

CANADA WATER AREA ACTION PLAN

Further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation)

No.	Title
Appendix A	Further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation)
Appendix B	Plan for publicising the Further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation)
Appendix C	Canada Water AAP sustainability appraisal
Appendix D	Canada Water AAP equalities impact assessment

London Borough of Southwark
Planning Policy Team
March 2011

REVITALISE¹⁶



Canada Water Area Action Plan

Further Changes to the Canada Water AAP Publication/Submission Version
(Dwelling sizes and sites of importance for nature conservation)

March 2011



How to comment

We are proposing some focussed further changes to the Canada Water AAP Publication/Submission draft. These changes relate to policy 23 (Family Homes) and Policy 18 (Open spaces and biodiversity). The changes address the recommendations of the Core Strategy Inspectors Report on minimum dwelling sizes and sites of importance for nature conservation (SINCs). We are inviting you to comment on the soundness of these changes. Following this stage, the proposed further changes and your comments will be sent to the Secretary of State for Communities and Local Government in June 2011. An Examination in Public will be held and a government inspector will examine whether the AAP meets their standards and will provide us with a final AAP for our agreement.

You may comment on the proposed further changes to the Canada Water AAP publication/submission draft between 22 April 2011 and 2 June 2011. Your comments should relate only to the soundness of the proposed further changes to the AAP. These changes are shown in text which is either underlined or ~~scored through~~. All comments must be received by 5pm on 2 June 2011 if you wish for them to be considered as part of the inspector's examination. Comments will not be accepted after this date.

Representations should be made using the response form found on our website <http://www.southwark.gov.uk/canadawater.html> or e-mailed to canadawater@southwark.gov.uk

Representations can also be sent to:
Tim Cutts
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Contact Tim Cutts or Barbara-Ann Overwater with any questions you have on proposed further changes to the publication/submission version Canada Water AAP or for copies of this document by email: canadawater@southwark.gov.uk or phone on: 0207 525 5471

When we receive your comments/ representations we will:

- Acknowledge your response by email (or letter if an email address is not provided)
- Publish your comments and our officer responses when the proposed further changes to the Canada Water AAP are formally submitted to the Secretary of State in June 2011. This will be available on our website: <http://www.southwark.gov.uk/canadawater>

Help with your comments

For independent help and advice on this document or for any other planning matter contact Planning Aid for London on Tel 02072474900 or by emailing info@planningaidforlondon.org.uk.

INTRODUCTION

The Council has prepared a draft Area Action Plan (AAP) for Canada Water. The AAP will form part of the Local Development Framework (LDF) and it sets out a vision for how the area will change over the period leading up to 2026. This is supported by a strategy with policies we will put in place to achieve this vision, the reasons we have chosen the policies, and the delivery plan for implementing the vision.

The draft AAP was approved at council assembly on 27 January 2010 and submitted to the Secretary of State in March 2010 for examination in public. This followed several stages of consultation. The first stage, completed in February 2009, involved consulting on issues and options for the future growth of the area. The second stage, completed in November 2009, involved consulting on the preferred options for the future growth of the area. Consultation on the publication/submission draft took place between January and March 2010.

In March 2010 the council also submitted its draft Core Strategy to the Secretary of State for public examination. The Core Strategy is the overarching planning policy document for the borough. All of the planning documents in the Local Development Framework need to be consistent with the Core Strategy. The examination in public for the Core Strategy was held in July 2010. The Planning Inspector's binding report was received on 28 January 2011.

In his report on the Core Strategy, the inspector stated that it was not appropriate to designate new open spaces or sites of importance for nature conservation in the Core Strategy. He also deleted the minimum dwelling sizes from the Core Strategy, stating that there were not appropriate in a strategic document.

We are proposing focussed changes to the publication/submission draft Canada Water AAP to address these recommendations of the Inspector.

1) Minimum dwelling sizes (Policy 23 'Family Homes')

We propose to add a table showing minimum dwelling sizes to policy 23. Although he deleted them from the Core Strategy, the Inspector stated that they would be more appropriate in lower tier documents such as AAPs. We have adjusted the Core Strategy table so it relates more directly to occupancy, which also reflects the Inspector's recommendation. The dwelling sizes we are proposing for the AAP are broadly in line with the Core Strategy preferred option.

