

DRAFT

New Southwark Plan

Preferred Option

CABINET VERSION

7 October 2015

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The appendices are available as separate documents for download at:

www.southwark.gov.uk/newsouthwarkplan

Foreword

New Southwark Plan - Preferred Option Version

This New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes and affordable homes for our residents, along with jobs – both in construction and in the completed schemes themselves. At the same time as welcoming new development we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough. Our location, with large amounts of our borough being in Central London, provides an opportunity for all of Southwark's residents to benefit from new developments.

Looking to the future we must answer the pressing need for housing – of all tenure types – for our residents, we need more affordable homes and in particular new council homes. To meet this need, Southwark has an ambitious target to deliver 11,000 new council homes by 2043 with the first 1,500 completed by 2018. This New Southwark Plan sets out that we expect to deliver a significant proportion of these homes through new developments, as well as through estate infill and regeneration. By working with our communities and local residents we will identify opportunities to deliver an increase in council homes on our existing estates. We have set out in our Council Plan a Fairer Future promise to make Southwark an age-friendly borough and this New Southwark Plan will help to promote a wider range of different types of homes that help to meet the needs of an aging population.

The regeneration of the former Heygate Estate and the wider Elephant and Castle continues to gather pace and is a clear demonstration of our commitment to improving the lives of our borough's residents. To enable further estate regeneration we have adopted the Aylesbury Area Action Plan, Peckham and Nunhead Area Action Plan and are making great progress with the Canada Water Area Action Plan and the Old Kent Road Area Action Plan. All of these plans will help realise the potential of these distinct areas and deliver the homes and jobs our residents so desperately need.

This new plan also contributes to the borough's new responsibilities for public health and helping our residents lead healthy and active lives. This plan complements our new Cycling Strategy which will set out how we will unlock the cycling network for our borough and help us get many more residents cycling. We continue to take a firm stand on limiting payday lenders who blight many of our high streets and town centres. This New Southwark Plan also sets out visions for all of our borough's neighbourhoods including Camberwell, Borough, Tower Bridge, Bankside, Bermondsey and The Blue, Blackfriars Road, Dulwich and Herne Hill.

I look forward to hearing from residents, businesses and community groups from across our borough on the policies set out in this preferred option New Southwark Plan. By working together we can continue delivering the homes, jobs and high quality public spaces our borough needs.

**Cllr Mark Williams,
Cabinet Member for Regeneration and New Homes**

Purpose of the plan

Southwark Council utilises planning and regeneration to improve and protect all of the different neighbourhoods within the borough. The purpose of the New Southwark Plan is to set out how the neighbourhoods will develop and the policies which will guide new developments. Planning decisions must be made as set out in the development plan which is The New Southwark Plan, The London Plan, area action plans and neighbourhood plans. Sometimes planning decisions are made which are different from the policies when there are ‘material considerations’ such as the viability of developing a site or a very local factor. These can add up and may be considered to be more important than the development plan when an application is considered by the Planning Committee.

The New Southwark Plan explains the strategy for the regeneration of Southwark and contains area visions setting out aspirations for places, strategic policies setting out the Council’s strategy for planning and regeneration. Along with detailed development management policies which are numbered ‘DM1’ etc. It also contains site allocations with specific requirements for the land uses and densities for development of those sites. The implementation and monitoring sections will ensure that development meets the aims of the plan. The adopted policies map will be updated with designations and allocations to set out land uses on sites and within areas.

Whilst the New Southwark Plan must be in general conformity with the London Plan and the National Planning Policy Framework and National Planning Policy Guidance, it can adapt some of these policies to reflect specific issues in Southwark. It will replace the Core Strategy (2011) and saved Southwark Plan (2010) policies. The New Southwark Plan will be prepared over the next 3 years, with different stages of consultation taking place up to 2017. There were earlier stages of consultation between October 2013 and February 2014 and October 2014 and February 2015. The ‘Issues’ consultation was a ‘community conversation’ on the ‘Health of the High Streets’. The responses were evaluated to amend the draft New Southwark Plan. The Options consultation set out an initial draft of the New Southwark Plan with options on policies where there were different ways that policies could be taken forward.

The preferred option has been prepared for consultation from October 2015 until February 2016. This is an informal stage of consultation and all of the document can be changed at this stage. The area visions are being subject to detailed consultation and are draft ideas which will be updated significantly at this stage.

The submission version will be consulted on in Autumn 2016. It will only be changed if there are legal reasons as this is a formal stage of consultation. There may need to be another round of consultation depending on any changes resulting from the Mayoral election. There will then be an examination in public by a planning inspector. The inspector will prepare a report for the Council and may require changes to be made to the plan. The final New Southwark Plan will then be adopted by the Council. This is a decision taken by all Councillors at the Council Assembly.

Southwark planning documents

There are two types of planning documents, those in the development plan and guidance explaining and providing further detail to the development plan. The development plan documents are The London Plan prepared by the Mayor and the New Southwark Plan prepared by Southwark Council. The New Southwark Plan can be more detailed about Southwark than the London Plan. The Plans must be in general conformity, however the New Southwark Plan can sometimes be different as there may be local issues where there is evidence to support locally specific policies.

Area Action Plans are also part of the development plan. They can provide more detail about a local area within Southwark than the New Southwark Plan, but they can not conflict with the strategy set out in the New Southwark Plan. There are Area Action Plans for Peckham and Nunhead, Canada Water and Aylesbury and there is a Plan being prepared for Old Kent Road. There may be others prepared in the future.

The Council will prepare a separate development plan document setting out detailed policy for Gypsy and Traveller sites.

There is a Community Infrastructure Levy document which sets out the payments required for developments.

Supplementary Planning Documents provide more detailed guidance with additional requirements. They can be area or subject based. Areas with Supplementary Planning Documents are Blackfriars Road, Dulwich and Elephant and Castle. Subjects include Affordable Housing, Sustainability, Community Infrastructure Levy and Section 106. They will be updated and amended following the finalised New Southwark Plan.

Neighbourhood Planning

The Localism Act 2011 introduced a new type of plan called a Neighbourhood Plan. This is a plan prepared by local people which contains policies and proposals in relation to the development and use of land in the whole, or part of, a particular area identified as a 'neighbourhood area'. A neighbourhood plan will have weight in the determination of planning applications and will form part of the development plan alongside the London Plan, New Southwark Plan and area action plans. The Act also allows for Neighbourhood Development Orders which grant planning permission in relation to a particular neighbourhood area for development or a Use Class of development, for example, retail use, specified in the Order. Neighbourhood plans and neighbourhood development orders must be in general conformity with the strategic policies of the local authority which will include those in the Local Plan (New Southwark Plan and Area Action Plans), London Plan and National Planning Policy Framework. Neighbourhood areas have been agreed in Southwark for Bankside, Rotherhithe, Old Bermondsey Village and South Bank and Waterloo. Neighbourhood Forums have been agreed for all of the above except Rotherhithe. There are further applications being considered at present for Elephant and Walworth and Crystal Palace.

For the most up to date documents please check the website
www.southwark.gov.uk/planningpolicy

Strategic Policies

Introduction

Southwark Council has an ambitious strategy to work with local people to see their values reflected in the New Southwark Plan to improve neighbourhoods and create new opportunities for the future:

- SP1 Quality affordable homes
- SP2 Revitalised neighbourhoods
- SP3 Best start in life
- SP4 Strong local economy
- SP5 Healthy, active lives
- SP6 Cleaner, greener, safer

Strategic Policy 1

Quality affordable homes

We will lead the way in London to build more homes of every kind in Southwark, and to use every tool at our disposal to increase the supply of all different kinds of homes in the borough. We will ensure that homes in Southwark will be of such good quality that when you come to visit families and friends you will not know whether you are visiting homes in private, housing association or council ownership. We will build 11,000 new council homes by 2043 by developing our own land and developing on some of our existing estates, including in-fill development. We will improve housing standards and build more homes for households with children as well as childless households. We will make sure that vulnerable residents and families are helped to find the right housing to live as independently as possible. We aim for our residents to take pride in and feel responsible for their homes and their local area too.

Reasons

We are currently building around 1,700 new homes a year with around 700 of these being affordable homes. This is consistently one of the highest levels of delivery of new homes within London and nationwide. It is widely recognised that rising rent and property prices in the private sector, the loss of council homes through the 'Right to Buy', and a lack of affordable housing means that younger generations may be forced to move away from their families and communities. Our residents told us they want more council housing and that it should be of a high standard. There are enough sites to build at least 2,736 new homes per year which would meet the London Plan target of 27,362 new homes between 2015 and 2025. Our Regeneration Areas can meet much of our housing need as long as opportunities to enhance local transport, schools and parks are taken. We have also identified a number of potential sites suitable for development throughout the borough which we will allocate for housing.

It is widely recognised that Southwark Council needs to build and facilitate delivery of a variety of new homes that meet the needs of households of different sizes, on different incomes and with a variety of specific needs. We will encourage innovative solutions to meeting specific housing needs where suited to the local context. For example, we will support residents who wish to build their own homes where the proposed development is using land efficiently. We will not support live-work units where they would compromise employment uses or where conventional housing could be built. We will work with developers to assess applications for Starter Home designation but we will not permit Starter Homes on sites with viable commercial uses or on sites which are allocated for housing or on which conventional housing would be acceptable under the policies of this Plan. We will monitor local demand for self build and custom build and we will encourage this form of development where sites could not be more efficiently used for conventional housing.

Strategic Policy 2

Revitalised neighbourhoods

We will revitalise our neighbourhoods to make them places we can all be proud to live and work. We will ensure that all our residents can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs and new infrastructure. We will encourage residential development above shops to enliven town centres and we will ensure that our residents and neighbourhoods prosper from growth by introducing a new diversity standard to ensure that people from every community get their voices included when decisions are made.

Reasons

Southwark is a borough with a proud heritage and a great future. It's a future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on our doorstep. The New Southwark Plan explains the strategy for regeneration from 2018 to 2033. Using our unique location in central London to benefit local residents, it will encourage innovative development of spaces to provide new Council and other affordable homes, jobs, schools, shops and places to work. The homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, East Walworth, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them function effectively.

Policies will enhance local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating attractive, healthy and distinctive buildings and places. This will be supported by providing green infrastructure and opportunities for healthy activities and improving streets, squares and public places between buildings.

Strategic Policy 3

Best start in life

We will give all our young people the best start in life in a safe, stable and healthy environment where they have the opportunity to develop, make choices and feel in control of their lives and future. We will offer our young people and families, including those who are more vulnerable or have special educational needs, the right support at the right time, from their early years through adolescence and into successful adult life. To achieve this we will deliver more childcare, school places and double the number of Southwark Scholarships, ensure a top quality children's playground in every local area, provide free fruit for primary school children and invest in more early support for families. We will increase library access and find new ways to guarantee care and early education to help parents.

Reasons

We believe in giving all our young people the best start in life. We will establish a new Childcare Commission bringing together experts, parents, providers and employers to find new ways to guarantee care and early education. We will work with our looked after children to find them stable and loving homes. In our schools, the high demand for new primary and secondary places means we will make sure there are enough places for all. Our children deserve the very best and that's what we'll always aim for.

Strategic Policy 4

Strong local economy

We will work to make sure that Southwark has a strong economy where all of our residents benefit. We will bring more opportunities for people in Southwark to find work, get into training and achieve their aspirations. We will make Southwark a place where the town centres and high streets thrive and a place to do business in the central London and global economy, where business owners know this is the borough where their enterprises will grow and prosper. The distinctive town and local centres will be places where shops, leisure, office and community uses are competitive and popular, providing customer choice for local communities. We will work with our residents to assist them to be and stay financially independent, and with local business and other partners to make sure our residents are equipped with the skills and knowledge to access the many exciting opportunities that being in Southwark brings. We will ensure the delivery of 500 new affordable small business units within the borough.

