Evidence based strategies Environment Agency Thames Estuary 2100 Strategy and Thames Catchment Flood Management Plan.		Environment Agency, Southwark Council	Environment Agency

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council	Southwark Council

Elephant and Castle action area

The Elephant and Castle SPD provides further detail

4,000 new homes	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p>	<p>Phases are:</p> <p>2009-1011 2011-2016 2016-2021 2021-2026 2026-2031</p>	Government, Government Office for London, Greater London Authority, Southwark Council, Homes and Communities Agency, registered providers, private developers including Lend Lease Ltd, First Base, Oakmayne	
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p><i>Bringing our own land forward for development</i> Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p><i>Supplementary planning documents</i> Through the Elephant and Castle Supplementary Planning Guidance (2004) and the Enterprise Quarter Supplementary Planning Document (2008).</p>	<p>We are agreeing a phasing plan with Lend Lease Ltd.</p>		
<p>Around 45,000 sqm new shopping and leisure floor space</p>	<p><i>Supplementary planning documents</i> Through Elephant and Castle Supplementary Planning Guidance (2004) and the Enterprise Quarter Supplementary Planning Document (2008) setting out more detailed policies on retail.</p>		<p>Government Office for London, Greater London Authority, Southwark Council, private developers</p>	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Increased office space and 5,000 new jobs	<p>Implementation strategy</p> <p>Through Southwark Enterprise and Employment Strategies.</p> <p>Supplementary planning documents</p> <p>Through the Elephant and Castle SPG and the Enterprise Quarter SPD</p> <p>Through working with the Southwark Alliance and other agencies/organisations</p>	2011-2026	Government, Southwark Council, London Development Agency, Southwark Alliance, Chamber of Commerce, private developers, landowners	
Improve health facilities	<p>Infrastructure provision</p> <p>Working with the PCT to find sites for new health facilities</p>		Primary Care Trust, Southwark Council	Primary Care Trust,
Improve educational facilities	<p>Infrastructure provision</p> <p>Working with London South Bank University and London University of the Arts</p>	TBC	Government, Southwark Council, London South Bank University, London University of the Arts	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Developing the Multi Utilities and Services Company (MUSCo)	Infrastructure provision Through the development of the MUSCo	TBC	Southwark Council, Preferred partners Dalkia, Veolia Water and Independent Fibre Networks Limited	Private investment from preferred partners and section 106 planning obligations
Transport improvements	Infrastructure provision Elephant and Castle public transport improvements	Ongoing	Transport for London, Southwark Council, Network Rail, developers	
	Infrastructure provision Investigate possibilities of the Bakerloo Line extension.		Transport for London, Southwark Council	
	Supplementary planning documents Through the Elephant and Castle Supplementary Planning Guidance (2004) and the Enterprise Quarter Supplementary Planning Document (2008) setting out more detailed policies on transport.	Development will be phased to ensure that funding is available to provide the transport capacity needed in time to accommodate the new residents, businesses, retail and leisure activities.		

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p>Infrastructure provision</p> <p>Maintenance and capacity improvements to the tube including Northern Jubilee and Bakerloo lines</p>	2011-2015	Transport for London	Transport for London PPP
	Public realm improvements around the vicinity of the Northern and Bakerloo lines.	2016-2020	Transport for London, Southwark Council	
Improvements to policy, performance and decision making.	<p>Improving our policy and decision making</p> <p>Developments are monitored every year in the Annual Monitoring Report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council	Southwark Council

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
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Canada Water action area

The Canada Water AAP provides further detail

2,500 new homes	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Bringing our own land forward for development Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p>Area action plans Through providing further guidance in the Canada Water Area Action Plan setting out more detail on housing.</p>	<p>Phases are:</p> <p>2009-1011 2011-2016 2016-2021 2021-2026 2026-2031</p>	<p>Southwark is working with the Homes and Communities Agency and landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), Barrett Homes to bring forward key sites in the action area core.</p>	<p>New homes and commercial space to be funded by developers.</p> <p>Funding has been sought from the Homes and Communities Agency to help deliver affordable housing on site A.</p>
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Around 35,000 sqm of new shopping floorspace	<p>Evidence based strategies Through our Retail Capacity Study identifying that Canada Water should be a major town centre with the capacity for more retail and leisure facilities.</p> <p>Area action plans Through providing further guidance in the Canada Water Area Action Plan setting out more detail on retail.</p>	Our adoption timetable is set out in the local development scheme.	Southwark is working with the local community and landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), to bring forward key sites in the action area core.	
2,000 new jobs	<p>Implementation strategy Through Southwark Enterprise and Employment Strategies.</p> <p>Area action plans Through providing further guidance in the Canada Water Area Action Plan setting out more detail on business.</p>	2011-2016	Southwark is working with the local community and landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), to bring forward key sites in the action area core.	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	Through working with the Southwark Alliance and other agencies/organisations			
Improve health facilities	Infrastructure provision Working with the PCT to find sites for new health facilities	Ongoing	Primary Care Trust, Southwark Council	Primary Care Trust
Improve educational facilities	Infrastructure provision Work with partners and school governors to provide a new education campus on the site of Rotherhithe primary school.	New secondary school to open 2013	Government, Southwark Council	Secondary school to be funded through the Building Schools for the Future Programme
New public library	Infrastructure provision A new public library is under construction.	New library to be completed in 2011	Southwark council, BLCQ	Funding has been committed.
Reduce carbon emissions	Planning decisions through development management Ensure new developments are designed for connection to district heating network	Energy infrastructure 2011-2021	Working with the London Development Agency, developers and SELCHP to provide energy infrastructure.	Energy infrastructure to be funded through s106 contributions. Funding is also being sought from the LDA.

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Transport improvements	<p>Evidence based strategies</p> <p>Through the Rotherhithe Multi Modal Study which assesses transport impact and will be used to inform the Lower Road Improvements to the road network Signalisation of the Jamaica Road roundabout.</p>	Lower Road network improvements 2016-2020 Jamaica Road roundabout signalisation 2016-2020	Working with Transport for London and Lewisham to deliver improvements to Lower Road and the Jamaica Road roundabout.	Funding has yet to be committed. Lower Road road network improvements and signalisation of the Jamaica Road roundabout to be funded through Transport for London, s106 and other contributions.
	<p>Infrastructure provision</p> <p>Upgrade to the East London Line (Phase 2)</p>	Phase 2 of the East London line phase 2 extension 2011-2015	Transport for London	Phase 2 of the East London Line Phase 2 are to be funded Transport for London.
Public realm improvements	<p>Infrastructure provision</p> <p>Completion of the new plaza and public realm improvements as schemes are developed.</p>	Public realm improvements 2011-2026; Completion of the new plaza 2011	Southwark Council, developers,	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Improvements to policy, performance and decision making.	<p><i>Improving our policy and decision making</i></p> <p>Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council	Southwark Council

Aylesbury action area

The Aylesbury AAP provides further detail

4,200 homes (including around 1,450 net new homes)	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p>	1,419 units in phase 1 (2009-2016), 645 units in phase 2 (2013-2018), 450 units in phase 3 (2017-2020) and 1,695 units in phase 4 (2020-2027)	London & Quadrant are developing the first element of phase 1 and the council and HCA are developing a joint commissioning model to procure developers to deliver the remaining part of phase 1.	New homes in phase 1 will be funded by registered providers and the private sector with social housing grant provided by the HCA. The ANDC are contributing towards the cost of leasehold acquisitions in phase 1.
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p><i>Bringing our own land forward for development</i> Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p><i>Area action plans</i> Through the Aylesbury Area Action Plan setting out more detailed policies on homes.</p>		<p>Aylesbury new Deal for Communities</p> <p>Primary Care Trust</p> <p>Greater London Authority</p> <p>tenant groups, voluntary sector organisations including Friends of Burgess Park, registered providers</p>	Phases 2 and 3 will be funded through Round 6 of the Private Finance Initiative.
2,500 sqm of new B1 floor space	<p><i>Implementation strategy</i></p> <p>Through Southwark Enterprise and Employment Strategies. Through working with the Southwark Alliance and other agencies/organisations</p>		Developers, Southwark Council, local communities	
1,750sqm of shopping	<p><i>Area action plans</i></p> <p>Through providing further guidance in the Aylesbury Area Action Plan setting out more detailed policies on retail.</p>		Developers, Southwark Council, local communities	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
2,500sqm of health facilities floorspace	Infrastructure provision Working with the PCT to find sites for new health facilities		Primary Care Trust, Southwark Council	Health facilities will be funded using a Local Investment Finance Trust.
500sqm of flexible community floorspace space	Infrastructure provision Community space and health facilities	New community and health facilities to be provided in phase 1	Southwark Council, Aylesbury NDC	
Build new schools	Infrastructure provision Michael Faraday Primary School and Walworth Academy to be completed by 2010, Aylesbury Academy to be open in 2013.	2010 2013	Southwark Council, Southwark building schools for the future, 4 Futures	New schools are being funded through the Building Schools for the Future and Academies programmes.
1,150 of pre-school facilities floorspace	Evidence based strategies Through a review of community facilities. In consultation with tenant groups and voluntary sector organisations.	Improvements to pre-school facilities to be provided across 4 phases 2011 - 2026	Southwark council, Aylesbury NDC	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
1,500sqm of social care floor space	Infrastructure provision Build new Aylesbury resource centre	2012	Southwark council	Funding has been committed.
Improving quality and access to open spaces	Infrastructure provision Create new open spaces and improve existing open spaces including Burgess Park and Surrey Square. Through consultation with voluntary sector organisations and Friends of Burgess Park.	2011-2026	Southwark council, Greater London Authority, Aylesbury NDC, Friends of Burgess park.	£6m has already been secured through the Aylesbury NDC and the Mayor's Priority Parks scheme to make improvements to Burgess Park.
Improvements to public transport	Infrastructure provision Improvements to public transport	Infrastructure provision Improvements to public transport	Transport for London, Southwark Council	Transport for London and section 106
Reduction in carbon emissions	Infrastructure provision Improvements to energy facilities	Improvements to energy infrastructure to be provided across 4 phases	Preferred partners Dalkia, Veolia Water and Independent Fibre Networks Limited Southwark council,	Preferred partner and s106 contributions.