2) Sites of importance for nature conservation (SINCs) (Policy 18 'Open Spaces and Biodiversity')

We propose to designate three new SINCs in Rotherhithe: King's Stairs Gardens, Durand's Wharf and Deal Porters Walk. As with dwelling sizes, the Inspector stated that such designations would be more appropriate in lower tier documents such as AAPs, than in the Core Strategy. We consulted widely on designating these three SINCs during the AAP issues and options stage in January and February 2009 and also during consultation on the Core Strategy preferred options between May-July 2009.

Further changes to the Canada Water AAP Publication/Submission Version - (Dwelling sizes and sites of importance for nature conservation)

Note: the proposed further changes to the AAP are shown as underlined and scored through. At this stage in the process of preparing the AAP, you may only comment on these changes. Comments made on other aspects of these policies have been passed to the inspector and will be considered in the examination-in-public.

Policy 23: Family homes

Developments must provide the following in schemes of 10 or more homes:

- a minimum of 60% of units with two or more bedrooms
- a maximum of 5% of units as studio flats
- a minimum of 20% of units with 3, 4 or 5 bedrooms with directly accessible amenity space in the core area
- a minimum of 30% of units with 3, 4 or 5 bedrooms with directly accessible amenity space in the suburban density zone

Other than studio flats which must be private, homes of all sizes should provide a mix of private, social and intermediate housing.

All developments must meet the minimum overall floor sizes set out in Table 1.

Across a scheme, the mix of unit types should cater for the full range of household sizes. We will assess this using the average dwelling sizes set out in Table 1.

Table 1: Minimum space standards for new development

<u>Development type</u>	<u>Dwelling type (bedroom/persons)</u>	<u>Essential GIA (sq m)</u>
Flats	<u>Studios</u>	<u>36</u>
	<u>1b2p</u>	<u>50</u>
	<u>2b3p</u>	<u>61</u>
	<u>2b4p</u>	<u>70</u>
	<u>2b average</u>	<u>66</u>
	<u>3b4p</u>	<u>74</u>
	<u>3b5p</u>	<u>86</u>
	<u>3b6p</u>	<u>95</u>
	<u>3b average</u>	<u>85</u>
	<u>4b5p</u>	<u>90</u>
	<u>4b6p</u>	<u>99</u>
	<u>4+b average</u>	<u>95</u>

<u>2 storey houses</u>	<u>2b4p</u>	<u>83</u>
	<u>3b4p</u>	<u>87</u>
	<u>3b5p</u>	<u>96</u>
	<u>3b average</u>	<u>92</u>
	<u>4b5p</u>	<u>100</u>
	<u>4b6p</u>	<u>107</u>
	<u>4+b average</u>	<u>104</u>
<u>3 storey houses</u>	<u>3b5p</u>	<u>102</u>
	<u>4b5p</u>	<u>106</u>
	<u>4b6p</u>	<u>113</u>
	<u>4+b average</u>	<u>110</u>
<u>When designing homes for more than six persons developers should allow approximately 10 sq m per extra person.</u>		

We are doing this because

- 4.6.12 Our Strategic Housing Market Assessment and Housing Requirements Study show that there is a need for more family housing in Southwark across all tenures. At the moment we do not have enough family housing to meet needs. The result is that families are either forced to live in overcrowded homes or unsuitable housing or they have to move out of the borough.
- 4.6.13 Throughout consultation, local people have consistently stated that providing larger homes should be a priority, and that the current Southwark Plan requirement of 10% family homes is too low.
- 4.6.14 Our approach in the core strategy and AAP is to provide a mix of housing sizes and types to meet the housing needs of different groups, a range of housing with more family homes of 3 or more bedrooms for families of five or more people of all incomes. This will mean that households of different sizes will people have suitable housing and do not need to move out of Canada Water. Other than for studio units, for which there is no identified need in the affordable sector, we will encourage all tenures to provide a range of dwelling sizes, to maximise the diversity of housing choice. Maximising choice of housing is one of the key objectives of the London Plan and is consistent with Policy 3A.5:Housing Choice.
- 4.6.15 We will require a higher proportion of family homes in the suburban density zone, as this would be consistent with the suburban character of the area. In this area, there is scope to provide more outside amenity space, which is particularly important for families. In the core area densities will be higher and developments will have to be imaginative about the way private outdoor space is provided. Rather than having gardens, some family homes would have access to balconies, patios or roof terraces instead. We have tested this policy in the feasibility study we have carried out on the shopping centre and overflow car park to ensure it is deliverable.