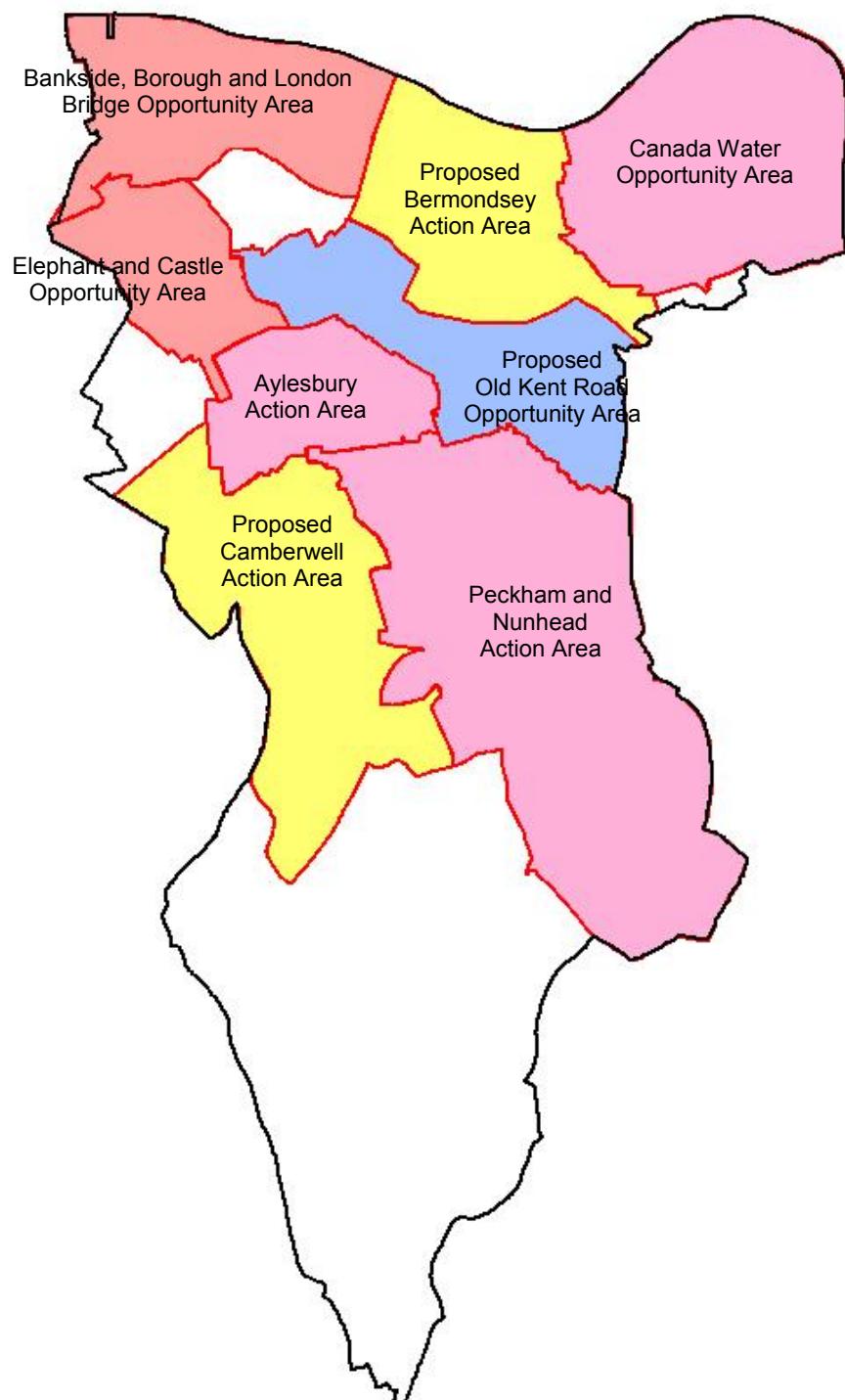
Reasons

When our economy is strong then all our residents benefit. It brings more opportunities for people in Southwark to find work, get into training and achieve their aspirations. Southwark has a set of distinctive Regeneration Areas offering an environment where businesses, including small and medium sized enterprises, create new jobs and opportunities particularly for local people. To help provide more affordable business space and help start up businesses our High Street Challenge initiative provides grant funds to support business and community-led groups to deliver new street markets and diversify uses on high streets through pop-up use of empty space. We are looking for the best ways to improve our town and local centres, considering which controls we need for the types of uses they contain and whether their boundaries should change to make them larger or smaller. We pay particular attention to proposed growth in betting, payday loan shops and takeaways and the potential loss of pubs, leisure and cultural uses. There are plans to regenerate Old Kent Road, Peckham, Camberwell, Nunhead, Tower Bridge Road and other town centres.

Southwark's Regeneration Areas are:

- Central Activities Zone;
- Strategic Cultural Areas;
- Bankside, Borough and London Bridge Opportunity Area;
- Elephant and Castle Opportunity Area;
- Canada Water Opportunity Area Core;
- Old Kent Road Opportunity Area (to be defined);
- Aylesbury Action Area Core;
- Peckham and Nunhead Action Area Core;
- Camberwell Action Area Core (to be defined);
- Bermondsey Action Area Core (to be defined).

Figure 1: Regeneration Areas



Strategic Policy 5

Healthy, active lives

We will maintain and improve the health and wellbeing of our residents, encouraging healthy lives by tackling the root causes of ill health and inequalities in our society. We will ensure all council homes are warm, dry and safe and build quality new homes to help people to live healthier lives. We will work with residents and our partners to build resilient communities, extending opportunities to all to maintain and improve their health and wellbeing. We are committed to people remaining in their homes for longer and ensuring vulnerable residents can lead and enjoy independent lives, achieve their goals and have a great future in Southwark. We will deliver a safer cycling network, improve green spaces and improve access to healthcare, voluntary organisations and community health facilities.

Reasons

The responsibility of the council to promote public health has been strengthened through the Health and Social Care Act 2012. The New Southwark Plan will be an important tool for promoting healthy lifestyles. It can promote healthy streets and neighbourhoods with pleasant town centres to shop, socialise and get access to health services, all within walking distance and very convenient for cycling. This will support our aim to be an age friendly borough. New policies for improving town centres, building schools, and providing the facilities for cycling and walking will address physical and mental health issues to improve the every day experiences of residents, workers and shoppers. We are introducing the concept of 'active design' which, among other things, makes using the stairs an attractive alternative to using lifts and encourages the use of bicycles for local trips. We will also encourage permanent and temporary community food growing opportunities, improve the quality of green spaces and parks, and ensure residents have access to opportunities for free swimming and gym use and an extended bike hire and cycle network.

Strategic Policy 6

Cleaner, Greener Safer

We will lead the way in making people feel safe, creating cleaner streets, increasing recycling and reducing landfill waste. We will protect and enhance our environment through making new and existing buildings as energy efficient as possible. Our neighbourhoods will be safer with well designed buildings and spaces that discourage crime and anti-social behaviour and foster a sense of community. Southwark will be a place where walking, cycling and public transport is the most convenient, safe and attractive way to move around. We will protect and improve our network of open spaces, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities. We will improve our natural environment through the use of urban greening to reduce flood risk and improve air quality. We will work with local people to deliver the very best so that the borough is a clean, green and safe place to be.

Reasons

Creating a cleaner, greener and safer Southwark will play a key role in making it a place where people enjoy and thrive. Reducing landfill, remediating contaminated land and increasing recycling and the re-use of waste materials will help us minimise our environmental impact and help to protect biodiversity and habitats for future generations to enjoy. Ensuring buildings are energy efficient and low carbon will help reduce our carbon footprint and our contribution to man-made climate change while also saving money through reduced energy bills for our residents and workers. Prioritising walking, cycling and public transport will also help us reduce our carbon foot print, as well as reduce the congestion and poor air quality that private cars can make worse. Some parts of the borough's walking and cycling routes are inaccessible, confusing and can at times feel unsafe. Some routes are based on outdated urban design principles with poor public realm. Improving these routes will encourage more walking and cycling. Poor air quality has significant health impacts so reducing harmful pollutants is crucial in making a safer and cleaner place. There is also a risk of flooding from both the Thames and surface water pooling. We need to mimic natural drainage patterns by reducing hard surfaces and increasing absorbent surfaces using soil and planting. Our parks and open spaces, trees and wildlife habitats are of enormous value so it is essential that we continue to protect and enhance them to ensure they can be enjoyed and used by everyone.

Development Management Policies

Introduction

The detailed policies set out requirements for development. They contain the specifics to deliver the strategic policies to enable the strategy for regeneration and planning to be put into practice. They do not repeat or cross reference each other and therefore all of the policies need to be addressed.

The site allocations set out the land uses that can be built on specific development sites. These take precedent over the policies and therefore if you have a site for development you should check the site allocations list and the adopted policies map before considering the land use set out in the policies.

Where there are assessments required for planning applications, these are set out in the validation checklist:

www.southwark.gov.uk/newsouthwarkplan

Where other council strategies and documents are relevant to the policies in this plan, they can be found in Appendix 1 of this plan at:
www.southwark.gov.uk/newsouthwarkplan

An explanation of terms can be found at:

www.southwark.gov.uk/newsouthwarkplan

Further guidance and best practice can be found at:

www.southwark.gov.uk/newsouthwarkplan

Quality, affordable housing

DM1 Affordable homes

Planning permission will be granted for:

1. A minimum of 35% affordable housing where at least 70% of the affordable housing is for social rent and up to 30% is intermediate where developments provide 10 or more homes, as set out below, unless affordable housing requirements have been set through an Area Action Plan. The affordable housing requirement will be calculated on a per sqm basis of the entire Gross Internal Area of the building used as dwellings:

Market housing	Affordable housing	
	A minimum of 35%	
Up to 65%	Intermediate Housing	Social rented housing
	Up to 10.5%	A minimum of 24.5%

2. Affordable housing on site and if this is not possible off-site. Where this is not possible there needs to be a financial contribution towards the delivery of new council homes.. The value of the financial contribution will be the difference in gross development value between a policy compliant scheme and any shortfall in affordable housing. The subdivision of sites or phasing of development which has the effect of circumventing this policy requirement will not be permitted;
3. A financial contribution towards the delivery of council homes is provided where developments provide nine or fewer homes. The value of the financial payment will be the difference in gross development value between a scheme providing the level of affordable housing required through DM1.1, and a fully private housing scheme;
4. Intermediate tenure homes which are affordable to Southwark residents and meet local intermediate income thresholds.

Reasons

There is a shortage of affordable homes in Southwark, across London and the whole of the UK. Providing more affordable housing is our main priority. Our Strategic Housing Market Assessment shows that Southwark has a net additional housing requirement for 1,472 to 1,824 units per year (2013-2031). We have an annual net affordable housing need for 799 homes per year (assuming backlog need is met over a 20 year period), including affordable homes for rent and intermediate tenure homes. Affordable Housing represents 48% of Southwark's total annual housing need.

We have set a target for all new major development providing 10 units or more to deliver a minimum 35% affordable housing as a proportion of the residential floorspace of the development. This is a viable and deliverable amount for developments in Southwark to provide and where this level of provision can not be achieved for reasons of viability, the council will require a full viability appraisal. The

methodology to determine the value of any required financial contribution ensures there can not be a financial advantage to the developer from not delivering the affordable housing on-site. The minimum affordable housing requirement applies to both new development and any uplift in housing from redevelopments (current affordable housing provision will be retained). We will increase the supply of affordable homes to meet our affordable housing need through the direct provision of 9,500 new council homes between 2018 and 2033. Requiring a financial contribution from schemes providing nine homes or fewer will finance the delivery of additional affordable homes.

Due to the high cost of market housing, approximately 57% of our affordable housing need, and 27% of our total housing need, is for intermediate housing to meet the housing needs of lower and middle income residents.. However, the most acute housing need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation, such as bed and breakfasts, or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and strained family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. For this reason we require a minimum 21% social rented housing and we allow additional social rented housing in place of intermediate tenure homes and market homes.

We will not accept affordable rent as it fails to meet the affordable housing needs of Southwark's residents in need of affordable housing (see Southwark Affordable Rent Study 2015).

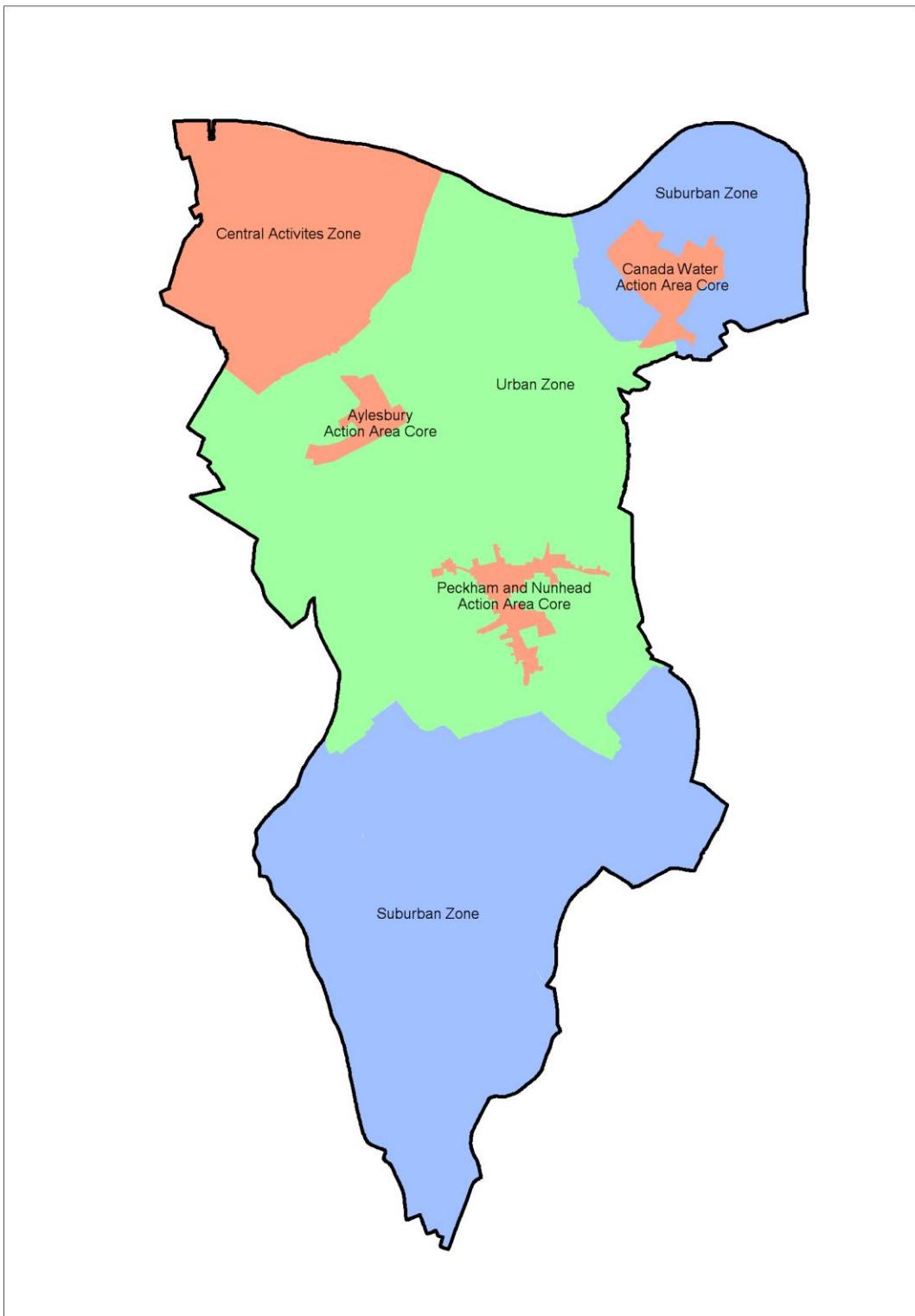
DM2 New family homes

Planning permission will be granted for major residential developments, including conversions, where they provide the following units:

1. A minimum of 60% with two or more bedrooms;
2. A maximum of 5% studios; which can only be for private housing;
3. The maximum number of bedspaces for the number of bedrooms where they are social rented.
4. Minimums of 3, 4 or 5 bedroom affordable units as set out below and in Figure 2.