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Improvements to policy, performance and decision making.	<p>Improving our policy and decision making</p> <p>Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council	Southwark Council

Peckham and Nunhead action area

The Peckham and Nunhead AAP provides further detail

Targets to be agreed through the Area Action Plan	<p>Implementation strategies</p> <p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p>	<p>Phases are:</p> <p>2009-1011 2011-2016 2016-2021 2021-2026 2026-2031</p>	Government, Government Office for London, Greater London Authority, Southwark Council, Homes and Communities Agency, registered providers, private developers	
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TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p><i>Bringing our own land forward for development</i></p> <p>Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p><i>Area action plans</i></p> <p>Through setting out sites with detailed guidance in the Peckham and Nunhead area action plan.</p>	The adoption timetable is set out in the Local Development Scheme.		
New shopping and leisure floor space	<p><i>Area action plans</i></p> <p>Through the Peckham and Nunhead area action plan setting out more detailed policies on retail.</p>		Government Office for London, Greater London Authority, Southwark Council, private developers	
Increased office space new jobs	<p><i>Implementation strategy</i></p> <p>Through Southwark Enterprise and Employment Strategies.</p>	2011-2026	Government, Southwark Council, London Development Agency, Southwark Alliance, Chamber of Commerce, private developers, landowners	

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	<p>Area action plans Through setting out sites with detailed guidance in the Peckham and Nunhead area action plan.</p> <p>Through working with the Southwark Alliance and other agencies/organisations</p>			
Improve health facilities	<p>Infrastructure provision Working with the PCT to find sites for new health facilities</p>	Ongoing	Primary Care Trust, Southwark Council	Primary Care Trust
Improve educational facilities	<p>Infrastructure provision New Tuke school Highshore School St Thomas The Apostle College Harris Boys Boys Academy, Harris Federation</p>	<p>To be finished by December 2010 To be finished by April 2013 To be finished by February 2012 To be finished by September 2010</p>	Government, Southwark Council, London South Bank University, London University of the Arts	Tuke School, Highshore School, St Thomas the Apostle College and Harris Boys Academy all funded by the Local Education Partnership

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	Infrastructure provision Extended School Programme to enable school facilities to be used out of school hours.	2011	Southwark Council	Southwark Council
Reduce carbon emissions	Infrastructure provision Investigating a possible local energy network.	2011-2026	Southwark Council, energy service providers, London Development Agency	Southwark Council, London Development Agency
Reduce carbon emissions from existing stock	Low Carbon Zone	2011-2026	Southwark Council, Greater London Authority	GLA - £200,000 - 400,000
Transport improvements	Infrastructure provision Peckham Rye station improvements and forecourt improvements.	2016-2020	Transport for London, Network Rail, Southwark Council, developers	£24 million. Funding currently unsecured.
	Infrastructure provision East London Line Phase 2b extension	2011-2015	Transport for London, Southwark Council, Network Rail, transport operators	£69 million. Transport for London funding
	Infrastructure provision Queens Road Peckham, station platform capacity improvements	2011-2015	Transport for London, Southwark Council, Network Rail, transport operators	£3 million. Funding currently unsecured

TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
Improvements to open spaces	<p>Infrastructure provision</p> <p>Improvements to parks and open spaces, including Peckham Rye and Burgess Park, drawing on the Open Spaces Strategy.</p>			£6m has already been secured through the Aylesbury NDC and the Mayor's Priority Parks scheme to make improvements to Burgess Park.
Improvements to policy, performance and decision making.	<p>Improving our policy and decision making</p> <p>Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.</p>	Annually	Southwark Council	Southwark Council

Section 7: Monitoring

- 7.1 Once the core strategy has been adopted it will be important to make sure that our policies are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid.
- 7.2 We have set out targets and indicators in a framework to monitor progress in delivering the core strategy. This is set out in Table 3. Our indicators are designed to monitor progress against national targets and the targets of the Mayor, as well as our own objectives. The monitoring framework also relates closely to the framework in the Sustainability Appraisal and includes many of the indicators set out in the SA framework.
- 7.3 We use three main types of indicators called national, annual monitoring report and sustainable development objective indicators. The national indicators are set by the government and we mark these up as (NI). The Southwark Annual Monitoring Report indicators are set by us each year and are marked up as (AMR). The Sustainable Development Objective Indicators are from the sustainability appraisal. We have marked these up as (SDO).
- 7.4 Each year we will use this framework to monitor the core strategy and the results will be reported in our Annual Monitoring Report. Where necessary, as a result of this monitoring process, we will adjust the implementation of our policies to make sure we meet our objectives.

Table 3: Monitoring the core strategy

Strategic Objectives	Targets	Indicators
Strategic targets policy 1: Achieving growth		
Objective 1A: Create employment and link local people to jobs	Sustainability appraisal of the Core Strategy which includes indicators and targets.	All SA indicators are as set out within the indicators section for each of the policies below.
Objective 1B: Achieve educational potential Objective 1C: Be healthy and active	Sustainability Appraisal of all adopted planning documents including area action plans, other development plan documents and supplementary planning documents.	New Annual Monitoring Report Indicators: How many applications are submitted with a sustainability assessment.
Objective 1D: Culture, creativity and diversity	Sustainability assessment of all major applications.	
Objective 1E: Be safe		
Objective 2A: Create mixed communities		
Objective 2B: Promote sustainable use of resources		
Objective 2C: Provide more and better homes		
Objective 2D: Create a vibrant economy		
Objective 2E: A liveable public realm		
Objectives 2F: Conserve and protect historic and natural places		
Objective 3A: Accessible, customer focused, efficient and modern public services		



Strategic Objectives	Targets	Indicators
Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark Council		
Objective 4B: Making sure that we consult effectively		
Objective 5A: Developing in growth areas		

Strategic targets policy 2: Improving places

Objective 1A: Create employment and link local people to jobs	Sustainability appraisal of the Core Strategy which includes indicators and targets.	All SA indicators are as set out within the indicators section for each of the policies below.
Objective 1B: Achieve educational potential	Sustainability Appraisal of all adopted planning documents including area action plans, other development plan documents and supplementary planning documents.	New Annual Monitoring Report Indicators: How many applications are submitted with a sustainability assessment.
Objective 1C: Be healthy and active		
Objective 1D: Culture, creativity and diversity	Sustainability assessment of all major applications.	
Objective 1E: Be safe		
Objective 2A: Create mixed communities		
Objective 2B: Promote sustainable use of resources		
Objective 2C: Provide more and better homes		
Objective 2D: Create a vibrant economy		
Objective 2E: A liveable public realm		



Strategic Objectives	Targets	Indicators
<p>Objectives 2F: Conserve and protect historic and natural places</p> <p>Objective 3A: Accessible, customer focused, efficient and modern public services</p> <p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark Council</p> <p>Objective 4B: Making sure that we consult effectively</p> <p>Objective 5A: Developing in growth areas</p>		

Strategic policy 1: Sustainable development

Objective 1A: Create employment and link local people to jobs	Sustainability appraisal of the Core Strategy which includes indicators and targets.	All SA indicators are as set out within the indicators section for each of the policies below.
Objective 1B: Achieve educational potential	Sustainability Appraisal of all adopted planning documents including area action plans, other development plan documents and supplementary planning documents.	New Annual Monitoring Report Indicators: How many applications are submitted with a sustainability assessment.
Objective 1C: Be healthy and active		
Objective 1D: Culture, creativity and diversity	Sustainability assessment of all major applications.	
Objective 1E: Be safe		
Objective 2A: Create mixed communities		
Objective 2B: Promote sustainable use of resources		



Strategic Objectives	Targets	Indicators
Objective 2C: Provide more and better homes		
Objective 2D: Create a vibrant economy		
Objective 2E: A liveable public realm		
Objectives 2F: Conserve and protect historic and natural places		
Objective 3A: Accessible, customer focused, efficient and modern public services		
Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark Council		
Objective 4B: Making sure that we consult effectively		
Objective 5A: Developing in growth areas		

Strategic policy 2: Sustainable transport

Objective 2A: Create mixed communities	80% increase in cycling levels between 2000 and 2010	Annual Monitoring Report Indicators: <ul style="list-style-type: none"> • 55: % of households without a car • 56A: % development that has been complying with UDP car parking standards • 56B: % development that has been built complying with bicycle parking standards
Objective 2B: Promote sustainable use of resources	200% increase between 2000 and 2020	
Objective 2E: A liveable public realm	Increasing the number of journeys made by foot by 15% between 2001 and 2015	
Objective 3A: Accessible, customer focused, efficient and modern public services	New public transport infrastructure	



Strategic Objectives	Targets	Indicators
<p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark</p> <p>Objective 5A: Developing in growth areas</p>	<p>Zero growth in traffic between 2001 and 2011</p> <p>Transport assessment of all major applications</p>	<ul style="list-style-type: none"> • 57: Amount of development in CPZ restricted from on street parking • 7: Funding negotiated from planning agreements for transport • 58: Amount of approved development subject to a travel plan • 59: Estimated annual traffic flows (million vehicle kilometres) (SDO 16.1 and NI 167) • 60: The number of people killed or seriously injured in road traffic collisions (SDO 16.2) • 61: Proportion of personal travel made on each mode of transport (Public transport, walking, cycling) (SDO 16.3) • 62: Proportion of personal travel made on each mode of transport (All people, people who are disabled, people aged over 65, women travelling at night)

Strategic policy 3: Shopping, leisure & entertainment

<p>Objective 1A: Create employment and link local people to jobs</p> <p>Objective 1D: Culture, creativity and diversity</p> <p>Objective 2A: Create mixed communities</p>	<p>All major development for shopping, leisure and culture development to be in town centres</p> <p>No net loss of shopping, leisure and culture floorspace in growth areas</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 12B: Vacancy Rates for Retail • 16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i) • 16B: Office, Retail, Institution, leisure completions borough wide (sqm of floorspace) (NI BD4ii)
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Strategic Objectives	Targets	Indicators
<p>Objective 2D: Create a vibrant economy</p> <p>Objective 3A: Accessible, customer focused, efficient and modern public services</p>	<p>Elephant and Castle: Around 45,000 sqm new shopping and leisure floor space</p> <p>Canada Water: Around 35,000 sqm of new shopping floorspace</p>	<ul style="list-style-type: none"> • 17: Completed small business units (less than 500 sqm) (SDO 1.4) • 18: Arts and Cultural uses completed

Strategic policy 4: Places for learning, enjoyment and healthy lifestyles

Objective 1B: Achieve educational potential	Increase in provision of school places	<p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 2.2: % of population with higher education qualifications • SDO 2.3: % of population with no qualifications • SDO 2.4 Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths split by equality group • SDO 3.2: Indices of multiple deprivation: Health deprivation • SDO 3.3: Rate of obesity in children • SDO 3.4 Mortality from cancer, heart disease and stroke • SDO 3.5 Incapacity benefit for mental illness • SDO 3.6 Distance to GP premises from home <p>Annual Monitoring Report Indicators</p> <ul style="list-style-type: none"> • 2: Aggregated index of multiple deprivation (SDO 2.1)
Objective 1C: Be healthy and active	Improve provision of leisure facilities	
Objective 1D: Culture, creativity and diversity	Improve provision of libraries	
Objective 1E: Be Safe	Improve provision of health facilities	
Objective 2A: Create mixed communities		
Objective 3A: Accessible, customer focused, efficient and modern public services		



Strategic Objectives	Targets	Indicators
		<ul style="list-style-type: none"> • 3: Life Expectancy (SDO 3.1) • 4: Admissions to hospital per 1,000 people (SDO 3.7) • 5: Education uses completed • 8: Percentage of pupils achieving 5 of more A*-C grade GCSEs or equivalent <p>New Annual Monitoring Report indicator:</p> <ul style="list-style-type: none"> • Health impact assessment for major applications in accordance with London Plan policy 3A.23

Strategic policy 5: Providing new homes

Objective 1C: Be healthy and active	Meeting the London Plan overall housing target and rolling this on to 2026 to meet the target of 24,450 net new homes between 2011 and 2026.	National Indicators:
Objective 2A: Create mixed communities		<ul style="list-style-type: none"> • H6: Housing quality – building for life assessments
Objective 2C: Provide more and better homes	Meeting the new London Plan targets for net new homes for the following area:	Sustainability Indicators:
Objectives 2F: Conserve and protect historic and natural places	Bankside, Borough and London Bridge Opportunity Area: 1,900	<ul style="list-style-type: none"> • SDO 15.1 Amount of homes in the borough • SDO 15.2 % Households living in temporary accommodation • SDO 15.6 Income to average house price ratio
Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark	Elephant and Castle Opportunity Area: 4,000	Annual Monitoring Report Indicators:
Objective 5A: Developing in growth areas	Canada Water action area core: 2,500	<ul style="list-style-type: none"> • 49: Housing supply (NI H1) » 49A: Total new homes gained over the previous 5 years (NI H2A) » 49B: Homes completed in reporting year (NI H2B)
	New development within the density ranges set out in the core strategy	