- 4.6.16 The policy will help achieve our objective of ensuring that the area is attractive for families. It will also complement the investment we are making in schools, leisure facilities and the library.
- 4.6.17 We want all new development to be high quality with good living conditions. Sufficient space is needed by everyone in the home to have space to play, work and study, and for privacy and quiet. Requiring minimum 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 for different sizes of households. This is also a priority for the Mayor, who has set out minimum floor areas for housing in Policy 3.5 of the draft replacement London Plan. We will expect new development to meet these space standards, as set out in Table 1. These are minimum standards which developers are encouraged to exceed. They are based on the number of people expected to live in a house. This means developers should state the number of occupiers a home is designed to accommodate.
- 4.6.18 To ensure we get a mix of dwelling types and sizes for the full range of household sizes, we have set out average minimum floor areas.

Policy 18: Open spaces and biodiversity

The wider network

Our strategy is to protect and maintain and improve a network of open spaces (shown indicatively on Figure 10), green corridors and habitat for wildlife. We will:

- Protect important open spaces as Metropolitan Open Land (MOL), Borough Open Land (BOL) and Other Open Space (OOS)
- Allocate the Fish Farm and St Pauls Sports Ground as open spaces and bring them back into active use
- Protect and designate new Sites of Importance for Nature Conservation (SINCs) and ensure that development does not result in a loss of biodiversity

The Core Area

Development in the core area must:

- Provide high quality public open spaces. These should have variety of functions, which could include a market, children's play areas, performance space, ecological and learning areas, places to sit, relax and take part in recreational activities such as fishing
- Provide safe, direct and attractive pedestrian and cycle routes to connect open spaces and help link space into the surrounding network
- Improve the overall greenness of the area, through planting street trees, creating living roofs and walls and providing habitats for wildlife which increase biodiversity

Detailed landscaping plans will be required as an integral part of development proposals.