Percentage of 3 bed+ homes	Locations
20%	Central zone and Action Area cores
25%	Urban zone
30%	Suburban zone

Figure 2: Family housing zones



Reasons

Building more family housing will help to address overcrowding, provide opportunities for families to live in all of our neighbourhoods and increase opportunities for foster care. Our Strategic Housing Market Assessment shows that we need 96% of new social rented homes and 36% of new intermediate tenure homes to provide three or more bedrooms. We require a minimum proportion of new homes to provide two beds or more because studios and one bed homes are unsuitable for families. Studio apartments are relatively affordable but they do not adequately meet the housing needs of most households.

Two bed homes can meet the needs of smaller families; however, to meet the needs of larger families we require the provision of some family homes with three or more bedrooms. The proportion of family homes required in urban and suburban settings is greater because these parts of the borough provide greater opportunities to build family homes as they are better able to accommodate adequate amenity space. Family units in flatted developments are more suitable on lower floors to facilitate access to amenity space and communication with children playing in these spaces.

DM3 Protection of existing family homes

Planning permission will be granted for the conversion of a single home of 130sqm or more (original net internal floorspace) into two or more homes.

Reasons

The high level of need for family homes means it is important that we protect our existing family housing stock from conversion into smaller homes which would be unsuitable for housing families.

DM4 Private rented homes

Planning permission will be granted for purpose built, private rented homes:

1. Which are secured for the rental market for a minimum 30 year term with tenancies which last a minimum of three years;
2. That meet Southwark's Private Rent Standard;
3. That provide a high standard of security and management;
4. That provide an equivalent amount of affordable housing to conventionally funded schemes, in accordance with DM1.

Reasons

We recognise that the private rented sector (PRS) meets the housing needs of residents who can not afford to buy or do not want to buy private homes in Southwark. Between 2001 and 2011, the PRS in Southwark increased from 15,932 to 29,995 households. In 2011 the PRS represented 24.9% of a total 120,422 households in the borough, up from 15.1% of a total 105,806 households in 2001. Private renting households often live in some of the worst quality, poorly managed accommodation. Furthermore, the majority of private renting households have very limited security of tenure, which is particularly damaging for households with children, and some renters face arbitrary evictions and unjustified rent increases.

The PRS has the potential to increase Southwark's housing supply because developers have fewer concerns about the rate at which the market can absorb new homes whilst still achieving their price expectation. The PRS also benefits the local and regional economy as it enables greater household mobility. We want to encourage a private rented sector which provides higher quality accommodation and a greater level of security for tenants than that which is offered by much of the current PRS market. We will support institutional investment in the sector where benefits are secured for residents through agreement. Southwark's Private Rent Standard is a code of good practice which sets out similar expectations to a competent rental property manager who acts to protect the capital value of their investment and enhance its income stream.

Evidence shows that PRS schemes are as viable as conventionally funded schemes in Southwark over the lifespan of the investment. We will therefore not accept an affordable housing offer which provides a lower net amount of affordable housing than our policy requirement under DM1.

DM5 Housing for older people

Planning permission will be granted for development that delivers:

1. New specialist housing for older people and affordable housing contributions in accordance with DM1;
2. A loss of specialist older people housing where a comparable level of suitable alternative accommodation is provided elsewhere in the borough, subject to need.

Reasons

We will meet the needs of older residents who develop physical or sensory impairments, such as dementia, through helping them to stay in their own homes through adaptations to existing housing. This is the most popular housing option for Southwark's older people. However, there will always be a need for specialist types of older people's housing, including extra-care housing and nursing home provision, to meet the needs of older people who are unable to remain in their own homes. Other forms of specialist older people housing options include sheltered housing, consisting of self-contained individual flats, almshouses and co-housing schemes. We will work with registered providers and other relevant partners to support the provision of different types of specialist housing where there is a clear identified local need. We will also ensure that new specialist homes for older people are located in areas which are suitable for older residents, which in many instances will need to have good access to local goods and services and be located in, or close to, town centres and regeneration areas. This will ensure that there is a wider choice of housing options for Southwark's older residents.

DM6 Homes for households with specialist needs

Planning permission will be granted for:

1. Residential development where:
 - 1.1 At least 10% of homes meet Building Regulation M4(3) standard (Wheelchair User Dwellings); and affordable wheelchair user homes are wheelchair accessible (M4(3b));
 - 1.2 Wheelchair user dwellings provide a mix of dwelling sizes, including family homes. Two bedroom three person affordable wheelchair user homes will not be acceptable;
 - 1.3 Wheelchair accessible homes meet the saved minimum space standards of the South East London Wheelchair Housing Design Guide set out in Table 1.

Table 1: Required accessible wheelchair user housing minimum space standards

Number of Bedrooms	Minimum Space (Flats) (sqm)	Minimum Space (Houses) (sqm)
1b2p	65	N/A
2b3p	75	80
2b4p	85	100
3b4p	100	110
3b5p	110	120
3b6p	115	125

2. Affordable wheelchair homes should meet the saved design and access standards from the South East London Wheelchair Housing Design Guide. Unoccupied affordable wheelchairs home must be let as local authority temporary accommodation until a suitable permanent household is identified.
3. New private and intermediate wheelchair user homes must be marketed as wheelchair user homes in a suitable publication and website aimed at older and less able-bodied people and fitted out to meet the specifications of the occupier prior to occupation. We encourage private wheelchair user homes to meet standard M4(3b).
4. Development may be required to provide alternative specialist housing to meet specific needs in place of an affordable wheelchair user home where we have identified a specialist housing need.
5. Where wheelchair housing cannot be provided onsite, a financial contribution will be required towards the provision of new affordable wheelchair homes or the adaptation of existing affordable homes to wheelchair user standard. The financial contribution will be the equivalent of building a wheelchair unit.

Reasons

We have identified an unmet need for affordable wheelchair user housing as well as a need for alternative types of specialist housing which meets the needs of people with disabilities that are not met by wheelchair accessible housing. Sometimes a new affordable wheelchair user home becomes available when no household with a need for that specific home can be allocated. We require unallocated affordable wheelchair homes to be let as temporary accommodation in order to ensure all specialist homes

remain available for their intended use when a suitable household can be found for a new wheelchair home.

Wheelchair user homes, as stipulated under Building Regulations M4(3) are inferior in quality to the standards set out in the South East London Wheelchair Housing Design Guide and do not provide guidance on minimum floorspace requirements for the whole dwelling. To ensure the provision of the highest quality, safest, wheelchair user homes we have retained the wheelchair user homes minimum space standards from the guidance and we encourage all affordable wheelchair user homes to meet the saved standards of the guidance.

Where wheelchair homes are not provided as part of a major development the council will require a financial contribution towards retrofitting existing social rented homes to wheelchair accessible standard or the provision of new affordable wheelchair homes.

DM7 Houses in multiple occupation and hostels

1. Planning permission will be granted for new Houses in Multiple Occupation (HMOs) and hostels that provide support for vulnerable people where:
 - 1.1 There is no overconcentration of these types of uses within the local area;
 - 1.2 HMOs meet the Council's Standards for HMOs;
 - 1.3 There is an identified local need for hostel provision.
2. Planning permission will not be granted for the change of use from hostels where it meets an identified local housing need.

Reasons

Houses in multiple occupation and hostels meet the needs of some households and reduce pressure on conventional housing stock. For some people, general needs housing may not be suitable to meet their needs. HMOs and hostels provide basic housing for people who are struggling to access suitable affordable accommodation, thereby reducing homelessness. Whilst these types of accommodation are generally not considered suitable for families, the number of families occupying such accommodation has risen in response to the acute shortage of affordable conventional homes.

We know that existing HMOs can often be of poor quality. Design standards are important as HMOs and hostels often offer small homes with the minimum facilities that people need.

Excessive clustering of HMOs and Hostels can undermine the social cohesion of an area, partly due to the temporary nature of accommodation offered which leads to people moving quickly. The change of use from a conventional house to an HMO is permitted development where the dwelling house is for use by three to six residents. However, larger HMOs require planning permission. Where there is already a high concentration of these types of accommodation in one particular area, we may consider the use of Article 4 Directions to restrict the amount of accommodation of these types coming forward in future.

DM8 Optimising delivery of new homes

1. Planning permission will be granted for development within the density ranges in Table 2:

Table 2.: Permitted residential density ranges

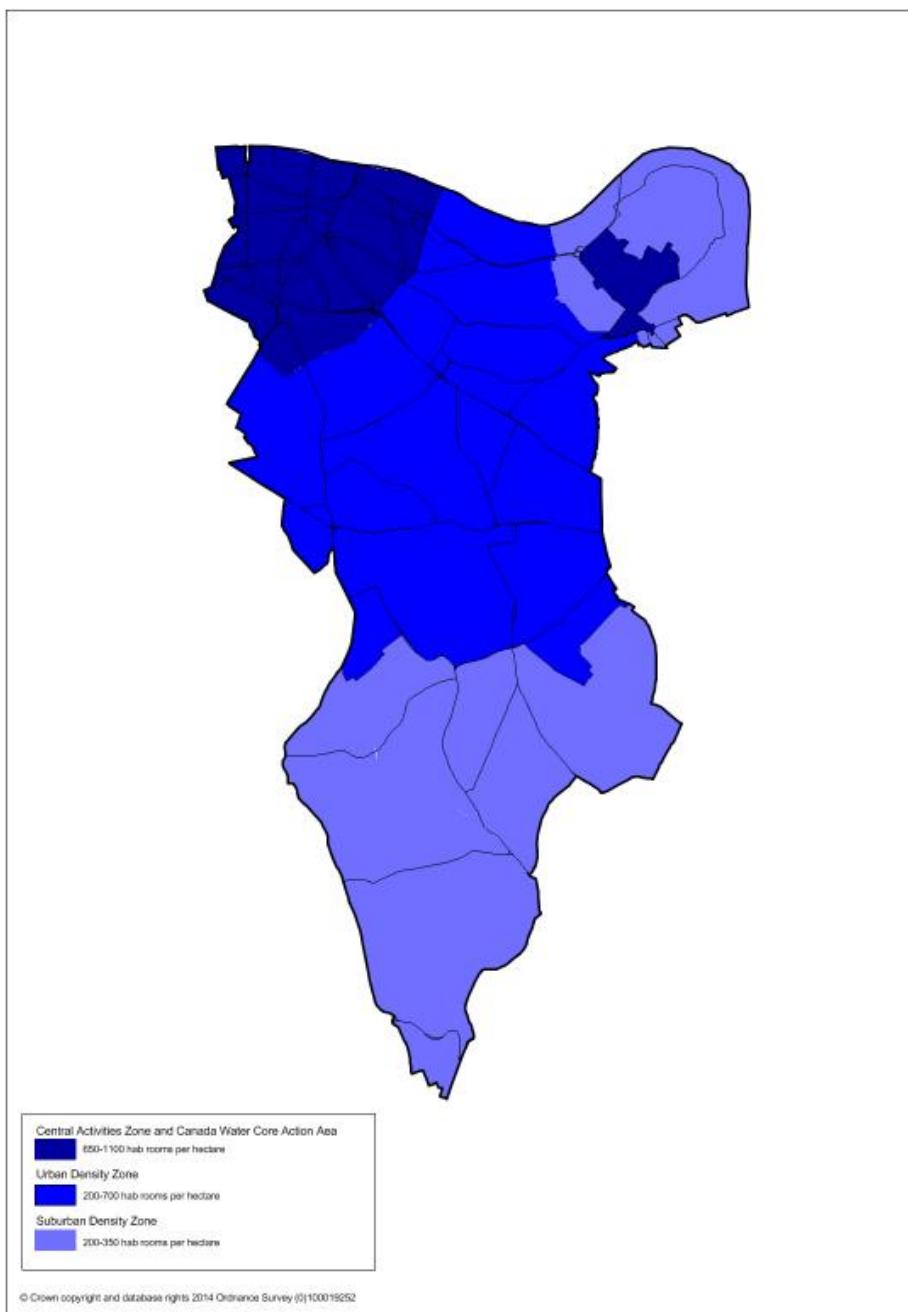
Location	Habitable Rooms per Hectare
Central Activities Zone and Canada Water Opportunity Area Core	650 - 1100
Urban Zone	200 - 700
Suburban Zones	200 - 350

2. Development may exceed the density ranges where it achieves an exemplary standard of residential design. Exemplary residential design must:
 - a. Provide excellent quality living conditions;
 - b. Achieve exemplary architectural design;
 - c. Exceed the nationally described space standard, including providing additional built-in storage space;
 - d. Provide high ceilings which maximise natural ventilation;
 - e. Maximise natural light and ventilation to kitchens and bathrooms;
 - f. Minimise corridor lengths by having an increased number of cores;
 - g. Not have more than eight dwellings accessed from a single core;
 - h. Demonstrate that the development has sought to maximise the use of sustainable technologies and materials;
 - i. Exceed our private and communal amenity space requirements;
 - j. Provide communal facilities including gardens and community rooms;
 - k. Provide a variety of housing types within the development;
 - l. Provide fully or partially inset balconies.