Strategic Objectives	Targets	Indicators
		<ul style="list-style-type: none"> » 49C: Additional homes projected to be built between next year and 2016 (NI H2C) » 49D: Average number of homes needed each coming year until 2016 to meet housing target (NI H2D) • 50: Density of residential developments within areas • 54A: Amount of households which are unintentionally homeless in priority need (SDO 15.5) • 54B: Amount of households which are in housing need (SDO 15.3) • 54C: Amount of households on the housing register (SDO 15.4) • New AMR indicator: Homelessness <ul style="list-style-type: none"> » Provide a range of options and advice to prevent homelessness » Nil use of bed and breakfast for homeless 16/17 year olds other than in an emergency (LAA target) » Reduce rough sleeping to as close to zero as possible by 2012 • Halve the number of households in temporary accommodation by December 2010 (LAA target NI 156) <ul style="list-style-type: none"> » Work in partnership with housing associations to implement the G15 homelessness offer



Strategic Objectives	Targets	Indicators
<p>Strategic policy 6: Homes for people on different incomes</p> <p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p> <p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark</p>	<p>Meet the affordable housing target of 8558 net new affordable homes between 2011 and 2016.</p> <p>Meeting the mix of housing required in different areas of the borough.</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 47: Change in house prices • 53: Amount of completed affordable housing units (NI H5) • 54A: Amount of households which are unintentionally homeless in priority need (SDO 15.5) • 54B: Amount of households which are in housing need (SDO 15.3) • 54C: Amount of households on the housing register (SDO 15.4) • New AMR indicator: Homelessness <ul style="list-style-type: none"> » Provide a range of options and advice to prevent homelessness » Nil use of bed and breakfast for homeless 16/17 year olds other than in an emergency (LAA target) » Reduce rough sleeping to as close to zero as possible by 2012 • Halve the number of households in temporary accommodation by December 2010 (LAA target NI 156) <ul style="list-style-type: none"> » Work in partnership with housing associations to implement the G15 homelessness offer



Strategic Objectives	Targets	Indicators
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Strategic policy 7: Family homes

<p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p>	<p>Meet the mix set out in Core Strategy Policy 7. As per Core Strategy policy 7.</p> <p>60% as 2 bedrooms or more</p> <p>30% as 3, 4 or 5+ bedrooms</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> • H6: Housing quality – building for life assessments <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 51A: Amount of new dwellings which are: studios, 1 bedroom, 2 bedrooms, 3 bedroom, 4 or more bedrooms • 51B: Size of new dwellings by tenure • 52: Amount of dwellings approved that meet lifetime homes standards and are wheelchair accessible • 7: amount of affordable housing units funding gained from S106 for affordable housing
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Strategic policy 8: Student homes

<p>Objective 1B: Achieve educational potential</p> <p>Objective 2A: Create mixed communities</p> <p>Objective 2C: Provide more and better homes</p>	<p>Student housing located in town centres and areas with good public transport accessibility.</p>	<p>New Annual Monitoring Report Indicator:</p> <ul style="list-style-type: none"> • Percentage and number of student accommodation located in town centres and areas with good public transport accessibility
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Strategic Objectives	Targets	Indicators
Strategic policy 9: Travellers and Gypsies		
Objective 2A: Create mixed communities Objective 2C: Provide more and better homes	Safeguarding existing gypsies and traveller sites.	National Indicator: <ul style="list-style-type: none"> • H4: Net housing pitches (gypsy and traveller) New Annual Monitoring Report Indicators: • Amount of new pitches created for Gypsies and Travellers
Strategic policy 10: Jobs and businesses		
Objective 1A: Create employment and link local people to jobs Objective 1B: Achieve educational potential Objective 1D: Culture, creativity and diversity Objectives 2D: Create a vibrant economy	London Plan indicative employment capacity for OAs and AI Bankside, Borough and London Bridge: 400,000 -500,000 sqm of additional business floorspace 25,000- 30,000 sqm of additional business floorspace	National Indicator: <ul style="list-style-type: none"> • Percentage of small businesses in an area showing employment growth (NI 172) Sustainability Indicator: <ul style="list-style-type: none"> • SDO 1.3 Number and percentage of jobs in Southwark by sector Annual Monitoring Indicators: <ul style="list-style-type: none"> • 12A: Vacancy Rates for Offices • 14A: B class uses completed within PILs • 14B: B Use classes completed borough wide (NI BD1) • 15: The amount of employment land available for B2 and B8 (NI BD3) (SDO 1.1) • 16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i) 16B: Office, Retail, Institution, leisure completions borough wide (sqm of floorspace) (NI BD4ii)



Strategic Objectives	Targets	Indicators
		<ul style="list-style-type: none"> • 17: Completed small business units (less than 500 sqm) (SDO 1.4) • 18: Arts and Cultural uses completed • 19: Hotel and hostel bed spaces completed • 20: Business Growth (SDO 1.2) (NI 171) • 21: Employment Rate

Strategic policy 11: Open spaces and wildlife

<p>Objective 2B: Promote sustainable use of resources</p> <p>Objectives 2E: A liveable public realm</p> <p>Objectives 2F: Conserve and protect historic and natural places</p>	<p>All development on previously developed land, loss of protected open space.</p> <p>Improve quality of open spaces.</p> <p>Increase in trees, woodlands and vegetated areas.</p> <p>No loss or damage to SINCs.</p> <p>Improvement in priority habitats.</p> <p>Everyone within walking distance of a quality natural space</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> • E2: Change in areas of biodiversity importance <p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 13.2 Resident satisfaction with open space • SDO 13.4 Change in the quality of open space (ha) • SDO 13.5 Open space deficiency • SDO 13.6 Deficiency in access to nature <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 6: Change in amount of publicly accessible open space (SDO 13.1) • 24: Amount of new development built on protected open space/ previously developed land (NI 170) • 32: Habitats in borough
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Strategic Objectives	Targets	Indicators
		<ul style="list-style-type: none"> • 40: Change in area of development sites covered by vegetation • 41: Amount of sites of importance for nature conservation lost to new development (SDO 13.3) • 45: Change in priority habitats

Strategic policy 12: Design and conservation

<p>Objective 1E: Be Safe</p> <p>Objective 2B: Promote sustainable use of resources</p> <p>Objective 2C: Provide more and better homes</p> <p>Objectives 2F: Conserve and protect historic and natural places</p>	<p>Increase in the number of listed items and reduction in number of buildings at risk.</p> <p>A 100% of all developments in APZ should have a archaeological assessment</p> <p>Increase schemes achieving the secured by design principle</p> <p>Increase in the number of developments securing building for life</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> • H6: Housing quality – building for life assessments <p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 12.3 Changes in numbers of listed buildings • SDO 12.4 Number of scheduled ancient monuments at risk • SDO 11.3 Building for Life Assessment • SDO 11.1 Satisfaction with local area • SDO 11.2 People who can identify with their local area • SDO 4.1 Indices of multiple deprivation: Crime deprivation • SDO 4.2 Numbers of crime per annum • SDO 4.3 % residents who feel fairly safe or very safe outside during the day/ night • SDO 4.4 Reports of anti-social behaviour
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Strategic Objectives	Targets	Indicators
		Annual Monitoring Report Indicators: <ul style="list-style-type: none"> • 22: Number of listed items • 23: % of borough covered by conservation areas and archaeological priority zones (SDO 12.1) • 25: listed buildings and structures at risk in the borough (SDO 12.2) • 26: New development subject to an archaeological assessment • 27: Approved developments achieving the secured by design principles

Strategic policy 13: High environmental standards

Objective 2B: Promote sustainable use of resources	Reduce CO2 emissions across Southwark by 80% over 2005 levels by 2050.	Sustainability Indicators: <ul style="list-style-type: none"> • SDO 8.2 Residual household waste per household (tonnes) • SDO 8.3 % of municipal waste sent for reuse, recycling and composting • SDO 10 No of contaminated sites not remediated • SDO 6.2 No of extreme weather events by type • SDO 6.3 No of hospital admissions as a result of extreme weather • SDO 6.4 SAP rating of borough's housing stock
Objective 2C: Provide more and better homes	Residential development should achieve at least Code for Sustainable Homes Level 4. Community facilities, including schools, should achieve at least BREEAM "very good". All other non-residential development should achieve at least BREEAM "excellent". Annual growth in waste level under 2% by 2010.	



Strategic Objectives	Targets	Indicators
	<p>By 2015 we will be recycling and composting at least 45% of municipal waste and by 2025 at least 70% of commercial and industrial waste.</p> <p>Recycling or reusing 95% of construction, excavation and demolition waste by 2020.</p> <p>Processing at least 80% of our waste within Southwark by 2015 and at least 85% by 2020.</p> <p>Reduce reliance on potable water.</p> <p>Manage and reduce flood risk.</p> <p>Reduce and avoid pollution.</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 33A: Approved residential development achieving Code for Sustainable Homes Accreditation • 33B: no. of BREEAM/CODE accreditations • 34: Energy efficiency in new development • 35: Renewable Energy Installations • 36: Development with on-site recycling storage and composting facilities • 37: Change in capacity of facilities for waste management by type • 38: Tonnage of construction and demolition waste generated and proportion recycled/reused • 39: Average predicted potable water use of new development (SDO 9.1 and 9.2) • 42: Green house gas emissions in Southwark (SDO 6.1) • 43: Annual levels fine particles and nitrogen oxides (SDO 7.1, 7.2 and 7.3 and NI 194) • 44: Municipal waste arisings (SDO 8.1 and W2, NI 193) • 46: No. of planning permissions granted contrary to advice of EA (SDO 14.1 and 14.2) <p>New Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • No of approved schemes with SUDS • Reduction in fun-off from major developments predicted



Strategic Objectives	Targets	Indicators
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Strategic policy 14: Implementation and delivery

Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark Council

Objective 4B: Making sure that we consult effectively

- Increased capacity of existing infrastructure
- Increased % of planning documents adopted and applications approved in accordance with the SCI
- Increase the mix of age range and ethnicity responding to consultations

Increase satisfaction with consultation on planning documents and applications

- Sustainability Indicators:
- SDO 17.1 Capacity of existing infrastructure (social, physical and green)
 - SDO 17.2 Capacity of future infrastructure (social, physical and green)
- Annual Monitoring Report Indicators:
- 9 % adopted planning documents and approved applications consulted on in accordance with the SCI
 - 10 Profile of people involved in consultation
 - 11 Proportion of participants satisfied with consultation on planning documents and applications
 - 7 funding negotiated from s106 agreements for education; health; children’s play; sports development and community facilities.





CORE STRATEGY



Appendix A: More information on the Local Development Framework

The local development framework

- A1.1 The local development framework is a series of planning documents that set out how areas will change. These documents are used to make decisions on planning applications.
- A1.2 Local development frameworks were introduced by the Planning and Compulsory Purchase Act 2004. Figure 30 sets out the documents in our local development framework. It includes development plan documents, including area action plans and the core strategy which set our policies for the whole borough and different areas in the borough. It also includes supplementary planning documents which provide further guidance and detail to the policies for different areas and topics. The core strategy is one of the most important development plan documents in the local development framework.
- A1.3 We are preparing the documents in the local development framework over the next few years. This will eventually replace the Southwark Plan which is our unitary development plan. We currently use the Southwark Plan (2007) to make decisions on planning applications. As part of the core strategy we have set out a document stating which policies will be saved as they are consistent with the core strategy and which Southwark Plan policies will be replaced by core strategy once it is adopted. We are saving all Southwark Plan policies until the core strategy, development plan documents or area action plans are adopted and replace the Southwark Plan policies. Appendix B sets out further information on the links between our new core strategy

policies and the Southwark Plan policies.