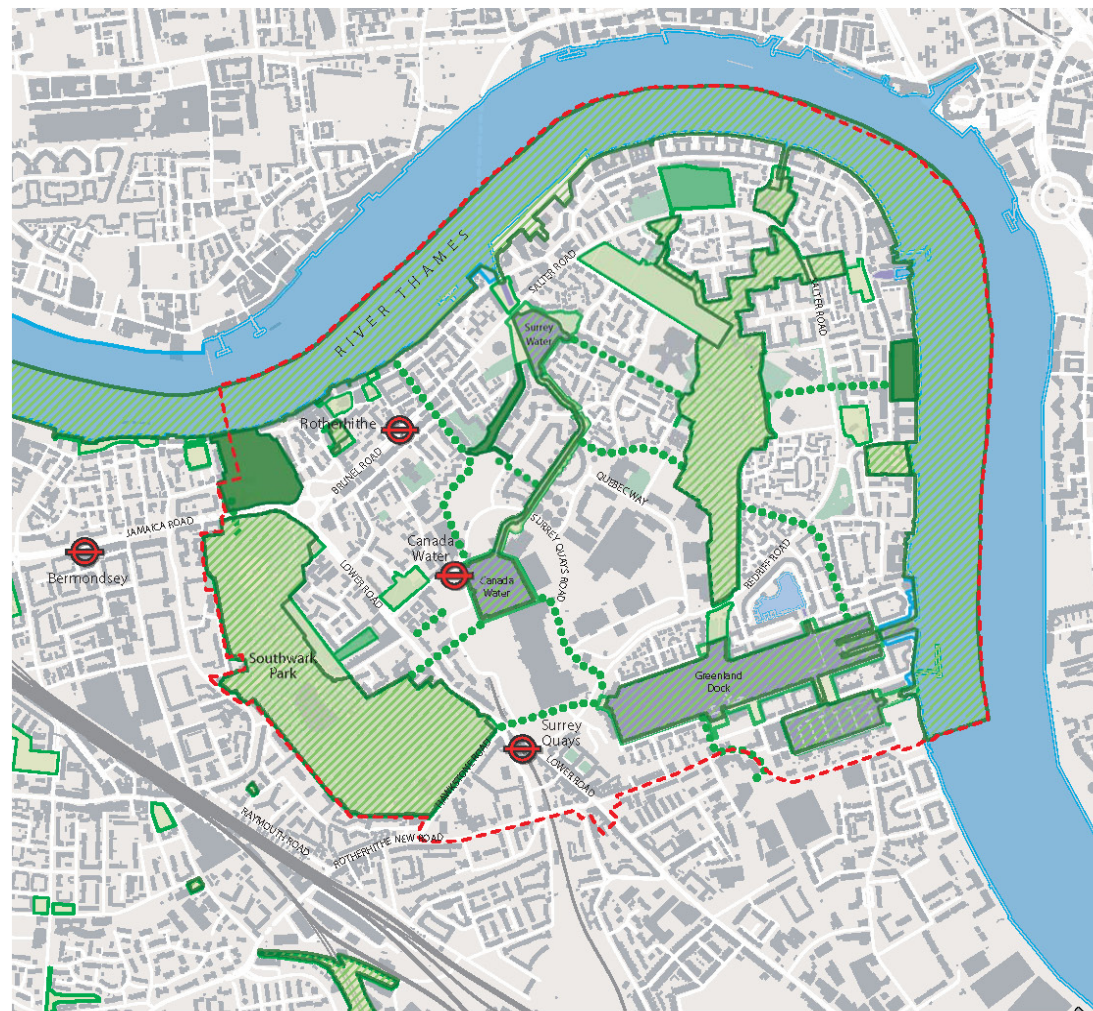
We are doing this because

4.5.18 The AAP area contains a variety of open spaces and green areas. These include Southwark Park and Russia Dock Woodlands, the remaining docks and many important smaller parks, public squares and playgrounds. Many of these are protected in the core strategy either as Metropolitan Open Land, Borough Open Land or Other Open Space.

4.5.19 These areas provide a range of landscapes and leisure opportunities for both local people and people across Southwark and are part of the heritage of the area. We surveyed existing open spaces in 2003 in preparing the Southwark Plan. We are currently updating this survey and preparing an open spaces strategy which will include a capital investment framework. We will work with the community including 'Friends' groups, the GLA, Groundwork UK, developers and landowners to implement the strategy within the AAP area. Improvements will be part funded by s106 contributions towards open space improvements. Our Section 106 Planning Obligations SPD sets out a borough-wide standard charge that we apply for open space contributions. In the future we will tailor this charge to carry out improvements needed to help deliver the open spaces strategy.

- 4.5.20 There are a number of sites, including Russia Dock Woodlands which are protected as sites of importance for nature conservation (SINCs). These areas provide valuable habitat and opportunities for experiencing nature. These are important in helping local plant and animal species to survive. ~~In the core strategy,~~ In addition to those designated in the Southwark Plan, we have designated new SINCs at Durrand's Wharf, King Stairs Gardens and Deal Porters Way~~k~~. These are shown indicatively on Figure 10.
- 4.5.21 It is important to create new open spaces in the town centre and core area to help support the growing population. They can help provide relief in what is a built-up area, encourage physical activity and help wellbeing. We have recently committed funding to bringing the Fish Farm into active use as an open space and will consider the most appropriate role for St Paul's Sports Ground through the preparation of the open spaces strategy.
- 4.5.22 Within the core area, new hard and soft spaces will be created. The original LDDC landscaping strategy envisaged a network of hard and soft spaces linked by roadside planting to create wildlife habitats. New development in the core area will be expected to strengthen links between spaces within the Canada Water and also improve the nature conservation value of sites through measures such as living roofs and walls, tree planting and landscaping. Improvements to the biodiversity of sites can be measured through a Code for Sustainable Homes or BREEAM assessment.