Development will not be permitted where it results in the net loss of residential floorspace except:

1. Where the existing location and standard of accommodation is unsatisfactory and can not be improved; or
2. Where the residential accommodation is on a site which is allocated for an alternative use in preference to housing.

Figure 3: Map of permitted residential density ranges



Reasons

We will seek to meet our target to build 2,376 homes per year by requiring development to optimise the use of land, building within the density ranges set out in Table 2. These density ranges reflect the higher range of permissible density included in the London Plan and will apply to both residential and non-residential development. Whilst some areas of the borough have relatively low public transport accessibility, all areas of the borough have good accessibility to town centres and local amenities. It is important that we bring forward as much housing as possible whilst also protecting the character of neighbourhoods. We want to provide housing that responds to the local and historic context, and to retain and create places where people want to live.

Allowing higher densities in Regeneration Areas, which benefit from high levels of accessibility and provide opportunities to build supporting infrastructure, will ensure we make efficient use of our land by providing as much housing as possible whilst reducing our impact on the natural environment. Too much development can have a negative impact on the environment, unless it is built to a very high standard of design.

Fact box: Habitable rooms and density

A habitable room is any room with a window suitable for sleeping, living or dining, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area of less than 11sqm.

27.5sqm is the average area required to create one habitable room, including shared circulation space, and non-habitable rooms. For rooms above 27.5sqm, the number of habitable rooms will be calculated relative to the room size.

Residential density (RD) is calculated as follows:

For residential-only development, density is the number of habitable rooms (HR) divided by the developable site area (Ha).

Residential density formula: $D = HR / Ha$

For mixed-use development, residential density (D) is based on the proportion of the developable site area given over to residential use. The residential density is calculated by apportioning the developable site area (Ha) between the residential use (RU) and non residential uses (NRU) as a percentage of the development. The residential density will be calculated by dividing the number of habitable rooms (Ha) by the developable site area apportioned to residential use (apportioned residential site area ARHa).

Mixed-use residential density formula: $D = HR / ARHa$.

($ARHa = HA * RU(%)$)

For mixed-use development where the majority of floorspace is non-residential a method of calculation should be agreed with Southwark Council to illustrate how the development would provide an efficient use of land and contribute to housing delivery.

In calculating the developable site area major distributor roads, significant landscape buffer strips, and large areas of public open space will not be included.

Revitalised Neighbourhoods

DM9 Design of places

Planning permission will be granted for development that:

1. Ensures the height, scale, massing and arrangement of development responds positively to the existing townscape, character and context;
2. Better reveals local distinctiveness and architectural character;
3. Ensures an urban grain and site layout that takes into account and improves existing patterns of development and movement, permeability and street widths;
4. Ensures buildings, public spaces and routes are positioned according to their function, importance and use;
5. Ensures a high quality public realm that is safe, understandable and attractive and that eases the movement of pedestrians, cyclists and vehicular traffic. Street clutter should be avoided;
6. Ensures contextual landscaping including the retention of street trees, the use of green infrastructure and the principles of water sensitive urban design;
7. Provides accessible and inclusive design for all ages and people with disabilities. Development should ensure compliance with the Equalities Act 2010, relevant London Plan policies and Part M of the Building Regulations;
8. Provides opportunities for formal and informal play.

Reasons

It is important to take the principles of urban design into consideration when designing new development, in order to ensure that new development improves the environment so that people want to spend time in the place. The principles extend to the internal design and the spaces between buildings, as well as appearance of the buildings. Developments must be designed to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.

Southwark's built environment reflects different periods of design and development and portrays a variety of local character. Some local character is unique with a distinct identity, while other areas have local character that is poorer or less defined. Further detail on local character can be found in our visions, characterisation studies and conservation area appraisals.

The public realm is the network of spaces, streets and paths between buildings. Good public realm design is essential to help people move around the borough as it improves the streetscape, and create a sense of place with vibrant, pleasant environments that people will take pride in and enjoy.

Provision of urban greening and green infrastructure can deliver multiple amenity and environmental benefits within buildings and the public realm, such as helping to reduce the urban heat island effect, where urban areas become significantly hotter than rural areas in summer, and the impact of surface water flooding, both of which will be exacerbated by climate change. It can also provide opportunities for recreation and food growing. The enhancement of areas through urban greening can also help deliver economic growth and create healthier places by reducing air pollution and encouraging physical activity.

DM10 Design quality

Planning permission will be granted for development that:

1. Ensures high standards of design with appropriate fabric, function and geometry;
2. Ensures new buildings and alterations to existing buildings have an innovative design or solution that is specific to the site's context, topography and constraints;
3. Ensures adequate daylight, sunlight and outlook;
4. Uses materials that are high quality, durable, sustainable and that respond positively to context;
5. Implements sustainable design and construction techniques;
6. Utilises active design principles that are fitting to the location, context, scale and type of development;
7. Provides active frontages and ground floors and building entrances that promote activity and successfully engage with the public realm;
8. Provides adequate servicing within the footprint of the building and site;
9. Ensures accessibility and inclusive design for all and provides a positive pedestrian experience.
10. Provides basements that do not have adverse structural or environmental impacts.

Reasons

Good design is a key aspect of making places better for people. Southwark has some world-class developments that have raised its profile, and has a wealth of development opportunities which will continue to add to its reputation for high quality design. Southwark has a range of different neighbourhoods and areas contributing to its local distinctiveness, and this diversity will be reflected in new development. It is important that good quality materials are used in development: the right materials greatly contribute to the overall impression of a building, as well as how it relates to its area. In order to minimise the impact of the development the functions of the building, such as servicing, cycle parking and plant, should be designed into its footprint. This should enable day to day activity to take place without impacting greatly on the surroundings.

In addition to healthcare services, such as GPs and clinics, other environmental and social conditions are known to influence people's health. The internal layout of buildings can be designed to encourage activity, for example, by making stairwells more attractive, visible and convenient to use. Locating benches, public toilets and water fountains along walking routes provides encouragement to use them. Active design can also help reduce energy consumption in buildings..

Sustainable design must reduce energy consumption and carbon dioxide emissions, minimise the consumption of natural resources, reduce flood risk and pollution, ensure the avoidance of internal overheating, minimise the urban heat island effect, and creation of adverse local climatic conditions (e.g. wind shear).

DM11

Residential design

Planning permission will be granted for residential development where:

1. All homes meet or exceed the minimum, national space standard, providing adequate internal space for the intended number of occupants (Table 3). A minimum ceiling height of 2.5 metres is strongly encouraged for at least 75% of the dwelling;
2. Dual aspect homes face at least two different aspects and allow for natural cross ventilation. Provision of a bay window does not constitute dual aspect. Single aspect homes will only be acceptable in exceptional circumstances and must meet the following requirements:
 - Single aspect family homes should be avoided and single aspect family homes providing three or more bedrooms will not be acceptable;
 - North facing single aspect homes will not be acceptable;
 - Single aspect homes should avoid exposure to noise levels above which significant adverse effects on health and quality of life may occur;
 - Single aspect homes should demonstrate good levels of privacy and ventilation to all rooms;
 - Single aspect homes must demonstrate how overheating will be avoided and must, where practical, utilise non-mechanical ventilation systems, such as increased ceiling heights;
3. All homes provide a useable amount of private amenity space. Where private amenity space can not be provided for each home, any shortfall will add to the requirement for communal amenity space.
4. Flatted development provides green communal amenity space for all residents and additional communal play areas for children (aged up to 16). The required amount of communal child play space will be calculated using the play space standards set out in Table 4. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS). In exceptional circumstances, where communal amenity space and child play space cannot be provided on site, we will seek a financial contribution towards improving existing play space provision in the vicinity of the site.
5. The external appearance of the development is tenure blind;
6. All homes meet planning practice guidance set out in BRE's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991);

Reasons

Good quality housing helps to improve the health, safety, amenity and quality of life of current and future residents. Southwark has an aging population and we want all residents to be able to stay in their homes throughout different phases of their life into old age. We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for social sustainability and community cohesion that neighbours and visitors should not be able to perceive the tenure of a home by its appearance.

It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and socialise.

Table 3: Minimum internal space standards

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

Table 4: Play space standards – child bed space yield (Up to age 16)

<p>A minimum of 10sqm of play space per child bed space is required within the development. 1 child yield = 1 child bed space.</p>			
Market and Intermediate	Number of Bedrooms	Child Yield	Child Play Space Requirement (sqm)
	2 bedroom flats	0.10	1
	3 bedroom flats	0.58	5.8
	2 bedroom houses	0.12	1.2
	3 bedroom houses	0.44	4.4
	4 bedroom houses	1.04	10.4
Social Rent	5 bedroom houses	1.19	11.9
	1 bedroom dwellings	0.20	2
	2 bedroom dwellings	0.95	9.5
	3 bedroom dwellings	1.83	10.83

	4 bedroom dwellings	2.92	29.2
	5 bedroom dwellings	3.99	39.9

Example:

Where a scheme provides six 3 bedroom social rent homes and four 2 bed private flats the requirement will be to provide 5.27 sqm of child play space in addition to communal amenity space requirements.

$$((6 \times 1.83) + (4 \times 0.12)) = 5.27$$

DM12 Tall buildings

Tall buildings are significantly higher than surrounding buildings or their context. The highest tall buildings will be located in our Regeneration Areas. This is where the highest public transport accessibility levels and densities are located and where there is the greatest opportunity for regeneration.

Planning permission will be granted for tall buildings that:

- a) Are located at a point of landmark significance and have a height that is proportionate to the significance of the proposed location and the size of the site; and
- b) Respond positively to local character and the existing townscape; and
- c) Are of exemplary architectural design and residential quality as set out in policy DM 8; and
- d) Make a positive and considered contribution to the London skyline and landscape, taking into account the cumulative effect of existing or emerging proposals or clusters; and
- e) Have no harmful impact on strategic views set out in the London Views Management Framework and to the borough views; and
- f) Avoid unacceptable harm to the significance of designated heritage assets or their settings; and
- g) Avoid harmful environmental impacts including wind shear, overshadowing and solar glare; and
- h) Maximise energy efficiency and prioritise the use of sustainable materials; and
- i) Are designed to have a positive relationship with the public realm, provide opportunities for new street trees, and lower floors that successfully relate to a positive pedestrian experience.

Buildings above a height of 30 metres or 25m in the Thames Policy Area must also:

- j) Provide a new, functional public space that is proportionate in size to the height and size of the proposed building.

Buildings above a height of 60 metres must also:

- k) Deliver publically accessible space at or near to the top of the building; and
- l) Incorporate communal facilities for users and residents.

Reasons

The significance of a location will be defined by its close proximity to the confluence of strategic routes, major public transport stations, strategic locations that have a regional or borough importance (e.g. Burgess Park) and the scale of the existing townscape. The significance of a location is likely to diminish the further away a site is from these factors.

Tall buildings, if designed thoughtfully, can be an important component in raising population density, avoiding urban sprawl and contributing to an area's regeneration. However, tall buildings can look out of place in their surroundings and cause unpleasant environmental effects, especially on the location's micro-climate.

We have taken a consistent approach when planning for tall buildings and use a number of criteria to determine applications. We will continue to use this approach alongside the Historic England/CABE guidance on tall buildings that gives additional information on the suitable locations and design of tall buildings.

DM13 Efficient use of land

1. Planning permission will be granted for development that:
 - 1.1 Ensures that the underutilisation or overdevelopment of sites is avoided;
 - 1.2 Does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites;
 - 1.3 Makes adequate provision for servicing, circulation and access to, from and through the site.
2. Planning permission will be granted for appropriate temporary 'meanwhile uses' where they deliver community benefits and do not compromise the future redevelopment of the site.

Reasons

Urban land is a vital, finite resource that must be efficiently used to reduce pressure on rural land and open spaces. In Southwark, increasing density in the Central Activities Zone, Opportunities Areas and major town centres is a key requirement for the sustainable use of land. By increasing the number of people who visit, work and live in an area, more services and infrastructure can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high could have a harmful impact on the environment and quality of life and would not be supported. Meanwhile uses are supported as they can ensure that

buildings or land that are temporarily vacant are efficiently used in a way that delivers community benefits.

DM14 Listed buildings and structures

Planning Permission and/or Listed Building Consent will only be granted for development that:

1. Avoids unjustifiable harm to the significance of listed buildings and structures and their settings by conserving and enhancing:
 - 1.1 The historic fabric, architectural style and features, construction methods, curtilage, site layout, plan form and readability, and land use; and
 - 1.2 The contribution of the building to its setting or its place within a group; and
 - 1.3 Views that contribute positively to the significance of the building or structure or their setting.
2. Enables the viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
3. Provides adequate justification for any harm to the significance of the listed building or structure that results from the proposal.