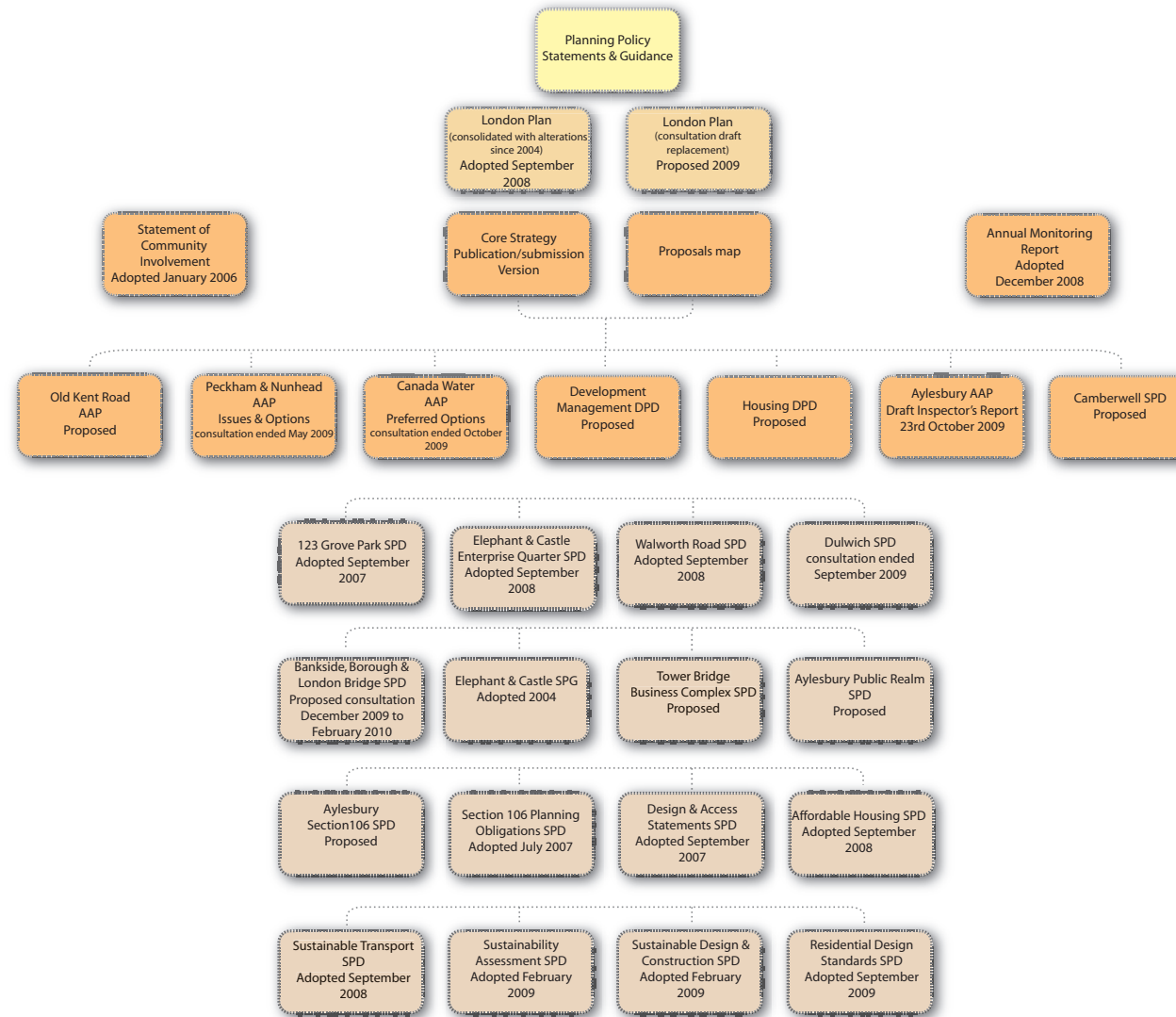
Our development plan

- A1.4 The development plan documents in our local development framework (which include the core strategy and area action plans) and our regional spatial strategy together form the development plan. The development plan is used to make all decisions on planning applications. The regional spatial strategy for London is called the London Plan. We set out more detail on the London Plan in the section below on regional policies and guidance.

The core strategy

- A1.5 The core strategy is one of the most important documents in the local development framework. It sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development. It will be a spatial plan which delivers the vision and objectives for Southwark as set out in Southwark Alliance's sustainable community strategy, Southwark 2016. Looking forward to 2026, it sets out the kind of place we want Southwark to be. This shows the areas where we expect growth, locations for employment uses, and Southwark's approach to maintaining a stable and balanced community through the delivery of schools, affordable housing, protection of open space and leisure facilities.
- A1.6 The core strategy must be consistent with national policy and in general conformity with the London Plan. All of the planning documents in the local development framework need to be

Figure 36: Other documents in the local development framework



consistent with the core strategy. More information on national policy and the London Plan is set out below.

How we have prepared the core strategy

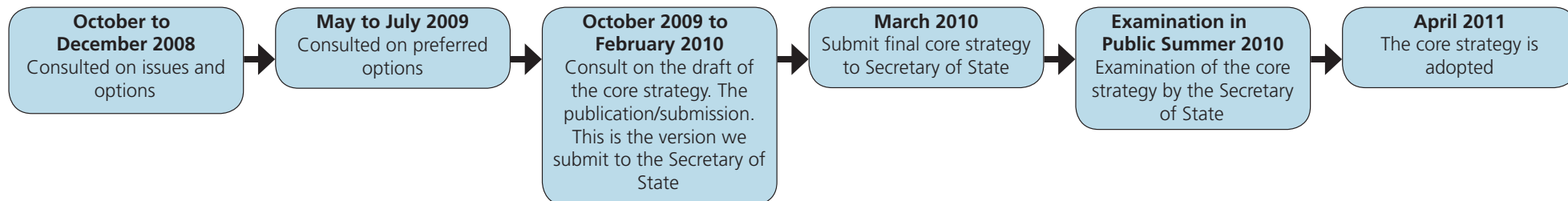
A1.7 We have prepared the core strategy in several stages. These stages have been guided by the process of sustainability appraisal which has been carried out in parallel. The document you are now reading is the final core strategy, which has been through four stages of consultation and has been examined by an Inspector appointed by the Secretary of State. This final core strategy sets out how we think growth in the borough should happen and is based on the responses to the issues and options, preferred options and publication/submission consultation and information from research reports and statistics. It also takes into account minor changes proposed through our consolidated table of changes and includes the changes within the Inspector's binding report. The inspector has confirmed that we have complied with legislation and national guidance on how to consult on our core strategy. We have also complied with our statement of community involvement. Our statement of community involvement sets out how we will consult the local community on both the preparation of planning policy documents and the decision making process of planning applications. Our consultation report sets out how we consulted on the core strategy and shows our compliance with our statement of community involvement. Our consultation strategy sets out our overall plan for consulting throughout the whole period of preparing the core strategy. For each stage of consultation we also prepared a detailed consultation plan to set

out how and when we would consult the local community. After each stage of consultation we prepared a consultation report to review the consultation and show our compliance with the statement of community involvement.

A1.8 The stages we have carried out are

- The first stage involved preparing and consulting on the sustainability appraisal scoping report (July to September 2008).
- The second stage involved consulting on issues and options (October until December 2008). These set out two different approaches that could be taken forward for development in Southwark.
- The third stage involved a consultation on preferred options (April to July 2009). These established a direction for policies such as the amount of new housing, tenure, transport, open spaces, schools and health facilities.
- The fourth stage involved a consultation on the publication/ submission core strategy. This set out our strategy for the next 15 years. During this consultation period we invited people to comment on the soundness of the core strategy. To be "sound", as set out in Planning Policy Statement 12, the core strategy should be justified, effective and consistent with national policy. "Justified" means that the document must be founded on a robust and credible evidence base, and be the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that the document must be deliverable, flexible and able to be monitored.
- We submitted the core strategy to the Secretary of State for the

Figure 37: Core strategy consultation process



Department of Communities and Local Government in March 2010. A planning Inspector then examined whether the core strategy meets their standards (the tests of soundness).

- The Council received the Inspector's final binding report in January 2011 confirming the core strategy is sound.

Figure 37 shows the consultation process for preparing the core strategy.

The sustainability appraisal

A1.9 As required by national legislation we have carried out a sustainability appraisal at every stage of the core strategy preparation. The appraisal tests how well the core strategy considers social, environment and economic issues in order to achieve sustainable development. The first stage of the sustainability appraisal was the preparation of a scoping report which set out the key likely issues that the core strategy could have. This was done prior to the first stage of consultation on the main core strategy. The issues and options consultation

was accompanied by an interim sustainability appraisal which assessed the options against a number of sustainable development objectives. This helped us to make decisions about the preferred options. The preferred options was also accompanied by a full sustainability appraisal which in turn helped us to make decision on the publications/submission core strategy. The results of the sustainability appraisal on the publications/submission core strategy showed that the overall impact on sustainable development was positive. Further detail is set out in our sustainability appraisal which accompanies the core strategy.

The equalities impact assessment

A1.10 We have also carried out an equalities impact assessment on the issues and options, preferred options and publication/submission core strategy. The equalities impact assessment looks at the impact of the core strategy on certain groups and whether there will be negative impacts on these groups and whether the core strategy will improve community cohesion and promote equality of opportunity. We looked at both the impacts of the consultation on the core strategy and the

impacts of implementing the core strategy. Overall the core strategy will have a positive impact on improving community cohesion and promoting equality of opportunity. Through reviewing our consultation at each stage of preparation we have worked towards making sure all groups can be involved in the consultation process.

Evidence base/background papers

A1.11 The preparation of the core strategy has been informed by our robust evidence base. We made our decisions at each stage of the core strategy preparation based on our evidence base and our consultation responses. Our evidence base sets out the baseline information which helped us make decisions including demographic information and statistics about the borough. It also sets out all the studies and research we have used and prepared to inform our decision making including our strategic housing land availability assessment, affordable housing viability study, open spaces study, retail capacity study and employment land review.

Other documents in our local development framework

A1.12 Figure 30 sets out the other documents in our local development framework. These include:

- **Proposals map**
This shows our policy designations for different areas of the borough including our protected open spaces, our protected employment areas, our action areas and our proposals sites. We have made changes to the adopted Southwark Plan proposals map through the core strategy and these changes are set out as part of the core strategy. Further changes made be made through our area action plans and other development plan documents.

- **Area action plans**
We are preparing area action plans for Aylesbury, Canada Water, Peckham and Nunhead and Old Kent Road. These are areas where we are expecting a lot of change and we will set out policies within the area action plans for these areas.
- **Other development plan documents**
We are proposing to prepare a development management document for development management to provide more detail policies to accompany the core strategy and area action plans. We are also proposing to prepare a development management document on housing to provide more detail policies to follow the housing policies in the core strategy,
- **Statement of community involvement**
This sets out how we consult the local community on our planning policy documents and in making decisions on planning applications. The core strategy has been prepared in accordance with the statement of community involvement.
- **Annual Monitoring Report**
This is published every year and explains if our planning policies are working as they should. It does this by looking at what sort of development has taken place and how this matches the aims and objectives of our planning documents. The annual monitoring report will be used to keep track of how effective the core strategy is.
- **Supplementary planning documents**
Supplementary planning documents provide further guidance to policies in development plan documents. We already have a number of adopted supplementary planning documents and are preparing many more. We have/are preparing supplementary

planning documents on both areas and topics. This includes supplementary planning documents for Bankside, Borough and London Bridge, Camberwell, Dulwich, affordable housing, section 106 planning obligations and sustainable transport.

The national and regional framework

A1.13 The core strategy must be consistent with national policy and in general conformity with the London Plan.

National policies

A1.14 The government produces planning guidance on a number of issues such as housing, heritage conservation and open spaces. These Planning Policy Statements and Planning Policy Guidance Notes provide guidance on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. The core strategy is consistent with national planning policies set out in Planning Policy Statements and Planning Policy Guidance. Appendix B sets out which Planning Policy Statements and Planning Policy Guidance Notes have informed the preparation of each of the core strategy policies and area visions.