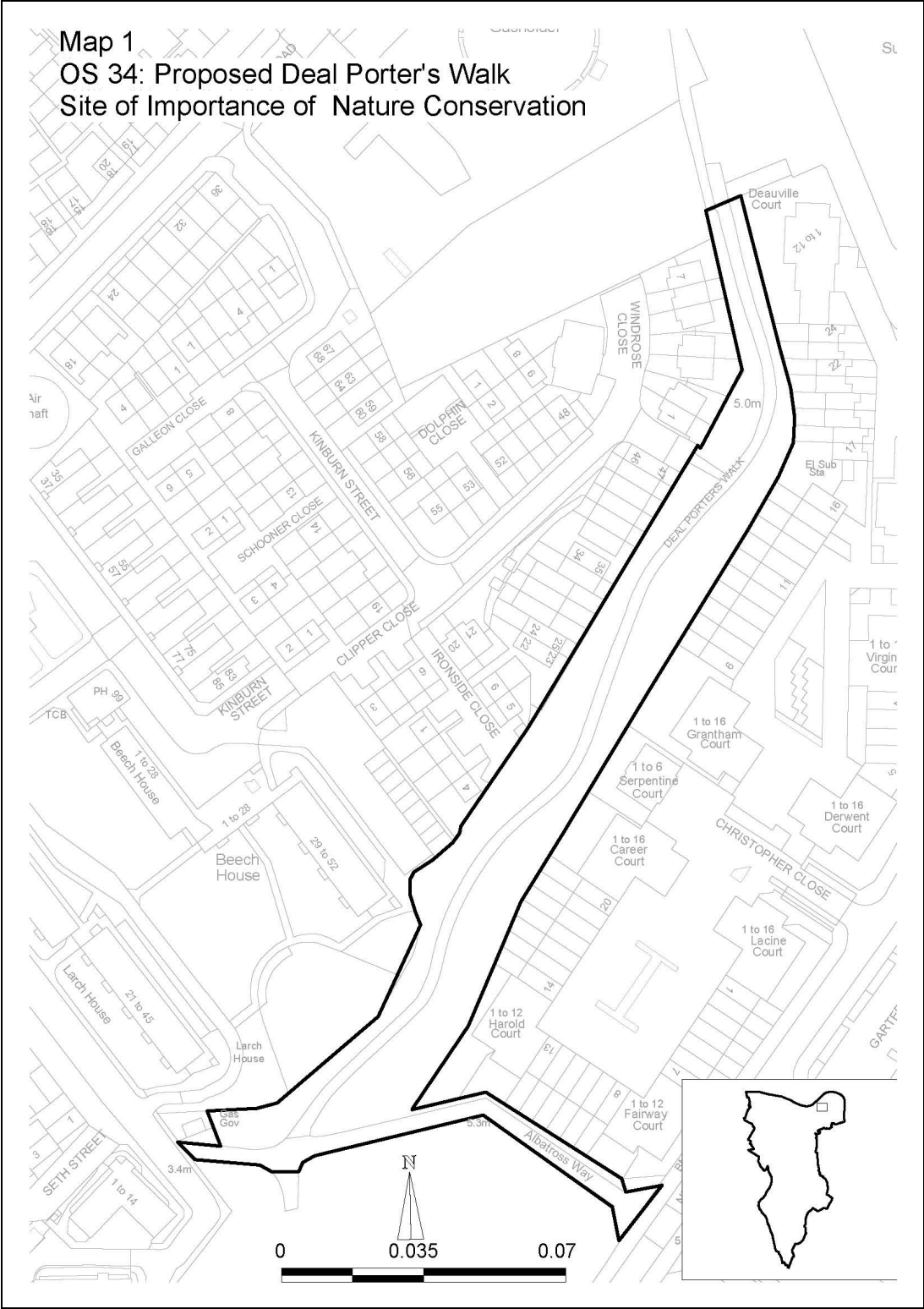
Figure 10 - The network of open spaces in the AAP area



- Existing open spaces protected in the Core Strategy
- Additional open spaces protected in the Area Action Plan Preferred Options
- Key links between spaces
- Docks and water bodies protected as open spaces in the Core Strategy
- Wider AAP Area
- Existing Sites of Importance for Nature Conservation (SINCs)
- Proposed Sites of Importance for Nature Conservation (SINCs)

Changes to the proposals map associated with the designation of new SINCs

We propose the following changes to the proposals map:



Map 2
OS 40: Proposed Durand's Wharf Site of
Importance of Nature Conservation