Reasons

We recognise the importance of Southwark's built heritage as a community asset and will seek the conservation and enhancement of this asset as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. Southwark has around 2500 listed buildings. These historic features can define local character, providing a sense of place and enriching the townscape.

All applications for listed building consent will require a design statement, including details of the protection of any retained fabric, and a detailed statement setting out the justification, design approach and methods of any building work to the listed building.

DM15 Conservation areas

1. Planning Permission and/or Conservation Area consent will only be granted for development that:
 - 1.1 Conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics; published in Conservation Area Appraisals; and
 - 1.2 Conserves and enhances the significance of a conservation area's setting, including views to and from the area.
2. The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not be generally supported. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.

Reasons

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

character, providing a sense of place and enriching the townscape. The control of external appearances is important within conservation areas and where the quality of the environment is particularly high. Our published conservation area appraisals include detailed evaluations of the character and special features of each conservation area and provide additional supplementary guidance for developments affecting conservation areas. We are keen to encourage a high quality of design in conservation areas. This may include the use of modern materials or innovative techniques on new developments as they can sustain or enhance the character or appearance of the area.

DM16 Conservation of the historic environment and natural heritage

Planning permission will only be granted for development that:

1. Conserves and enhances the significance of the following heritage assets and their settings:
 1. Scheduled monuments;
 2. Protected London squares;
 3. Registered parks and gardens;
 4. Trees within the curtilage of a listed building;
 5. Trees that contribute to the historic character or appearance of conservation areas;
 6. Trees that are subject to a Tree Preservation Order (TPO)
 7. Ancient hedgerows;
Buildings and land with Article 4(1) directions inside and outside conservation areas.
2. Enables the viable use of the heritage asset that is consistent with its ongoing and long term conservation;
3. Provides adequate justification for any harm to the significance of the heritage asset that results from the proposal.

Reasons

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

DM17 Borough views

Development must positively enhance the following important borough views:

1. The panoramic north facing view from One Tree Hill;
2. The view of St Pauls Cathedral from Nunhead Cemetery;
3. The view of St Pauls Cathedral along Camberwell Road;
4. The view of Tower Bridge from Kings Stairs Gardens;
5. The view south from the centre of the Millennium Bridge;
6. The view north along Great Suffolk Street.

Reasons

Borough views are significant views and panoramas that make a positive contribution to experiencing Southwark's position in London, informing how we are located in an historic and important world city.

DM18 Archaeology

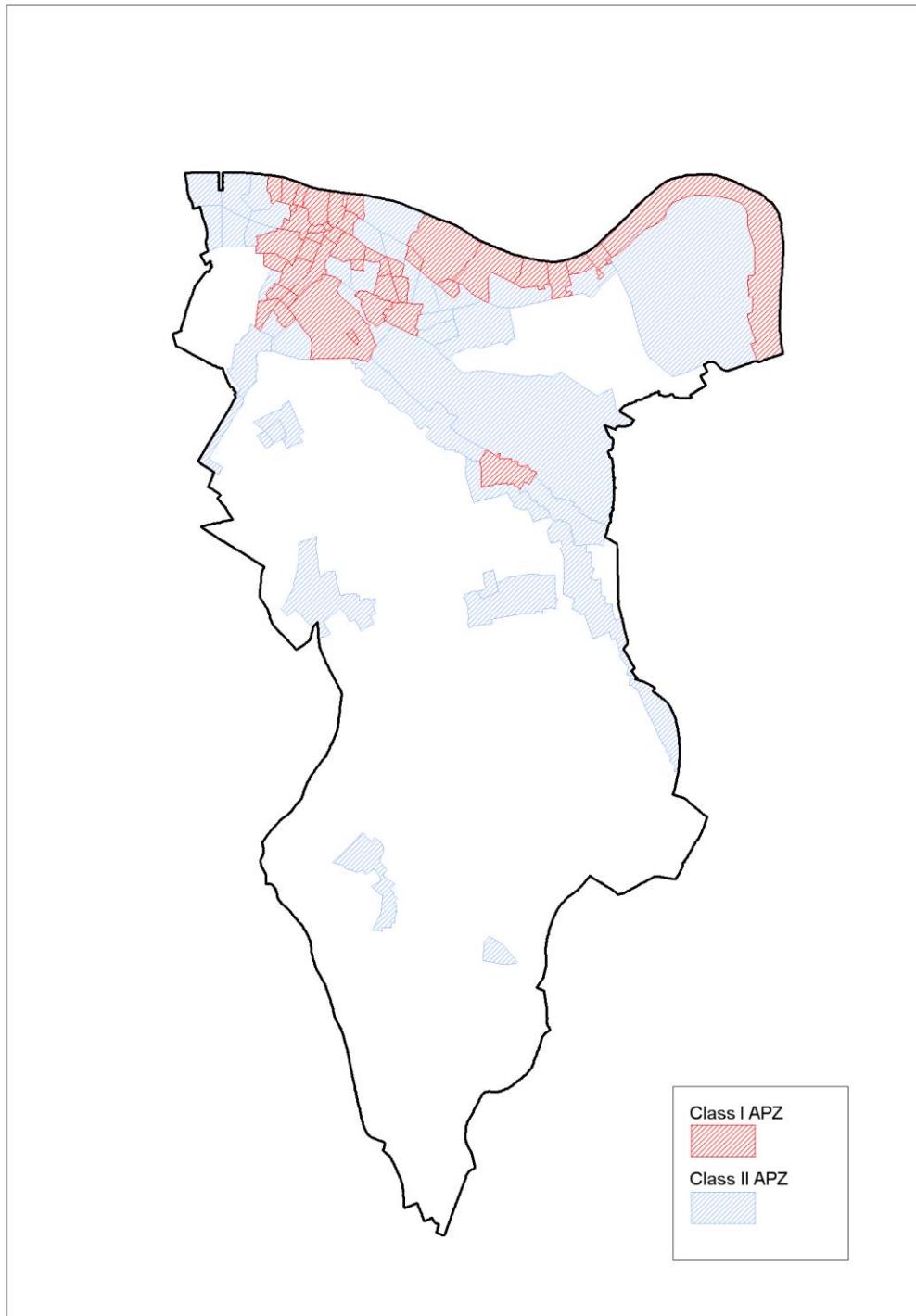
1. Within Class One Archaeological Priority Zones (APZs), planning permission will only be granted for development that:
 - 1.1 Conserves the archaeological resource commensurate to its significance; and has been informed by a prior archaeological assessment and trench-based archaeological evaluation to assess the archaeological significance; or
 - 1.2 has been informed by prior archaeological assessment and is designed to preserve potential archaeological significance on site through minimising foundation and construction impacts.
- 2.. Planning permission will only be granted for proposals that result in a loss of the archaeological significance of sites in Class One Archaeological Priority Zones if they offer significant public benefits or an assessment and trench-based archaeological evaluation demonstrates existing substantial loss of or damage to the archaeological significance of a site. In these circumstances, the excavation, recording, archiving, publication and display of a site will be required. Proposals must include details of how archaeological works will be made publically accessible.
3. Within Class Two Archaeological Priority Zones, planning permission will only be granted for development that assesses the archaeological resource. Proposals that are granted planning permission will be conditioned to achieve the preservation, recording, archiving, publication and display of a site according to its significance.
4. In proposals outside Archaeological Priority Zones, proposals will be assessed against the historic environment record for Southwark. If archaeological significance is identified within the proposed site, planning permission will be granted with appropriate conditions to achieve the preservation, recording, archiving, publication and display of the site according to its significance.

Reason

Southwark has an immensely important archaeological resource. Increasing evidence of those peoples living in Southwark before the Roman and medieval period is being found in the north of the borough and on sites to the north and south of the Old Kent Road. The Roman provincial capital (Londinium) crossed the river and in Southwark was focused on two islands that made up the southern bridgehead of the only river crossing over the Thames at the time and settled areas to the south. Remains of Roman buildings, industry, ports, boats, roads, temples and cemeteries have been discovered since the mid 1940s. The importance of the area during the medieval period is equally well attested, both archaeologically and historically. Elsewhere in Southwark the routes of Roman roads (along the Old Kent Road and Kennington Road) and the historic village cores of Peckham, Camberwell, Walworth and Dulwich, also have the potential for the survival of archaeological remains from many periods. We will also consider the designation and the class of archaeological priority zones as new archaeological work and discoveries are made.

A schedule of new Archaeological Priority Zones are set ou in Appendix 8.

Figure 4: New Archaeological Priority Zones (APZs)



DM19 World Heritage Sites

Planning permission will only be granted for development that sustains and enhances the significance of the Outstanding Universal Value of World Heritage Sites and their settings, including within views in, out and across the sites.

Reasons

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

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

Consideration should also be given to the Statement of Outstanding Universal Value (SOUV) and the management plans of the World Heritage Sites that are named in the policy, as they contain further information on how the World Heritage Site is protected and managed.

DM20 River Thames

Planning permission will be granted for development in the Thames Policy Area that:

1. Integrates successfully with the waterspace in use, appearance and physical impact;
2. Maintains and enhances the existing facilities that support and increase the use and enjoyment of the river and the functions and activities associated with the Thames in the Thames Policy Area, including:
 - 2.1 Access points to and alongside the river, including stairs, piers and the Thames Path
 - 2.2 Docks, including protection against partial or complete infilling;
 - 2.3 Mooring facilities;
 - 2.4 Facilities for passenger, freight and tourist traffic;
 - 2.5 Sport and leisure facilities.
3. Establishes or continues the River Thames Path along the water frontage and encourages new access points to the River Thames;
4. Avoids unacceptable harm or effects on navigation, biodiversity or the existing character of the Thames Policy Area if proposing new mooring facilities;
5. Does not extend developed land or result in a continuous line of moored craft;
6. Maintains, remediates and improves flood defence walls for developments adjacent to the River Thames. Developments adjacent to defences and culverts should demonstrate that their development will not undermine the structural integrity or detrimentally impact upon its intended operation;
7. Provides landmarks that are of cultural and social significance along the river, providing orientation points and pleasing views without causing undue harm to the cohesiveness of the water's edge;
8. Successfully relates scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the river, or within borough or London Views Management Framework views. Such a position of buildings should take into account how the river meanders and the impact these can have on how

buildings may be seen together. Proposals for tall buildings should be set at least one block back from the river bank.

Reasons

The strategic importance and unique character of the River Thames needs to be maintained and enhanced to enable the use and enjoyment of the Thames for all.

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

Best start in life

DM21 Education places

1. Planning permission will be granted for proposals of high design quality that provide more pre-school, school, higher and further education places where there are shared facilities with the community.
2. Development must not lead to the loss of existing educational facilities unless there is reprovision of the school places in an area of identified need or they are surplus to requirements.

Reasons

Education facilities in Southwark will be expanded and enhanced to meet the needs of a growing population and giving our population the best start in life. Southwark is investing in education, so that the growing population has access to excellent learning facilities everywhere in Southwark. Education facilities significantly enhance the economy and contribute to regeneration by complementing existing uses.

DM22 Student homes

Planning permission will be granted for student homes in Regeneration Areas to support the growth of universities and colleges where:

1. Schemes providing direct let student rooms at market rent provide 35% of the Gross Internal Area as conventional affordable housing, and 27% of student rooms let at a rent that is affordable to students;
2. Schemes providing affordable student rooms for nominated further and higher institutions provide as much conventional affordable housing as is viable;
3. Adequate living space is provided;
4. 10% of student rooms are easily adaptable for occupation by wheelchair users;
5. There is an excellent public transport accessibility level;
6. The development would not harm local character or residential amenity through an over-concentration of student homes.

Reasons

There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family homes. Whilst London as a whole has a recognised need for more student bed spaces, we have the second largest number of student homes in London.

Our Strategic Housing Market Assessment highlights an acute need for more family and affordable housing. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or a contribution towards affordable housing from student housing development we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes.

Strong, local economy

DM23 Transition of preferred industrial locations to mixed use neighbourhoods

The Southwark Core Strategy designates preferred industrial locations on Old Kent Road, South East Bermondsey, Mandela Way and Parkhouse Street. The New Southwark Plan will review these designations. Site specific policies (site allocations) for this land will be set out in the Old Kent Road AAP and New Southwark Plan. These will aim to intensify development, increase job numbers and promote growth of business uses within new mixed use neighbourhoods. In the meantime there will be no loss of employment space unless there are community or other uses that will develop the local infrastructure. In addition, financial contributions will be required for future infrastructure funding for the Bakerloo Line extension.

Reasons

Demand for business space in the borough is changing and while use of land for manufacturing and large scale warehousing and logistics is declining, demand for business space which services central London's economy is increasing. We want to use this opportunity to increase the number of jobs and businesses and help regenerate areas such as the Old Kent Road. It is important that the new business space suits the needs of occupiers and the type and nature of space will be expected to comply with DM policies on office and business development and small business units. Through the Old Kent Road AAP and New Southwark Plan site allocations we will set out appropriate mixes of uses that promote growth of new neighbourhoods and also explore potential to address impacts on existing businesses which may be affected. New mixed use neighbourhoods will require significant investment in new infrastructure. This includes transformation of the Old Kent Road itself and the quality of the public realm, reinforcement of pedestrian and cycle networks, improvements in the open space network and social infrastructure such as schools and health facilities. The Bakerloo line extension could help drive growth and regeneration but it has a significant cost. New development will be expected to help fund and provide the infrastructure that is required.