A1.15 A full list of all planning guidance can be found at

www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/

The London Plan

A1.16 The London Plan is our regional spatial strategy. Together with the development plan documents in our local development framework it forms our development plan.

A1.17 The adopted London Plan 2008 (consolidated with alterations) is our current regional spatial strategy. It sets out the Mayor's vision for London, including policies on housing, employment, open spaces, community facilities, transport and areas within London. Our core strategy is in general conformity with the adopted London Plan. The Mayor is currently consulting on a draft replacement London Plan 2009. This covers similar issues to the existing adopted London Plan. It includes setting out indicative employment capacity for some of our areas and an overall new net housing target.

A1.18 We have gone through these and considered how our policies link to the new policies and any impacts that may result.

The London Plan is available at www.london.gov.uk/thelondonplan/

Appendix B: Links to the London Plan and other Local Development Framework policies

A1.19 Our core strategy must be consistent with national policy and in general conformity with the London Plan.

A1.20 Table 4 sets out how each of our core strategy policies and area visions links to the following. Table 5 sets out the different targets in these policy documents:

Southwark Plan policy and objectives.

A1.21 We are saving all our Unitary Development Plan (Southwark Plan, 2007) policies until the core strategy, development plan documents or area action plans are adopted and replace the Southwark Plan policies. The table sets out which Southwark Plan policies will be replaced once the core strategy is adopted and which we will continue to use as they are consistent with the core strategy. The other Southwark Plan policies may be updated or replaced in the future by other documents in the Local Development Framework (LDF). The LDF timetable is set out in our Local Development Scheme. The Southwark Plan policies set out in green are those we will continue to use and those in red are those that will be replaced by the adopted core strategy

Area action plan/ supplementary planning document

A1.22 We set out whether the core strategy area vision will be supported by an area action plan or area based supplementary planning document.

Southwark evidence base studies

A1.23 We set out the key evidence base studies that have been used to inform our policies. Our background paper (our evidence base) provides much more detail on the studies and evidence that supports our policies.

London Plan 2008 policy and objectives

A1.24 We must be in general conformity with the London Plan 2008. Our adopted London Plan is the 2008 London Plan (consolidated with alterations). We set out the policies and objectives that inform our core strategy policies.

Draft replacement London Plan 2009 policy and objectives

A1.25 We set out the new policies and objectives in the draft replacement London Plan that are linked to our policies.


Planning policy statements and guidance

A1.26 We must be consistent with national guidance. We set out the key planning policy statements and guidance that have helped us to write our policies.

A1.27 This section will be updated as new policies and plans are introduced.

Table 4: The core strategy and how it links to area planning documents, regional and national policies

Key

 The policy will be kept (“saved”) until it is replaced by another development plan document as it is consistent with the core strategy and up-to-date.

 This policy is no longer being used as it has been replaced by the core strategy or London Plan (2008)

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Vision Section 3	Section 1.1					PPS 12 Local Spatial Planning
Central activities zone Section 4	Section 7.2			2A.4 The Central Activities Zone 5G.2 Strategic priorities for the CAZ	2.10 The Central Activities Zone - Strategic priorities 2.11 The Central Activities Zone - Strategic functions 2.12 Central Activity Zone – predominantly local activities	PPS 1 Delivering Sustainable Development
Elephant and Castle Opportunity Area Section 4	Section 8.2 Policy 6.1 Elephant and Castle Opportunity Area Appendix 1 List of Local Development Framework Documents	Elephant and Castle SPG Elephant and Castle Enterprise Quarter SPD Walworth Road SPD		2A.5 Opportunity Areas 2A.7 Areas for Regeneration 5D.2 Opportunity Areas in South east London	2.13 Opportunity Areas and Intensification Area 2.14 Areas for regeneration 2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Borough Bankside and London Bridge Opportunity Area Section 4	Section 8.3 Section 9.6 Policy 6.2 London Bridge Opportunity Area Policy 7.4 Bankside and Borough Action Area Appendix 1 List of Local Development Framework Documents	Draft Bankside, Borough and London Bridge SPD		2A.5 Opportunity Areas 2A.7 Areas for Regeneration 5D.2 Opportunity Areas in South east London	2.13 Opportunity Areas and Intensification Area 2.14 Areas for regeneration 2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
The Blue Section 4	Section 9.12 Policy 7.10 Herne Hill, Nunhead and The Blue neighbourhood Areas			3D.1 Supporting town centres	2.14 Areas for regeneration	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Dulwich Village/ West Dulwich	Section 9.12 Policy 7.9 Dulwich Neighbourhood Area	Dulwich SPD		3D.1 Supporting town centres	2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Lordship Lane town centre Section 4	Section 9.11 Policy 7.8 Lordship Lane Neighbourhood Area			3D.1 Supporting town centres	2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Old Kent Road Action area Section 4	Section 9.5 Policy 7.5 Old Kent Road Action Area			2A.7 Areas for Regeneration	2.14 Areas for regeneration	PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Camberwell Section 4	Section 9.10 Policy 7.6 West Camberwell Action Area Section 9.8 Policy 7.7 Camberwell Neighbourhood Area Appendix 1 List of Local Development Framework Documents	Camberwell Area Action Plan		2A.7 Areas for Regeneration	2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Canada Water Action Area Section 4	Section 9.4 Policy 7.2 Canada Water Action Area Appendix 1 List of Local Development Framework Documents	Canada Water Area Action Plan		2A.6 Areas for intensification 2A.7 Areas for Regeneration 5D.3 Areas for intensification in South East London	2.13 Opportunity Areas and Intensification Area 2.14 Areas for regeneration 2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Peckham Section 4	Section 9.3 Policy 7.1 Peckham Action Area Appendix 1 List of Local Development Framework Documents	Peckham and Nunhead Area Action Plan		2A.7 Areas for Regeneration	2.14 Areas for regeneration 2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Nunhead Section 4	Section 9.13 Policy 7.10 Herne Hill, Nunhead and The Blue neighbourhood Areas Appendix 1 List of Local Development Framework Documents	Peckham and Nunhead Area Action Plan		2A.7 Areas for Regeneration	2.14 Areas for regeneration	PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Aylesbury action area Section 4	No Southwark Plan policy	Aylesbury Area Action Plan		2A.7 Areas for Regeneration	2.14 Areas for regeneration	PPS 1 Delivering Sustainable Development
Herne Hill	Section 9.13 Policy 7.10 Herne Hill, Nunhead and The Blue neighbourhood Areas	Dulwich SPD		3D.1 Supporting town centres	2.15 Town Centres	PPS 1 Delivering Sustainable Development PPS 6 Planning for Town Centres
Objective 1A	SP1 Sustainability, equality and diversity SP4 Removing barriers to employment SP5 Regeneration and creating employment			Objective 3: To make London a more prosperous city with strong and diverse long term economic growth Objective 4: To promote social inclusion and tackle deprivation and discrimination	Objective 1 A city that meets the challenges of economic and population growth Objective 6 A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities	PPS 1 Delivering Sustainable Development
Objective 1B	SP1 Sustainability, equality and diversity SP8 Anti-poverty SP9 Meeting community needs			Objective 2: To make London and healthier and better city for people to live in	Objective 6 A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities	PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Objective 1C	SP1 Sustainability, equality and diversity SP9 Meeting community needs SP11 Amenity and environmental quality SP12 Pollution SP15 Open space and biodiversity			better city for people to live in	convenient for everyone to access jobs, opportunities and facilities	
Objective 1D	SP1 Sustainability, equality and diversity SP7 Arts, culture and tourism			Objective 3: To make London a more prosperous city with strong and diverse long term economic growth	Objective 4 A city that delights the senses	PPS 1 Delivering Sustainable Development
Objective 1E	SP1 Sustainability, equality and diversity SP10 Development impacts SP11 Amenity and environmental impacts			Objective 2: To make London and healthier and better city for people to live in	Objective 6 A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities	PPS 1 Delivering Sustainable Development
Objective 2A	SP1 Sustainability, equality and diversity SP6 Accessible services SP14 Sustainable buildings SP17 Housing			Objective 2: To make London and healthier and better city for people to live in	Objective 3 A city of diverse, strong, secure and accessible neighbourhoods	PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Objective 2B	SP1 Sustainability, equality and diversity SP12 Pollution SP14 Sustainable buildings SP16 River Thames SP18 Sustainable transport SP19 Minimising the need to travel			Objective 6: To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well designed and green city	Objective 5 A city that becomes a world leader in improving the environment	PPS 1 Delivering Sustainable Development
Objective 2C	SP1 Sustainability, equality and diversity SP17 Housing			Objective 2: To make London and healthier and better city for people to live in	Objective 1 A city that meets the challenges of economic and population growth	PPS 1 Delivering Sustainable Development
Objective 2D	SP1 Sustainability, equality and diversity SP5 Regeneration and creating employment SP6 Accessible services SP7 Arts, cultural and tourism SP8 Anti-poverty			Objective 3: To make London a more prosperous city with strong and diverse long term economic growth	Objective 2 An internationally competitive and successful city	PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Objective 2E	SP1 Sustainability, equality and diversity SP3 Quality and accessibility SP18 Sustainable transport			Objective 5: To improve London's accessibility Objective 6: To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well designed and green city	Objective 4 A city that delights the senses	PPS 1 Delivering Sustainable Development
Objective 2F	SP1 Sustainability, equality and diversity SP13 Design and heritage SP15 Open space and biodiversity SP16 River Thames			Objective 6: To make London an exemplary world city in mitigating and adapting to climate change and a more attractive, well designed and green city	Objective 4 A city that delights the senses	PPS 1 Delivering Sustainable Development PPS 5 Planning for the Historic Environment
Objective 3A	SP1 Sustainability, equality and diversity SP6 Accessible services			Objective 4: To promote social inclusion and tackle deprivation and discrimination		PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Objective 4A	SP1 Sustainability, equality and diversity SP3 Quality and accessibility SP10 Development impacts					PPS 1 Delivering Sustainable Development
Objective 4B	SP2 Participation			Objective 4: To promote social inclusion and tackle deprivation and discrimination		PPS 1 Delivering Sustainable Development
Objective 5A	SP1 Sustainability, equality and diversity SP5 Regeneration and creating employment			Objective 3: To make London a more prosperous city with strong and diverse long term economic growth	Objective 3 A city of diverse, strong, secure and accessible neighbourhoods	PPS 1 Delivering Sustainable Development

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Strategic Policy Target 1 Achieving growth	Policy 5.1 Locating development	Elephant and Castle SPG		3C.1 Integrating transport and development	2.3 Growth areas and co-ordination corridors	PPS 1 Delivering Sustainable Development
	Policy 7.1 Peckham Action Area Policy 7.2 Canada Water Action Area Policy 7.4 Bankside and Borough Action Area Policy 6.1 Elephant and Castle Opportunity Area Policy 6.2 London Bridge Opportunity Area Policy 7.3 Old Kent Road Action Area	Elephant and Castle Enterprise Quarter Bankside, Borough and London Bridge SPD Canada Water Area Action Plan Peckham and Nunhead Area Action Plan Aylesbury Area Action Plan		2A.5 Opportunity Area 2A.7 Areas of Regeneration 5D.2 Opportunity Areas in South East London 3D.1 Supporting town centres	2.13 Opportunity Areas and Intensification Area 2.14 Areas for regeneration 2.15 Town Centres	
	Appendix 3 Proposals sites schedule					
Strategic Policy Target 2 Making Places	Policy 5.1 Locating Developments	Elephant and Castle SPG		2A.5 Opportunity Area	2.13 Opportunity Areas and Intensification Area	PPS 1 Delivering Sustainable Development
	Policy 7.1 Peckham Action Area Policy 7.2 Canada Water Action Area Policy 7.3 Old Kent Road Action Area Policy 7.4 Bankside and Borough Action Area	Elephant and Castle Enterprise Quarter Walworth Road SPD Bankside, Borough and London Bridge SPD Canada Water Area Action Plan		2A.7 Areas of Regeneration 5D.2 Opportunity Areas in South East London 3D.1 Supporting town centres	2.14 Areas for regeneration 2.15 Town Centres	