DM24 Office and business development

In Regeneration Areas:

1. Planning permission will be granted for business (Use Class B1) floorspace;
2. Development must retain or increase existing levels of business (B Use Classes) floorspace except where there is no demand for either the continued use of the site for business or for redevelopment involving reprovision. This needs to be demonstrated by a rigorous marketing exercise for 18 months.

Reasons

Our evidence suggests that around 47,000 new office jobs will be created in Southwark over the period leading up to 2036 and this would require around 530,000sqm of new office space. The retention of existing small and medium enterprises will support jobs to remain in Southwark and established local economies to grow alongside new uses. We want to promote the creation of new jobs alongside ensuring that there is a supply of sites and premises for businesses to grow. The

approach is to focus on the Regeneration Areas to either retain or reprovide employment unless there is no demand. This will retain diversity and encourage new small, medium and large businesses.

Business uses improve the popularity, vitality and viability of the centres. Outside of the Regeneration Areas and town centres releasing employment sites for other uses can contribute towards new housing and services.

DM25 Railway arches

Planning permission will be granted for business uses (B Use Classes), retail (A Use Classes) and community facilities (D Use Classes) in railway arches.

Reasons

Southwark Council is supporting and encouraging creative and vibrant uses within the over 800 railway arches. They are cheap spaces to rent and are well suited to 'incubating' smaller businesses and helping them to grow. They also add character and are interesting places for shops, cultural and community uses and restaurants.

Railway arches within site allocations will need to comply with those allocations. The Old Kent Road AAP will provide policy for assessing railway arches in the Old Kent Road opportunity area.

DM26 Small business units

In Regeneration Areas:

1. Development should retain small business units except where there is no demand for business use.
2. Planning permission will be granted for small businesses units where these incorporate a range of unit sizes and types and are well designed and flexible. Opportunities for long term management of the units by a company specialising in the management of space for small businesses should be fully explored. Furthermore there should be consideration of the feasibility of clustering non-residential uses in single use buildings (horizontal mixed use) and a full fit out.
3. Where existing SMEs are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development.

Reasons

Small and medium sized enterprises (SMEs) are vulnerable to displacement by other uses and therefore need protection. They are the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. It is important that units are flexible and designed to meet the needs of local businesses. The management of small business units by specialist companies will help ensure the success and long term retention of the space.

DM27 Town and local centres

1. New developments for retail and other town centre uses should be located in town and local centres:

Major Town Centres	<ul style="list-style-type: none">• Elephant & Castle (including Walworth Road)• Peckham• Canada Water
District Town Centres	<ul style="list-style-type: none">• Bankside and The Borough• London Bridge• Camberwell• Lordship Lane• Herne Hill
Local Centres	<ul style="list-style-type: none">• The Blue• Dulwich Village• Nunhead• Tower Bridge Road• Old Kent Road/East Street

2. In town and local centres, planning permission will be granted for a range of town centres uses, markets, community, civic and cultural uses and residential homes, provided that:
 - 2.1 The scale and nature of the proposal is appropriate to the role and catchment of the centre;
 - 2.2 A Use Classes are retained or replaced by an alternative use that provides a service to the general public and would not harm the vitality and viability of the centre; and
 - 2.3 The proposals would not harm the amenities of surrounding occupiers or result in a concentration of uses that harms the character of the area; and
 - 2.4 The proposal provides an active use at ground floor in locations with high footfall; and
 - 2.5 Large schemes for town centre uses that are 1,000sqm or over provide public toilets.

Reasons

Town and local centres provide important services and facilities for the borough's residents and should be the main focus for new developments for town centre uses. Our aim is to increase the amount of shopping space in our centres and improve the choice of goods and services, 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 and also boost the local economy. Our town and local centres are changing and whilst their role as shopping destinations are still very important, other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make them more vibrant and sustainable places.

A list of revised town centre boundaries is included in Appendix 2.

DM28 Development outside town centres

Developments for town centre uses located outside town and local centres must comply with the sequential test. Large developments, over 1,000sqm (gross), should provide an impact assessment and demonstrate that they would not harm the vitality and viability of centres or planned investment in centres.

Reasons

Town and local centres should be the main focus for new developments for town centre uses. A large development of 1,000sqm could equal or exceed the need for shopping floorspace in the short term (up to 2021) in some areas of the borough and therefore could have a significant detrimental impact on the vitality and viability of nearby centres.

DM29 Protected shopping frontages

Planning Permission will be granted for changes of use in protected shopping frontages where:

1. The proportion of units in A1 Use Class in primary and secondary frontages does not fall below the percentages set out in Table 5 below; and
2. The premises have been rigorously marketed for A1 Use Class over an 18 month period prior to a planning application where the existing use class is A1 Use Class; and
3. The proposed use provides uses within the A Use Class or provision of a service involving visits to the premises by members of the public.

Table 5: Protected Shopping frontages proportions

Shopping Frontages		Proportion of retail (A1 Use Class)
Primary shopping frontages	Peckham	85%
	Elephant and Castle/Walworth Road	75%
	Camberwell	60%
	Lordship Lane	55%
	The Blue	80%
	CAZ shopping frontages in Borough and Bankside and London Bridge opportunities areas	40%
Secondary shopping frontages		50%

A list of proposed primary and secondary shopping frontages is included in Appendix 3.

Reasons

Shopping is the main reason for visiting the borough's centres and it is important that we maintain high proportions of shops in retail use (Use Class A1), especially where there are main concentrations in the primary shopping frontages. In the secondary and CAZ shopping frontages, whilst shops (Use Class A1) are important, there is a greater diversity of activities and services. Maintaining a healthy balance of uses is vital to protecting the vitality and viability of our centres.

DM30 Shops outside protected shopping frontages, town and local centres

Planning permission will be granted for development that loses A Use Class floorspace where:

1. A marketing exercise for 18 months demonstrates that the current use is financially unviable and that there is no need for A uses; and
2. There are alternative A Use Class shops within a 400 metre walking distance.

Reasons

Local shops provide an important service for communities. They can provide a convenient service to help to make people feel part of a community and do their shopping without difficult or expensive travel.

DM31 Shop fronts

Planning permission will be granted for shop fronts and shop front signage that:

1. Ensures that the proportion, scale, style, detailing, colour and materials make a positive contribution to the host building and its context; and
2. Retains and refurbishes existing traditional and historic shop fronts and features when located within heritage assets, conservation areas or the setting of heritage assets; and
3. Is adequately lit for its context; and
4. Utilises internal security grilles and security solutions; and
5. Retains or provides a shop window if part of a change of use within town centres; and
6. Does not support the use of external mounted shutter housings and solid roller shutters.

Reasons

The retention of historic shop fronts and the provision of high quality new shop fronts encourage a welcoming environment. Shop fronts and signage make important contributions to the appearance of our town centres and shopping parades. However, some new shop fronts or alterations to existing shop fronts can harm visual amenity and local character with poor quality design, materials, signage and security shutters.

DM32 Betting shops, pawnbrokers and pay day loan shops

Planning permission will be granted for betting shops, pay day loan shops and pawnbrokers in protected shopping frontages provided that:

1. The number of these types of shops would not comprise more than 5% of the total number of units within the protected shopping frontages; and
2. The number of betting shop, pawnbrokers or pay day loan shops would not be above 1 per 21 premises (10 on either side of the proposal).

Reasons

Concern has been raised by the community about the number and the resulting impact of the clustering of these shops on the diversity of shopping frontages and the choice available. Too many in one area can lead to a negative impact on the vitality and viability of a town centre, discourage investors from locating there and affect the quality of life of those living nearby. This can result in the perception that a centre's retail offer is weak and that the centre is in decline.

DM33 Hotels and other visitor accommodation

Planning permission will be granted for:

1. Hotels and other forms of visitor accommodation within Regeneration Areas that do not harm local character or amenity;
2. Supporting ancillary facilities in hotel developments that provide additional employment and encourage wider use of the building to benefit the local community and passing public.

Reasons

We will support proposals for new hotels, particularly those which contribute to employment growth and offer employment opportunities for local people. Proposals that also incorporate a range of day time uses which can provide additional employment will be considered favourably. Such uses may include hotel receptions, café and restaurants, conference facilities and meeting rooms, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel, whilst also activating the street frontage.

DM34 Pubs

1. Planning permission will not be granted for development that results in the loss of a pub unless the retention of a pub is financially unviable, as demonstrated through evidence of suitable marketing for a continuous period of at least 18 months.
2. Alterations that do not lead to the loss of a pub but that do lead to loss of cellarage or changes to a pub that make it unviable will not be permitted.
3. Where a change of use is acceptable, development must retain the design, character and heritage value of the building where it makes a positive contribution to street scene and local character.

Reasons

The number of pubs across London has been declining, while the number of cafes and restaurants has been growing. Many pubs have been demolished, whilst others have been converted into new homes while retaining their existing structure. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer. They provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Many pubs make a strong contribution to the historic character of an area, particularly through the features of the building itself and by historical and cultural connection to the local area.

DM35 Access to employment and training

Development proposals that include:

1. 5,000sqm or more of new or improved floorspace must provide training and jobs for local people in the construction stage;
2. 2,500sqm or more of new or improved non-residential floorspace must provide training and jobs for local people in the final development;
3. 1,000sqm or more of floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction;
4. The loss of employment floorspace in the Regeneration Areas and town centres must provide a financial contribution to help provide training and jobs for local people.

Reasons

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

DM36 Outdoor advertisements and signage

Advertisement Consent will be granted for outdoor advertisements and signage that:

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

Reasons

Signage is essential to the economy and often provides necessary and important information. Signage can have a disproportionate impact on the environment and must be carefully controlled to avoid detriment to the streetscape. The increasing use of hoardings can cause such adverse effects but, in some circumstances, can be

positively used around construction sites to add interest and colour on a temporary basis. As many signs are located within or beside the highway, care must also be taken to ensure that safety and free movement within the highway is protected.

DM37 Broadband and telecommunications

Development should seek to enable high speed broadband for future occupants and users. Telecommunications equipment and telecommunications development must:

1. Be designed and sited to avoid harmful impacts on public amenity or unacceptable street clutter in the public realm;
2. Avoid harm to the significance of heritage assets or their settings and support local distinctiveness;
3. Demonstrate an absence of alternative sites, including, but not only, the possibility of sharing of existing masts and sites;
4. Provide self-certification to the effect that a mobile phone base station when operational will meet the International Commission on Non-Ionising Radiation Protection guidelines; or
5. Provide a statement for each site indicating its location, the height of the antenna, the frequency and modulation characteristics and details of power output and where a mobile phone base station is added to an external mast or site, confirmation that the cumulative exposure will not exceed the ICNIRP guidelines.

Reasons

Digital connectivity is an important utility. Effective communications networks are vital in the efficient operation of business and home life, and have benefits for safety and security. High speed broadband can help businesses, including SMEs, to increase efficiencies and work in partnership with others, thereby realising their full economic potential and driving jobs and economic growth. They can also help residents to access information, products and services more easily. We will ensure that areas with low or poor digital connectivity are enhanced. However, poorly sited telecommunications installations can be unsightly in particular when situated close to historic buildings or places.

Healthy, active lifestyles

DM38 Healthy developments

Planning permission will be granted for development that:

1. Improves access to health care, promotes social interaction and promotes physical activity;
2. Provides new outdoor and indoor sports facilities, including playing pitches.

Reasons

There are many factors that can influence people's physical, social and psychological wellbeing. As well as health facilities, having an active lifestyle, opportunities to work and learn, social interaction and a healthy diet are all determinants of good health and wellbeing.

DM39 Leisure, arts and culture

Planning permission will be granted for:

1. New leisure, arts and cultural uses;
2. Development that retains or reproduces existing leisure, arts and cultural uses unless it is surplus to requirements;
3. Development that delivers or supports the delivery of public art projects.

Reasons

Southwark is a creative place to live, work and learn because there is such a thriving leisure, arts and cultural sector. They are essential for the regeneration and distinctiveness of areas making a positive contribution to the day, evening and night-time economies. A vibrant arts, leisure and cultural scene will bring employment, engage local people and visitors, and create opportunities for training and learning.

Southwark has a history of great public art and projects that contribute to our world renowned cultural offer, our burgeoning creative economy and the cultural wellbeing of our borough. We recognise the important role that public art projects have in making Southwark a more interesting and enjoyable place to live, work and visit. Its social and cultural qualities can contribute to improved health outcomes, wellbeing and community development initiatives. Public art projects support economic development through enhancing the design of buildings and the public realm and play a role in place making, which attracts inward investment and cultural tourism for the benefit of both the cultural sector and the broader business sector.

DM40 Flexible community uses

1. Planning permission will be granted for proposals for new community facilities to meet local need that are available for use by all members of the community;
2. Development must retain community facilities except where there is no demand. This needs to be demonstrated by a marketing exercise for 18 months.

Reasons

Southwark's population is diverse, and displays significant contrasts in characteristics. We have a role to play in facilitating social interaction and creating healthy, inclusive communities. We need to ensure that everyone has access to a variety of good quality community facilities, which promote healthier lifestyles and enable people to meet their day to day needs. Community facilities will be incorporated into larger developments, or planned as stand alone facilities, and will often be designed to facilitate opportunities for interaction between members of the community who might not otherwise come into contact with each other. The provision of community and health facilities often provides wider benefits to the local community, including the creation of jobs and encouraging new businesses to locate near to the facility. An example of this could be locating chemists or pharmacies near to walk-in health centres, or a gym or fitness centre with a day-care facility near to a hospital.