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
	<p>Policy 7.5 Bermondsey Spa Action Area</p> <p>Policy 7.6 West Camberwell Action Area</p> <p>Policy 7.7 Camberwell Neighbourhood Area</p> <p>Policy 7.8 Lordship Lane Neighbourhood Area</p> <p>Policy 7.9 Dulwich Neighbourhood Area</p> <p>Policy 7.10 Herne Hill, The Blue and Nunhead neighbourhood Areas</p> <p>Policy 6.1 Elephant and Castle Opportunity Area</p> <p>Policy 6.2 London Bridge Opportunity Area</p> <p>Appendix 3 Proposals sites schedule</p>	<p>Peckham and Nunhead Area Action Plan</p> <p>Aylesbury Area Action Plan</p> <p>Camberwell SPD</p> <p>Dulwich SPD</p>				



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
<p>Strategic Policy 1</p> <p>Sustainability development</p>	<p>Policy 3.3 Sustainability Assessment</p> <p>Policy 3.12 Quality in design</p> <p>Policy 2.5 Planning obligations</p> <p>Appendix 4 Sustainable appraisal and qualities Impact Assessment of the Southwark Plan</p>	S106 Planning Obligations SPD		<p>2A.1 Sustainability criteria</p> <p>3A.17 Addressing the needs of London's diverse population</p> <p>3A.28 Social and economic impact assessments</p> <p>4A.3 Sustainable design and construction</p> <p>6A.5 Planning obligations</p>	<p>8.2 Planning obligations</p> <p>8.3 Community infrastructure</p> <p>3.1 Ensuring equal life chances for all</p> <p>5.1 Climate change mitigation</p> <p>5.2 Minimising carbon dioxide emissions</p> <p>5.3 Sustainable design and construction</p> <p>3.7 Large residential developments</p>	PPS 1 Delivering Sustainable Development
<p>Strategic Policy 2</p> <p>Sustainable transport</p>	<p>Policy 5.1 Locating developments</p> <p>Policy 5.2 Transport impacts</p> <p>Policy 5.3 Walking and cycling</p> <p>Policy 5.4 Public transport improvements</p>	Sustainable transport SPD		<p>3C.1 Integrating transport and development</p> <p>3C.4 land for transport</p> <p>3C.21 Improving conditions for walking</p> <p>3C.22 Improving conditions for cycling</p>	<p>6.1 Strategic approach</p> <p>6.2 Providing public transport capacity and safeguarding land for transport</p> <p>6.4 Enhancing London's transport connectivity</p>	<p>PPS 1 Delivering Sustainable Development</p> <p>PPG 13 Transport</p>

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
	<p>Policy 5.5 Transport development areas</p> <p>Policy 5.6 Car parking</p> <p>Policy 5.7 Parking standards for disabled people and the mobility impaired</p> <p>Policy 5.8 Other parking</p> <p>Appendix 15 Parking standards</p> <p>Appendix 16 Public Transport Accessibility Level map</p> <p>Appendix 17 Controlled parking zone</p>			<p>3C.23 Parking strategy</p> <p>3C.24 Parking in town centres</p> <p>3C.12A New cross-London links within an enhanced London National Rail network</p> <p>Mayor of London Supplementary Planning Guidance</p> <p>'Use of planning obligations in the funding of Crossrail'</p>	<p>6.5 Funding Crossrail and other strategically important transport infrastructure</p> <p>6.7 Buses, bus transits, trams</p> <p>6.9 Cycling</p> <p>6.10 Walking</p> <p>6.11 Smoothing traffic flow and tackling congestion</p> <p>6.12 Road network capacity</p> <p>6.13 Parking</p>	
<p>Strategic Policy 3</p> <p>Shopping , leisure and entertainment</p>	<p>Policy 1.7 Development within town and local centres</p> <p>Policy 1.8 Location of developments for retail and other town centre uses</p> <p>Policy 1.9 Change of use within protected shopping frontages</p>		<p>2009 Retail Study – GVA Grimley</p>	<p>2A.8 Town centres</p> <p>3D.1 Supporting town centres</p> <p>3D.3 Maintaining and improving retail facilities</p>	<p>2.15 Town Centres</p> <p>4.7 Retail and town centre development</p> <p>4.8 Supporting a successful and diverse retail sector</p> <p>4.9 Small shops</p>	<p>PPS 1 Delivering Sustainable Development</p> <p>PPS 6 Planning for Town Centres</p>

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
	Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages Appendix 5 Schedule of shopping frontages					
Strategic Policy 4 Places to learn and enjoy	Policy 2.1 Enhancement of community facilities Policy 2.2 Provision of new community facilities Policy 2.3 Enhancement of educational establishments Policy 2.4 Educational deficiency Policy 2.5 Planning obligations Appendix 6 Planning obligations		Southwark A closer look – Southwark Director of Health Transforming Southwark’s NHS - PCT	3A.18 Protection and enhancement of social infrastructure and community facilities 3A.21 Locations for health care 3A.24 Education facilities 3A.25 High and further education 6A.5 Planning obligations	3.1 Ensuring equal life chances for all 3.2 Addressing health inequalities 3.6 Children and young people’s play and informal recreation facilities 3.17 Protection and enhancement of social infrastructure 3.18 Healthcare facilities 3.19 Education facilities 3.20 Sports facilities 7.1 Building London’s neighbourhoods and communities	PPS 1 Delivering Sustainable Development



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Strategic Policy 5 Providing new homes	SP20 Development site uses Policy 3.2 Protection of Amenity Policy 3.11 Efficient use of land Policy 4.1 Density of residential development	Residential Design Standard SPD	Strategic Housing Market Assessment 2009 – ORS Housing Requirement Study 2009 – ORS Strategic Housing Land Availability Study 2009 - GLA	3A.1 Increasing London's supply of housing 3A.2 Borough housing targets 3A.3 Maximising the potential of sites 3A.6 Quality of new housing provision	3.3 Increasing housing supply 3.4 Optimising housing potential 3.7 Large residential developments 3.15 Existing housing	PPS 1 Delivering Sustainable Development PPS 3 Housing
	Policy 4.2 Quality of residential accommodation Policy 4.6 Loss of residential accommodation SP20 Development site uses Policy 3.11 Efficient use of land					
Strategic Policy 6 Homes for people on different incomes	Policy 4.4 Affordable housing Appendix 6 Planning obligations	Affordable Housing SPD	Strategic Housing Market Assessment 2009 – ORS Housing Requirement Study 2009 – ORS Affordable Housing Viability Study 2009 – BNP Parabus and Christopher Marsh Co	3A.8 Definition of affordable housing 3A.9 Affordable housing targets 3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes 3A.11 Affordable housing thresholds 3A.15 Loss of housing and affordable housing	3.8 Housing choice 3.10 Mixed and balanced communities 3.11 Definition of affordable housing 3.12 Affordable housing targets 3.13 Negotiating affordable housing on individual private residential and mixed use schemes 3.14 Affordable housing thresholds	PPS 1 Delivering Sustainable Development PPS 3 Housing



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
<p>Strategic Policy 7</p> <p>Family homes</p>	<p>Policy 4.3 Mix of dwellings</p> <p>Policy 4.5 Wheelchair affordable housing</p>	<p>Residential Design Standard SPD</p>	<p>Strategic Housing Market Assessment 2009 – ORS</p> <p>Housing Requirement Study 2009 – ORS</p>	<p>3A.5 Improving housing choice</p>	<p>3.5 Quality and design of housing developments</p> <p>3.8 Housing choice</p>	<p>PPS 1 Delivering Sustainable Development</p> <p>PPS 3 Housing</p>
<p>Strategic Policy 8</p> <p>Student homes</p>	<p>Policy 4.7 Non-self contained housing for identified user groups</p>	<p>Residential Design Standard SPD</p>	<p>Strategic Housing Market Assessment 2009 – ORS</p> <p>Housing Requirement Study 2009 – ORS</p> <p>Strategic Housing Land Availability Study 2009 - GLA</p>	<p>3A.25 Higher and further education</p>	<p>3.8 Housing choice</p> <p>3.10 Mixed and balanced communities</p>	<p>PPS 1 Delivering Sustainable Development</p> <p>PPS 3 Housing</p>
<p>Strategic Policy 9</p> <p>Homes for Travellers and Gypsies</p>	<p>Policy 4.8 Travellers and gypsies</p>			<p>3A.14 London's Travellers and Gypsies</p>	<p>3.9 Travellers and Gypsies (including travelling shown people)</p>	<p>PPS 1 Delivering Sustainable Development</p> <p>PPS 3 Housing</p>



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Strategic Policy 10 Jobs and Businesses	Policy 1.1 Access to employment opportunities Policy 1.2 Strategic and local preferred industrial locations		Employment Land Review 2009 - UR	2A.10 Strategic Industrial Locations 3B.2 Office demand and supply 3B.4 Industrial locations 3B.8 Creative industries 3B.11 Improving employment opportunities for Londoners 3D.4 Development and promotion of arts and culture 3D.7 Visitor accommodation and facilities	2.17 Strategic industrial locations 4.2 Offices 4.3 Mixed use development and offices 4.4 Managing industrial land and premises 4.5 London's visitor infrastructure 4.6 Support and enhance the provision for arts, culture and entertainment 4.10 New and emerging economic sectors	PPS 1 Delivering Sustainable Development PPG 4 Industrial, Commercial Development and Small Firms PPS 6 Planning for Town Centres PPS 1 Delivering Sustainable Development PPG 4 Industrial, Commercial Development and Small Firms PPS 6 Planning for Town Centres
	Policy 1.3 Preferred office locations					
	Policy 1.4 Employment sites Policy 1.5 Small business units Policy 1.6 Live-work units Policy 1.1 Access to employment opportunities Policy 1.2 Strategic and local preferred industrial locations Policy 1.11 Arts, culture and tourism uses Policy 1.12 Hotels and Visitor accommodation					



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
<p>Strategic Policy 11</p> <p>Open spaces and wildlife</p>	<p>Policy 3.25 Metropolitan open land</p> <p>Policy 3.26 Borough open land</p> <p>Policy 3.27 Other open space</p> <p>Policy 3.28 Biodiversity</p> <p>Policy 3.30 Protection of riverside facilities</p> <p>Appendix 9 Metropolitan Open Land Schedule</p> <p>Appendix 10 Borough Open Land Schedule</p> <p>Appendix 11 Local park deficiency</p> <p>Appendix 12 District park deficiency</p> <p>Appendix 13 Other open space schedule</p> <p>Appendix 14 Sites of importance for nature conservation schedule</p>		<p>Southwark Open Spaces Study 2010 - PMP</p> <p>Greenpeace information for Greater London</p>	<p>3D.10 Metropolitan open land</p> <p>3D.11 Open space provision in DPDs</p> <p>3D.14 Biodiversity and nature conservation</p>	<p>2.18 Green infrastructure: the network of open and natural</p> <p>7.17 Metropolitan Open Land</p> <p>7.18 Protecting local natural space and addressing local deficiency</p> <p>7.19 Biodiversity and access to nature</p> <p>7.20 Geological conservation</p> <p>7.21 Trees and woodlands</p> <p>7.22 Land for food</p>	<p>PPS 1 Delivering Sustainable</p> <p>PPS9 Biodiversity and Geological conservation</p> <p>PPG 17 Planning For Open Space, Sport and Recreation</p>

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
Strategic Policy 12 Design and conservation	Policy 3.2 Protection of Amenity Policy 3.12 Quality in design Policy 3.13 Urban design Policy 3.14 Designing out crime Policy 3.15 Conservation of the historic environment Policy 3.16 Conservation areas Policy 3.17 Listed buildings Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites Policy 3.19 Archaeology Policy 3.20 Tall buildings	Residential Design Standards SPD	Borough-wide Strategic Tall Building Study	4B.1 Design principles for a compact city 4B.11 London's built heritage 4B.12 heritage conservation 4B.15 Archaeology 4B.9 Tall buildings – location 4B.10 Large-scale buildings – design and impact 4B.16 London View Management Framework	3.5 Quality and design of housing developments 7.2 An inclusive environment 7.3 Secured by design 7.4 Local Character 7.5 Public realm 7.6 Architecture 7.7 Location and design of tall and large buildings 7.8 Heritage assets and archaeology 7.9 Heritage led regeneration 7.10 World Heritage sites 7.11 London View Management Framework 7.12 Implementing the London View Management Framework	PPS 1 Delivering Sustainable PPS 5 Planning for the Historic Environment PPG 8 Telecommunications
	Policy 3.21 Strategic views					
	Policy 3.22 Important local views Policy 3.23 Outdoor advertisements and signage Policy 3.24 Telecommunications					

Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
	Policy 3.29 development within the Thames Policy Area Appendix 2 Residential density standards Appendix 7 Conservation areas Appendix 8 Archaeological Priority Zones					
Strategic Policy 13 High environmental standards	Policy 3.1 Environmental effects Policy 3.2 Protection of amenity Policy 3.3 Sustainability assessment Policy 3.4 Energy efficiency	Sustainable Design and Construction SPD Sustainability Assessment SPD	Joint Waste Technical Paper 2009 – Southwark Council Strategic Flood Risk Assessment 2008 – Jacobs Southwark Heat Map Study - Ramboll	4A.1 Tackling climate change 4A.3 Sustainable design and construction 4A.4 Energy assessment 4A.5 Provision of heating and cooling networks 4A.6 Decentralised energy: Heating, Cooling and Power 4A.7 Renewable energy	5.1 Climate change mitigation 5.2 Minimising carbon dioxide emissions 5.3 Sustainable design and construction 5.4 Retrofitting 5.5 Decentralised energy networks 5.7 Renewable energy	PPS 1 Delivering Sustainable PPS10 Planning for Sustainable Waste Management PPS 22 Renewable Energy PPG24 Planning and Noise PPS 25 Development and Flood Risk



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
	<p>Policy 3.5 Renewable energy</p> <p>Policy 3.6 Air Quality</p> <p>Policy 3.7 Waste reduction</p> <p>Policy 3.8 Waste management</p> <p>Policy 3.9 Water</p> <p>Policy 3.10 Hazardous waste substances</p> <p>Policy 3.31 Flood defences</p>		<p>Southwark Climate Change Strategy 2006 - Southwark Council</p> <p>Strategic Flood risk Assessment background paper 2010 Southwark Council (CDB8)</p>	<p>4A.16 Water supplies and resources</p> <p>4A.13 Flood risk management</p> <p>4A.14 sustainable drainage</p> <p>4A.19 Improving air quality</p> <p>4A.20 Reducing noise and enhancing soundscapes</p> <p>4A.22 Spatial policies for waste management</p> <p>4A.29 Hazardous waste</p>	<p>5.8 Innovative energy technologies</p> <p>5.9 Overheating and cooling</p> <p>5.10 Urban greening</p> <p>5.11 Green roofs and development site environs</p> <p>5.12 Flood risk management</p> <p>5.13 Sustainable drainage</p> <p>5.14 Water quality and sewerage infrastructure</p> <p>5.15 Water use and supplies</p> <p>5.16 Waste self sufficiency</p> <p>5.17 Waste capacity</p> <p>5.18 Construction, excavation and demolition waste</p> <p>7.13 Improving air quality</p> <p>Reducing noise and enhancing soundscape</p>	



Core strategy	Southwark plan Policies and Objectives infrastructure	Area action Plan/ area Based Supplementary Planning Document	Southwark Evidence Base Studies	London plan Policies and Objectives	Draft new London plan Policies and Objectives	Planning Policy Statement Guidance
<p>Strategic Policy 14</p> <p>Implementation and Delivery</p>	<p>Policy 2.5 Planning obligations</p>	<p>S106 Planning Obligations SPD</p>		<p>6A.5 Planning obligations</p> <p>3A.18 Protection of social infrastructure and community facilities</p>	<p>8.1 Implementation</p> <p>8.2 Planning obligations</p> <p>8.3 Community infrastructure</p> <p>8.4 Monitoring and review</p>	<p>PPS 1 Delivering Sustainable</p> <p>PPG 8 Telecommunications</p> <p>PPS10 Planning for Sustainable Waste Management</p> <p>PPS12 Local Spatial Planning</p> <p>PPS 22 Renewable Energy</p> <p>PPG24 Planning and Noise</p> <p>PPS 25 Development and Flood Risk</p>

Table 5: The Southwark Plan, Core Strategy and London Plan targets

Area	Adopted Southwark Plan			Core Strategy			Adopted London Plan 2008			Draft London Plan 2009			
	Housing (net for boroughwide gross for areas)	Employment (net) (Class B1 use floor space)	Retail (net)	housing (net for boroughwide gross for areas)	Affordable Housing (gross)	Employment (jobs)	Retail (net)	housing (net for boroughwide gross for areas)	Employment (net) (jobs)	Retail (net)	housing (net for boroughwide gross for areas)	Employment (net) (jobs)	Retail (net)
	1997-2016	1997-2016	1997-2016	2011-2031		2008-2026	2008-2026	2011-2021	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031
Borough-wide	29,530			24,450	8,558	32,000	80,000				20,050		
Aylesbury Action Area				4,200	2,100								
Bankside & Borough Action Area			District Town Centres	1,900 (with London Bridge)	665	25,000	District Town Centre	CAZ frontage	30,000		1,900	25,000	CAZ frontage
Bermondsey Spa Action Area	1,526-2,335												
The Blue			Local Centre				Local Centre				Local Centre		
Camberwell			District Town Centre				District Town Centre				District Town Centre		
Canada Water Action Area	3,378-5,008		District Town Centre	2,500	875	2,500	Major Town Centre 35,000 sqm	District Town Centre	2,000	District Town Centre	2,500	2,000	District Town Centre

Area	Adopted Southwark Plan			Core Strategy			Adopted London Plan 2008			Draft London Plan 2009			
	Housing (net for boroughwide gross for areas)	Employment (net) (Class B1 use floor space)	Retail (net)	housing (net for boroughwide gross for areas)	Affordable Housing (gross)	Employment (jobs)	Retail (net)	housing (net for boroughwide gross for areas)	Employment (net) (jobs)	Retail (net)	housing (net for boroughwide gross for areas)	Employment (net) (jobs)	Retail (net)
	1997-2016	1997-2016	1997-2016	2011-2031		2008-2026	2008-2026	2011-2021	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031
Dulwich Neighbourhood Area			Local Centre				Local Centre						
Elephant & Castle Opportunity Area	5,300	45,000 sqm	Major town Centre (including Walworth Road) 75,000 sqm	4,000	1,400	5,00	Major town Centre (including Walworth Road) 75,000 sqm	District Town Centre	4,200	District Town Centre	4,000	5,000	District Town Centre
Herne Hill Neighbourhood Area			Local Centre				Local Centre			Local Centre			
London Bridge Opportunity area	500	24,000 jobs	District Town Centre				District Town Centre						CAZ frontage

Area	Adopted			Core Strategy			Adopted			Draft			
	Southwark Plan						London Plan 2008			London Plan 2009			
	Housing (net for boroughwide gross for areas)	Employment (net) (Class B1 use floor space)	Retail (net)	housing (net for boroughwide gross for areas)	Affordable Housing (gross)	Employment (jobs)	Retail (net)	housing (net for boroughwide gross for areas)	Employment (net) (jobs)	Retail (net)	housing (net for boroughwide gross for areas)	Employment (net) (jobs)	Retail (net)
1997-2016	1997-2016	1997-2016	2011-2031		2008-2026	2008-2026	2011-2021	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031	2011-2031
Lordship Lane neighbourhood Area			District Town Centre				District Town Centre			District Town Centre			District Town Centre
Nunhead Neighbourhood Area			Local Centre				Local Centre			Local Centre			
Old Kent Road Action Area													
Peckham Action Area	736-1717		Major Town Centre				Major Town Centre			Major Town Centre			Major town Centre
Walworth Road			Major Town Centre (including E&C)				Major Town Centre (joined with E&C)			District Town Centre			District Town Centre
West Camberwell Action Area													

Glossary

Accessibility the ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those with luggage or shopping.

Action area An area expected to undergo significant changes in the coming years. These include Peckham and Nunhead, Old Kent road, Canada Water, Camberwell and Aylesbury. We are preparing area action plans or supplementary planning documents for these areas to make sure that development happens in the most beneficial way.

Active street frontages Making frontages 'active' adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Activity node – concentration of activity at a particular point.

Affordable housing There are two types of housing:

1. Private (or market) housing is available to either buy or rent privately on the open market
2. Affordable housing, as set out in London Plan policy 3A.8, meets the needs of households whose incomes are not enough to allow them to buy or rent decent and appropriate housing in their borough.

There are two types of affordable housing:

1. Social Rented Housing is housing that is available to rent either from the council, a housing association (known as Registered Providers) or other affordable housing providers. Access to social housing is based on housing need.
2. Intermediate affordable housing is housing at prices and rents above those of social rented but below private housing prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.

Annual Monitoring Report This is produced every year as part of the local development framework. It sets out how well our planning policies are performing based on a range of different indicators.

Archaeological Priority Zones These are areas identified in the Southwark Plan and the core strategy where there is potential for significant archaeological remains. Planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Area Action Plans A development plan document that provides a planning framework for an area of significant change

Biodiversity The diversity or variety of plants and animals and other living things in a particular area or region. It includes landscape diversity, eco-system diversity, species diversity, habitat diversity and genetic diversity.

Biofuel An energy source made from organic material such as wood, methane gas, and grain alcohol.

Borough Open Land Borough open land is open space of local importance and is designated in the Southwark Plan. Borough Open Land must meet all of the following criteria:

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

Building Research Establishment Assessment Method (BREEAM)

Measures the environmental performance of commercial buildings by assessing water, waste, energy and travel usage.

Business Space Space occupied by businesses falling within Class B1, Class B2 and Class B8 of the Use Classes Order. These include offices, factories and warehouses (see Use Classes Order).

Central Activity Zone (CAZ) The Central Activity Zone is the area within central London where there are high levels of public transport and a lot of finance, specialist retail, tourist and cultural activities. This includes Bankside, Borough and London Bridge and Elephant and Castle.

“CHP” or Combined Heat and Power CHP describes plant that is designed to produce both heat and electricity from a single heat source.

Code for Sustainable Homes (CfSH) Code for Sustainable Homes is a new national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Community facilities These are defined by the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. The fact box under policy 4 gives an overview of what is considered to be a community facility.

Conservation Areas An area of special architectural or historic interest whose character or appearance is protected. They have to be formally designated under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990.

Context The setting of a site or area, including factors such as traffic, activities and land used as well as landscape and built form.