DM41 Hot food takeaways

Planning permission will be granted for hot food takeaways (A5 Use Class) in protected shopping frontages provided that:

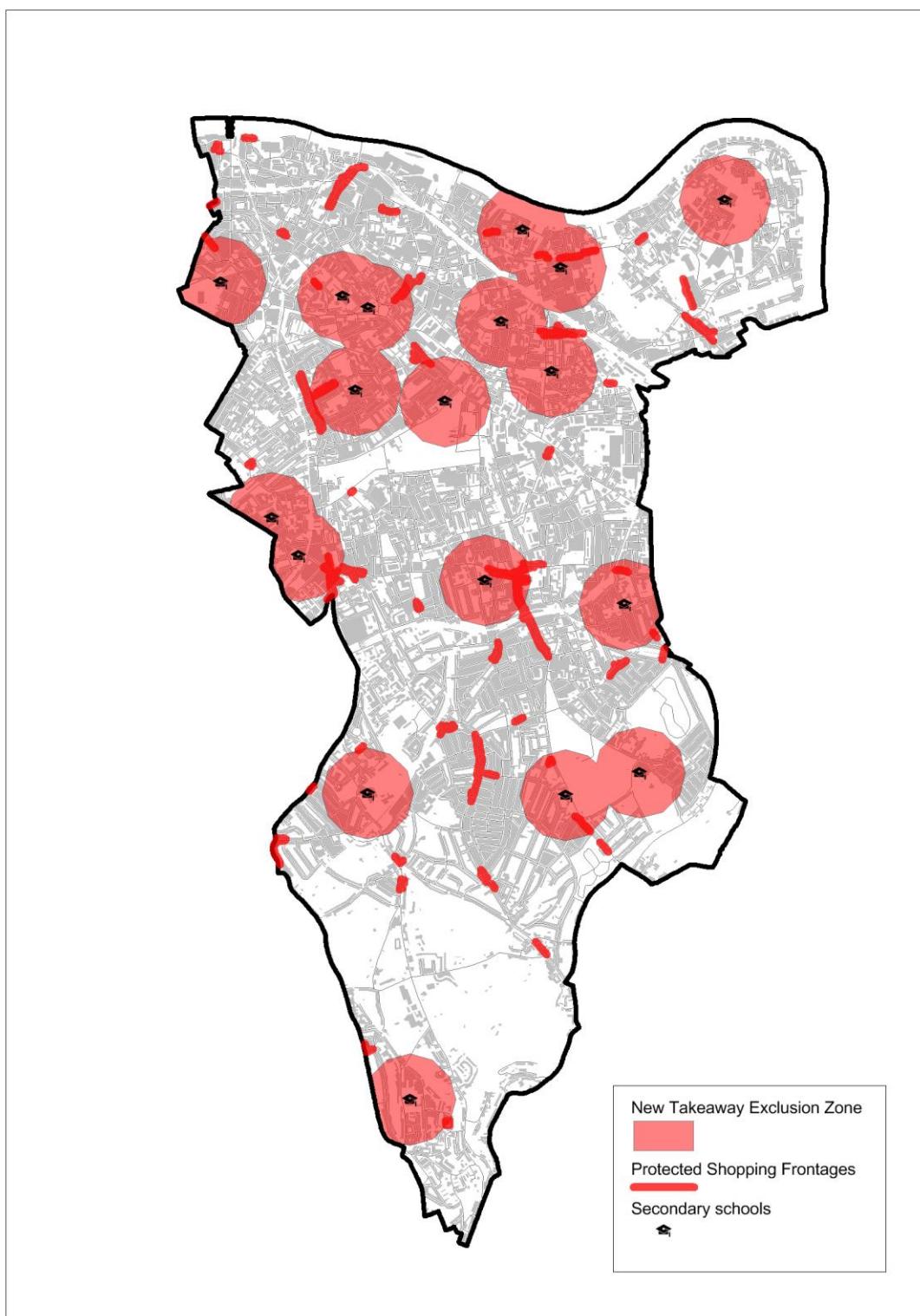
1. The number of A5 premises would not comprise more than 5% of the total number of units in the protected shopping frontages;
2. The concentration of A5 premises would not be above 1 per 21 premises (10 on either side of the proposal);
3. The proposed location is further than 400 metres from any secondary school boundary.

Reasons

Hot food takeaways (Use Class A5) can offer a popular service to local communities and provide employment/business opportunities. However, in the interests of the health of residents, particularly children, as well as ensuring a mix of different uses in shopping frontages, the numbers of A5 uses need to be carefully controlled.

Pupils in primary education should not be allowed out of school premises during the school day, and most primary school pupils will be accompanied home by an adult. Secondary school pupils have more freedom during school hours and hot food takeaways located within walking distance of secondary schools are considered a contributing factor to the rising levels of obesity in children. It is for this reason that an exclusionary zone is set at a radius of 400 metres from secondary schools only (10 minute walk). The proximity of the exclusion zones around secondary schools to primary schools, and the restriction of growth of Use Class A5 in shopping frontages, will also assist in limiting the number of hot food takeaways located near primary schools.

Figure 5: New takeaway exclusion zones



DM42 Public transport

Planning permission will be granted for development that:

1. Demonstrates that the public transport network has sufficient capacity to support any increase in resulting trips, taking into account the cumulative impact of adjoining or nearby development;
2. Improves accessibility to public transport by creating walking and cycling connections to and from local public transport;
3. Supports public transport service improvements to maintain and enhance service quality.

Reasons

The scale of development will be proportionate to public transport accessibility and the capacity of the transport network to absorb new trips that result. Improved quality and integration of public transport services will result in an improved journey experience for passengers using the network.

DM43 Highways impacts

Planning permission will be granted for development that:

1. Minimises the demand for private car trips;
2. Demonstrates that the road network has sufficient capacity to support any increase in resulting trips, taking into account the cumulative impact of adjoining or nearby development;
3. Prevents or mitigates adverse impacts on the local road network, the bus network and the Transport for London Road Network to ensure safe and efficient operation;
4. Ensures safe, efficient delivery and servicing, and minimises the number of motor vehicle trips required;
5. Incorporates delivery and servicing within large development sites and not on the public highway;
6. Demonstrates that the construction phase of development can be accomplished safely, minimising vehicle movements with the movement of vehicles strictly controlled to reduce danger to vulnerable road users.

Reasons

The road network will be safe and efficient with negative impacts being mitigated.

DM44 Walking

Planning permission will be granted for development that:

1. Enhances the borough's walking networks;
2. Provides exemplary facilities for pedestrians within the development and the surrounding area, ensuring access through development sites;
3. Ensures that facilities, routes and access are safe and designed to be inclusive and meet the needs of all pedestrians, with particular emphasis on disabled people and the mobility impaired.

Reasons

This policy will ensure the delivery of Southwark's walking strategy so that Southwark will be fully accessible and streets and spaces will be welcoming, attractive and convenient for those on foot, leading to more people walking.

DM45 Low Line walking routes

Planning permission will be granted for development that supports the implementation of 'Low Line' walking routes across the borough. Development that hinders the implementation or obstruction of the routes will not be supported

Reasons

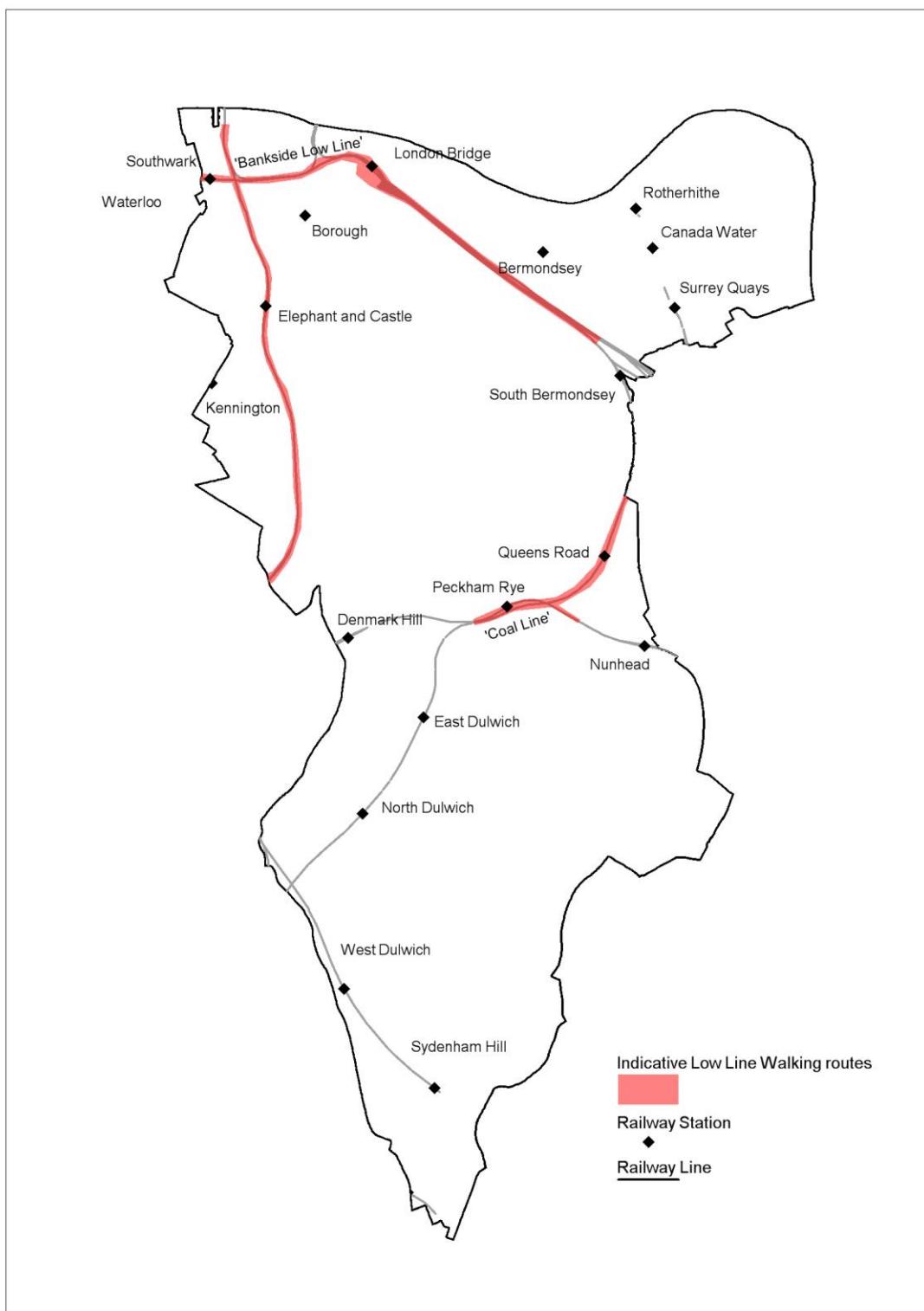
Southwark's 'Low Line' walking routes that seek to link existing centres of activity and enterprise by creating new attractive routes alongside rail arches and viaducts and their associated spaces and streets. The Low Line routes will facilitate economic growth and improve access and permeability along the rail viaducts.

The indicative Low Line routes are in the following locations and set out in Figure 6:

- Waterloo to Maltby Street to Rotherhithe New Road
- Camberwell to River Thames

We are undertaking further work to assess the feasibility of these routes and are reviewing whether there are further areas that could be included. It is likely that the new Low Line routes could utilise either or both sides of the railway arches, as well as new routes through arches.

Figure 6: Indicative Low Line walking routes



DM46 Cycling

Planning permission will be granted for development that:

1. Ensures the delivery of the Southwark cycling spine and wider route network, as set out on the Adopted Policies Map. All sites on or adjacent to the route network must support and integrate into the network;
2. Removes barriers and improves permeability, access and safety for cycling;
3. Enables the growth in cycling through the generous provision of cycle parking for building users and visitors to the development in accordance with Appendix 6. The provision of associated showers and changing facilities should be proportionate to the scale of cycle parking provided. Cycle parking should be designed to best practice standards and shall be secure, conveniently located, adequately lit and accessible. Cycle parking shall include an adequate element of parking suitable for accessible bicycles and tricycles;
4. Provides convenient, secure, weatherproof and fully accessible cycle parking for all, including disabled people and the mobility impaired;
5. Contributes towards the provision of cycle hire docking stations. The contribution, applicable to major development, will be commensurate to the size and scale of the proposal. This includes providing space within the development, where required for the expansion of the cycle hire scheme;
6. Provides a free two year cycle hire fob per dwelling where a docking station is located within 400m of the proposed development.

Reasons

This policy will ensure the delivery of Southwark's adopted cycling strategy so that cycling is an attractive option for many people. The strategy seeks to significantly increase the number of people who cycle and the number of trips made by bicycle, and to ensure our streets will be safe for cyclists.

Figure 7: Committed and future cycle routes from Southwark Cycling Strategy (2015)



DM47 Infrastructure improvements

Planning permission will be granted for development that supports the implementation of the following strategic transport projects and initiatives:

1. The Bakerloo Line extension to Camberwell, Peckham and Old Kent Road;
2. A rail station at Camberwell;
3. The adopted cycle route network;
4. A walking and cycling bridge from Rotherhithe to Canary Wharf;
5. The Elephant and Castle northern roundabout project and the Northern Line ticket hall;
6. Bus priority measures.
7. Coal Line linear park in Peckham.

Reasons

Planned increases in public transport capacity and quality, as well as walking and cycling routes, will increase accessibility and therefore unlock the potential for further development. This will facilitate the provision of more homes and jobs in Southwark.