Core strategy A development plan document. Sets out the key elements of the planning framework for an area, comprising a spatial strategy, strategic policies and a monitoring and implementation framework with clear objectives for achieving delivery. All other development plan documents should be in conformity with the core strategy.

Creative and cultural industries The Department for Culture Media and Sport (DCMS) classifies the following industries as part of the CCI sector, “advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production”.

Density The floor space of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these.

Development As defined by Section 55 of the Town and Country Planning Act 1990, development means carrying out building, engineering, mining or other operations in, on, over or under land, or changing the use of buildings or land.

Disabled persons The Disability Discrimination Act (DDA) 1995 defines a disabled person as someone with a ‘physical or mental impairment which has a substantial and long term adverse effect on his/her ability to carry out normal day-to-day activities’.

Diversity The differences in the values, attitudes, cultural perspective, beliefs, ethnic background, sexuality, skills, knowledge and life experiences of each individual in any group of people. This term refers to differences between people and is used to highlight individual need.

Development Plan Document (DPD) A spatial planning document prepared by a plan-making authority and subject to independent examination.

Energy efficiency Using as little energy as possible and avoiding wasted energy when heating buildings, making electricity, using appliances, transporting and manufacturing goods.

Environment Surrounding area or conditions in which something exists or lives.

Equalities Impact Assessment Planning documents must be assessed to confirm whether they would be likely to have any unfair impacts on groups in the community, such as people of different gender, ethnic group, age, religion, belief, sexual orientation, or disability.
Flat A self contained dwelling usually located on one floor of a building.

Green roofs Green roofs comprise a multi-layered system that covers the roof of a building with vegetation cover/landscaping over a drainage layer. They are designed to retain rain and reduce the volume of surface run off. Green roofs can be anything from a thin growing layer such as mosses to plants, shrubs and water features.

Growth areas These are areas best able to accommodate major growth in jobs and housing and include the opportunity areas of London Bridge, Borough and Bankside, Elephant and Castle, and the action areas of Canada Water, Camberwell, Old Kent Road Aylesbury and Peckham. These areas have better infrastructure, especially transport links.

Habitable rooms Density standards for housing are measured by habitable rooms per hectare. A habitable room is defined as one that could be used for sleeping, whether it is or not (i.e. bedrooms and living rooms; not kitchens, bathrooms or hallways).

Height The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

Hierarchy of town centres This is a ranking of town centres based on size. It is used to ensure that the largest developments are directed to major centres that have the infrastructure to accommodate them, rather than smaller district or local centres that serve more local communities.

Heritage Assets A component of the historic environment positively identified as having a degree of significance. They include designated heritage assets (including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Conservation Areas) and non-designated heritage assets such as locally listed buildings.

Historic Environment All aspects of the environment resulting from the interaction between people and places through time including areas of local distinctiveness, open spaces of heritage value, known and potential archaeological remains.

House A self contained residential dwelling. Houses can be detached, semi detached or terraced.

Infrastructure This includes transport, health, schools and social services facilities as well as energy and water supply. Major developments should not go ahead without the necessary infrastructure to meet the needs of new residents or workers.

Intermediate housing Housing which costs more than the maximum social housing rents, but is cheaper than housing on the open market. At the moment this is reserved for households on incomes of less than £57,600 (as at February 2010 to be reviewed annually to reflect changes in lower quartile house prices). We will update these figures annually.

Landmark A building or structure that stands out from its background by virtue of height, size or some other aspect of design

Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans.

Layout The way buildings, routes and open spaces are placed in relation to each other.

Lifetime Homes Standards A set of 16 design features that ensure a new house or flat will meet the needs of most people in terms of accessibility.

Local centre A small group of shops and services serving the needs of the local community. They typically have shops like newsagents, off-licenses, general grocery stores and post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.

Local Development Framework (LDF) This contains all the documents and policies adopted by council in order to decide planning applications. It is made up of a range of documents including the core strategy, area action plans, supplementary planning documents, annual monitoring report, Statement of Community Involvement and the Local Development Scheme.

Local Development Scheme (LDS) This sets out the council's timetable for preparing planning documents over a three year period. It also explains what each document is.

London plan The Mayor's guidance for London

Major town centre These are the largest town centres which provide shopping and services of importance to people from a wide catchment area. They contain shops and facilities not available in smaller centres.

Massing The combined effect of the height, bulk and silhouette of a building or group of buildings.

Metropolitan Open Land Strategic open land within the urban area that contributes to the structure and quality of life of Londoners. There is a strict control on building in metropolitan open land (designated in the London Plan) similar to the controls on Green Belts.

Mixed use A mix of uses within a building, on a site or within a particular area.

Movement People and vehicles going to and passing through buildings, places and spaces.

Multi Utility Services Company (MUSCo) A MUSCo is a private/public joint venture energy and environmental services company that delivers several utilities in a sustainable way. There is one planned at Elephant and Castle and Aylesbury that will supply low carbon energy and environmental services, including non-potable water and next generation data connectivity.

Nature conservation Protecting and managing plants and green spaces so that they have the most benefit for biodiversity and protect important species. This includes the creation of wildlife habitats, and letting parts of parks grow naturally.

Open space Open land that is not built on except for small buildings needed to help the open space function. Most commonly parks and open spaces can include playing fields in schools, cemeteries, rivers and lakes, and public squares. They can be publicly or privately owned and are not always open to the public.

Opportunity areas Locations within London capable of 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, Bankside, Borough and London Bridge and the Elephant and Castle have been

identified as Opportunity Areas.

Planning obligations These are also called planning gain or section 106 contributions. Applicants for major developments are usually required to provide payments to offset the impact of their scheme and make it acceptable. This may include improved transport, environment, employment, housing or recreation facilities. They could also be built as part of a development rather than provided as a payment.

Potable water Drinking water.

Planning policy guidance notes / planning policy statements (PPG / PPS) These are written by the Government and set out national policies on various planning topics such as housing, biodiversity, transport, retail and sustainable development. Councils must take their content into account in preparing development plans and deciding planning applications.

Preferred Industrial Location (PIL) These are areas with a concentration of employment uses, particularly light industry (Class B1), general industry (Class B2) and warehousing (Class B8), which are of importance to London's or Southwark's economy. These areas are protected from being developed for other uses.

Public realm The parts of a town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

Renewable energy This includes energy sources that use natural resources such as sunlight, wind, rain, tides and geothermal heat,

which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.

Registered Providers [RPs] providers that are registered with the Housing Corporation - most are housing associations, but there are also trusts, co-operatives and companies.

Saturation policy In some cases it is considered a particular type of use (e.g. night clubs or bars for instance) has become too dominant in a particular area and controls are put in place to stop this getting worse.

Scale The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions which give it its sense of scale and at other times it is the size of elements and the way they are combined.

Sites of Importance for Nature Conservation (SINCS) A sites that provides valuable habitat and opportunities for experiencing nature. These are important in helping local plant and animal species to survive. Sites are classified according to whether they have London-wide, borough-wide and local importance.

Small Business Units Business units with a floorspace under 235 square metres.

Social rented (Social housing) Affordable housing which is affordable by all those in housing need. This is typically provided as rented accommodation that is owned and managed by local

authorities or registered providers, or provided by other bodies under equivalent rental arrangements agreed with them as a condition of public sector investment grant, and for which guideline target rents are determined through the national rent regime.

Social infrastructure includes healthcare and social care, safety and security, policing facilities, emergency services and courts, public realm, play space and open space, inclusive design and local distinctiveness, community engagement access to employment/skills development opportunities and the provision of suitable space for small and medium-sized enterprises.

Statement of community involvement This sets out how the council will consult people on the preparation of planning documents and on planning applications.

Strategic cultural areas Parts of the borough thought most suitable for new art, cultural, and visitor attraction uses to be created. These areas are shown on the proposals map.

Strategic Flood Risk Assessment (SFRA) This looks at how Southwark is at risk from flooding, including from the River Thames and drainage overflowing.

Strategic Housing Land Availability Assessment The SHLAA is a major piece of work being carried out by the GLA with the help of the boroughs. It aims to identify potential housing sites that could be brought forward over the next 20 years to enable councils to meet their obligations to increase the housing stock and meet housing need. It covers all sites over 0.25 hectares

Studios and bedsits Homes with only one main room, i.e. no separate bedroom. They are not seen as suitable for meeting general housing needs.

Supplementary Planning Guidance / Documents (SPG / SPD)

These explain how current planning policies in the Southwark Plan, core strategy area action plans, and other local development documents will be applied. They also contain background information applicants may find useful when preparing their planning applications.

Sustainable Urban Drainage Systems (SUDS) Techniques for dealing with problems of flooding and surface water quality. They can consist of a variety of measures to recycle, dispose of and reduce surface water. Infiltration and reduction could be provided by a variety of means including porous paving, oversized pipes, cellular storage tanks, green or brown roofs.

Sustainable development As defined by the Bruntland Commission (1987, and quoted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations.

Sustainability Balancing social, environmental and economic factors to ensure development provides a good quality of life to everyone in the community and does not prevent future generations from meeting their needs.

Sustainability Appraisal (SA) Local development plan documents need to be prepared with a view to contributing to the achievement of sustainable development. An SA is a systematic and iterative process.

The purpose of the SA is to appraise the social, environmental and economic effects of the strategies and policies in a local development plan document from the outset of the preparation process.

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.

Thames Policy Area (TPA) An area along the River Thames identified in the local development framework. Special policy requirements apply in this area to make sure new development protects and improves the river and the character and quality of the public realm along the river.

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 public transport. It excludes small parades of shops of purely local significance. Town centres are classified according to their size and the role they play in the local area and London-wide.

Transport assessments Major developments need to provide an assessment of the likely increase in traffic or pedestrian/ public transport movements arising from the scheme and what measures will be taken to mitigate any negative effects, e.g. congestion or pollution. A Travel Plan, outlining sustainable transport objectives, targets and initiatives will be expected to be included within all Transport Assessments.

Unitary Development Plans (UDPs) Before the local development framework system was introduced, the UDP was the main local planning document used to decide planning applications. In Southwark

the UDP is known as the Southwark Plan.

Urban design The art of making places. Urban design involves the design of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.

Urban zone Areas with predominantly dense development such as for example terraced houses, a mix of different uses, medium buildings footprints and typically buildings of two to four storeys, located within 10 minutes walking distance of a district centre or, along main arterial routes. Source: The London Plan (GLA, 2008)

Waste management facilities Facilities where waste is processed including sorting, composting, recycling, and biological treatment.

Planning policy and research team, regeneration and neighbourhoods, Southwark Council, P.O. Box 64529, London SE1P 5LX.

Any enquiries relating to this document can be directed to planning policy and research team, Southwark Council. Email planningpolicy@southwark.gov.uk, Tel 020 7525 5471

This document can be viewed at www.southwark.gov.uk/corestrategy

If you require this document in large print, braille or audiotape please contact us on 020 7525 5471.

Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك. هذه الوثيقة ستأثر على القرارات التي اتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك. إذا اردت أن تطلب المزيد من المعلومات أو من الأستشارة بلغتك يرجى القيام بزيارة دكان (وان ستوب شوب) وأعلم الموظفين هناك باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছে। এই দলিলটি সাদার্ক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark. Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

Tigrinya

እዚ ሰነድ (ጽሑፍ) ብሳዕርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉጅለ ዝተዳለወ እዩ ። እዚ ሰነድ'ዚ ኣብ ሳዕርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዕትን ኣብ ዝግበሩ ውሳኔታት ለውጢ ከምጽእ ይኸእል ኢዩ ። ተወሳኺ ሓበሬታን ምኽርን ብድንቁኹም እንተደለኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብም'ኻድ ንትረኽቡዎ ሰራሕተኛ ትደልይዎ ቋንቋ ንገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