DM48 Car parking

1. Planning permission will be granted for development that:
 - 1.1 Is car free in areas of public transport accessibility level 5 or 6;
 - 1.2 Minimises the number of spaces provided for car parking and adheres to the local standards based on public transport accessibility in accordance with Appendix 6.. The demand for parking within Controlled Parking Zones (CPZ) and the impact on surrounding streets must also be taken into account;
 - 1.3 Provides all car parking spaces within the development site and not on the public highway;
 - 1.4 Ensures car parking within town centres for retail and leisure uses are shared with public parking, and not reserved for customers of a particular development;
 - 1.5 Ensures that any parking within the development provides facilities for the charging of electric vehicles;
 - 1.6 Ensures off-street town centre car parking that is associated with new development:
 - 1.6.1 Contributes to the economic vitality of its location;
 - 1.6.2 Supports rapid turnover of spaces;
 - 1.6.3 Includes maximum stay restrictions;
 - 1.6.4 Provides alternative access to the use of a car by providing the required amount of parking spaces within the site for car club bays: and / or; A minimum of three years free membership per dwelling to a car club should a car club bay be located within 850m of the development; and / or; A contribution towards the provision of new car club bays relevant to the size and scale of the development.

2. Development within existing or planned CPZs will not be eligible for on-street resident and business car-parking permit;
3. The subdivision of existing properties into smaller dwellings within a CPZ will only be eligible for one parking permit per original dwelling.

Reasons

Southwark will grow sustainably without adverse environmental impacts through car free development in highly accessible areas and reduced reliance on the private car.

DM49 Parking standards for disabled people and the mobility impaired

Planning permission will be granted for development that:

1. Provides accessible car parking spaces to a maximum of one car parking space per wheelchair accessible unit, considering:
 - 1.1 Anticipated demand for the space and tenure of the development;
 - 1.2 The quality and accessibility of local public transport network and the access to local amenities;
 - 1.3 Car ownership levels within the borough.
2. Ensures that car parking spaces provided for disabled people and the mobility impaired are:
 - 2.1 Located within the development in close proximity to the nearest entrance;
 - 2.2 Located adjacent to lift cores and that entrance ramps are of sufficient height to accommodate higher vehicles (when parking is underground);
 - 2.3 Designed to allow sufficient space to access the vehicle from both sides and at the rear of the vehicle;
 - 2.4 Designed to enable easy manoeuvrability into and out of the space provided.
3. Ensures all spaces identified for people with disabilities or mobility impairments remain designated as such for the life of the development. Any spaces that remain unused must not be returned to the general car parking pool.

Reasons

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

Cleaner, Greener, Safer

DM50 Protection of amenity

Planning permission will be granted for development that does not cause an unacceptable loss of amenity to present or future occupiers or users.

Reasons

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

DM51 Designing out crime

Planning permission will be granted where:

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

Reasons

Designing out crime is the process whereby streetscape, open spaces, buildings and transport infrastructure are positively influenced by practical design solutions to reduce the occurrence of crime and provide a safer and more attractive urban environment. Small changes such as creating well lit, overlooked spaces can significantly reduce opportunities to commit crime as well as fear of crime. Creating and maintaining a safe environment is extremely important as people who live in, work in, or visit the borough, have a right to expect that they can move about without unreasonable concern for their safety and can feel safe in their homes. It is also important to address the community's 'fear of crime', whether this is a real or perceived threat, because this also influences people's behaviour patterns about how they interact in public spaces. Improving community safety involves designing the urban environment to enable the community to assume an ownership role for the guardianship of their local space. This helps inspire a sense of pride and encourages community use of public spaces within the private realm.

DM52 Open space and open water space

1. Planning permission will not be granted for development within a designated open space or open water space. In exceptional circumstances, we will consider:
 - 1.1. Ancillary facilities that positively contribute to the setting and quality of the open space, enhance public access and that do not affect the openness of the open space or detract from its character;
 - 1.2. Replacement, extension of or alteration to an existing building, providing that it does not result in disproportionate additions over and above the size of the original building; and
 - 1.3. For Other Open Space, development where land of equivalent or better size and quality is secured within the local catchment area for similar or enhanced use before development commences, provided that this would not result in an increase in district or local park deficiency as identified in the Open Space Strategy.
2. Development must sustain and enhance borough and regional open space initiatives and strategic networks such as the Green Chain walking route, and support new and existing green links and corridors across the borough and sub-regionally.
3. New publicly accessible open space, green links and green infrastructure must be provided in major development. Such spaces should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, Sustainable Urban Drainage Systems).

Reasons

Southwark has a wealth of open space of different types, including woodland, parks, community farms, cemeteries, Thames-side paths, and sports pitches. We will need to maintain and improve the existing network to ensure that people who live and work in the borough experience the wide range of positive benefits associated with health and wellbeing, recreation, quality of life and cohesive communities that open space provides. Southwark's areas of open space need to be protected, especially in areas of development pressure.

Southwark's open spaces vary in size and importance within three designations. Firstly, Metropolitan Open Land (MOL) protects strategically important spaces across London that are key parts of London's physical structure and landscape, and which contribute to Londoners' quality of life. Borough Open Land (BOL) is open space of borough-wide importance that contains features or landscapes of historic, recreational or nature conservation value at the borough level. Open Water Space would have a similar level of designation to Borough Open Land. Other Open Spaces (OOS) are locally important spaces.

A list of new open spaces is included in Appendix 4.

DM53 Biodiversity

1. Planning permission will be granted for development that:
 - 1.1 Avoids material harm to biodiversity;
 - 1.2 Includes features that enhance biodiversity in development, such as green and brown roofs, green walls, soft landscaping, nest boxes and habitat restoration and expansion, improved green links and buffering;
 - 1.3 Supports the nature conservation value of Sites of Importance for Nature Conservation (SINCs) and local nature reserves (LNRs) and/or habitats, populations of protected species or priority habitats/species identified in the United Kingdom, London or adopted Southwark Biodiversity Action Plan.
2. Where material harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

Reasons

We have a responsibility to protect and enhance biodiversity throughout Southwark and particularly to protect areas of nature conservation. We also recognise the important health and wellbeing benefits that contact with nature can provide to people. Due to the intense pressure on land for development, it is important that areas of nature conservation value or ecological importance are identified and the flora and fauna associated with these areas are protected and enhanced.

A list of new and amended Sites of Important Nature Conservation is included in Appendix 5.

DM54 Trees

Planning permission will be granted for development that:

1. Retains and enhances trees and canopy cover as part of the urban forest. Where trees are lost as a result of development, they should be replaced by new trees which result in no net loss of canopy cover as measured by stem girth. If this is not possible a financial contribution must be provided to improve tree planting as close as possible. Valuation of trees may be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology;
2. Retains and protects existing significant trees:
 - 2.1 Trees designated with Tree Protection Orders (TPOs);
 - 2.2 Trees that have a high amenity value;
 - 2.3 Trees within Conservation Areas;
 - 2.4 Trees within the setting or curtilage of listed buildings;
 - 2.5 Veteran, ancient and notable trees.
3. Plants trees as part of landscaping and public realm schemes that are commensurate to the scale and type of development and the character of the neighbourhood;
4. Ensures that retained trees are protected during the construction process in accordance with best practice guidance;
5. Plants appropriate native species of trees that have a long life and high biodiversity and amenity value.

Reasons

Southwark's trees are an asset to the borough as they provide many amenity, environmental and financial benefits that include softening of the landscape, providing habitats for biodiversity, providing shading and reducing the urban heat island effect. Trees also have an important role in enhancing air quality, reducing surface water flood risk and helping wayfinding and are an integral part of the historic townscape.

DM55 Environmental Standards

Planning permission will be granted for development that:

1. Achieves high standards of sustainable design and construction;
2. Achieves a BREEAM rating of 'Excellent' for major non-residential and non-self-contained residential development.

Reasons

Requiring development to meet high environmental standards will ensure more sustainable buildings and spaces than would be achieved through the statutory building regulations alone. Buildings that are designed to be sustainable will minimise their environmental impact and directly address their contribution to man-made climate change through looking at a range of measures related to energy, CO₂, water, materials, drainage, waste, pollution, health and wellbeing, management and ecology. The Building Research Establishment Environmental Assessment Methodology (BREEAM) ratings are the industry standard for sustainable design and construction.

DM56 Energy

1. Planning permission will be granted for development that minimises carbon dioxide emissions through the application of the Mayor's energy hierarchy;
2. Planning permission will be granted for:
 - 2.1 Major residential development that is zero carbon;
 - 2.2 Major non-residential development that meets a carbon dioxide emissions saving target of a minimum of 50% on 2013 buildings regulations up to 2019 and zero carbon from 2019 onwards.
 - 2.3 Development that achieves the carbon dioxide reduction targets on site. In exceptional circumstances any short fall will be secured off site through planning obligations or a financial contribution.
 - 2.4 Major development that connects to existing or planned decentralised energy networks. Where connection to an existing or planned network is demonstrated not to be feasible, major development should prioritise use of a site wide Combined Heat and Power (CHP) communal heating system. Where CHP is feasible, the opportunity to oversize the CHP and extend the network to supply nearby buildings beyond the site should be evaluated and enacted.

Reasons

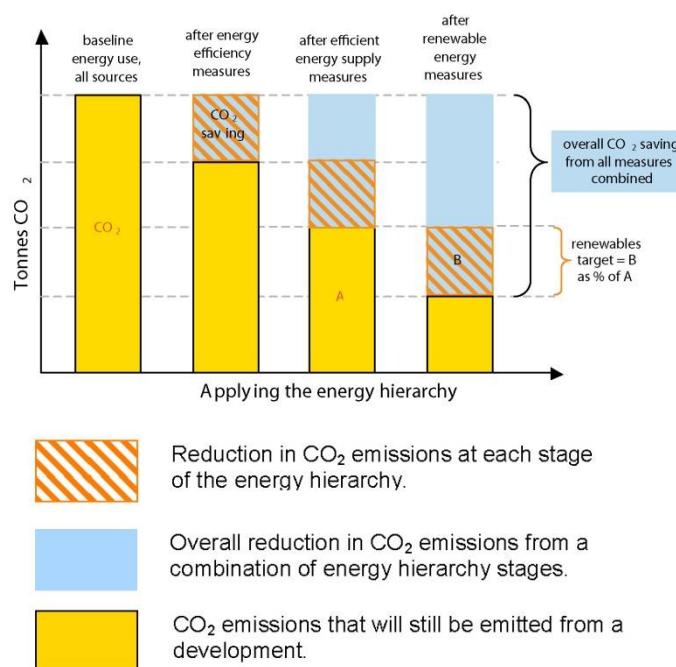
Most carbon dioxide emissions come from heating, cooling and powering buildings (84% of emissions in Southwark). Reducing carbon dioxide emissions, especially through requiring zero carbon buildings, will contribute to objectives to reduce greenhouse gas emissions and tackle the effects of man-made climate change.

The Mayor's energy hierarchy relies on three stages to reduce carbon dioxide emissions in new development: 'being lean' (energy efficient design); 'being clean' (clean, low carbon energy supply such as combined heat and power) and 'being green' (using renewable sources of energy). This is how a development's overall carbon dioxide emissions reduction is calculated.

A financial contribution towards off-site mitigation to replace any shortfall in reducing carbon dioxide emissions will be calculated using the per tonne cost in the Mayor's Sustainable Design and Construction SPG.

Decentralised energy networks provide an important opportunity for reducing carbon emissions and fuel poverty in dense urban areas like Southwark. The policy therefore seeks to encourage the expansion of existing decentralised energy networks within the borough and, where this is not practicable, the development of new networks.

Figure 8: Mayor's energy hierarchy



DM57 Reducing waste

Planning permission will be granted for development that:

1. Adequately provides recycling, composting and waste disposal, collection and storage facilities on site;
2. Has a suitable off-site waste management plan that does not adversely impact amenity, access or the environment where on-site waste management provision is not possible;
3. Demonstrates how the waste management hierarchy will be applied during construction.

Reasons

If not properly managed, waste can have negative impacts on health and wellbeing, amenity, and the environment, whether on-site or off-site. Providing waste facilities and implementing waste management plans for development will ensure that these impacts are reduced as much as possible.

DM58 Land for waste management

1. We will protect our existing waste management sites unless:
 - 1.1 A site is surplus to requirements; or
 - 1.2 Another facility is provided that meets the same throughput as the existing site.
2. Planning permission will be granted for new and extended waste management facilities that:
 - 2.1 Are in the optimum location; and
 - 2.2 Apply the principles of sustainable waste management; and
 - 2.3 Are safe, accessible and do not adversely impact local amenity.

Reasons

Transporting and dumping waste into landfill causes harm to the environment. Southwark needs to have waste management facilities that are capable of processing 247,000 tonnes of waste by 2036. The 'Proximity Principle' enables testing to ensure that sites are retained and developed to process waste as close to the source as possible. The principles of sustainable waste management ensure that waste is managed to minimise creating waste by avoiding waste, reusing, recycling and recovering energy from waste. A range of criteria will be assessed to determine optimum locations for waste facilities, including potential impacts on the environment or residential amenity.

DM59 Environmental protection

1. Planning permission will not be granted for development that has a material adverse impact on the environment.
2. Planning permission will be granted for development that:
 - 2.1 Ensures safe storage, transportation or usage of hazardous substances on a site; and
 - 2.2 Remediates any contaminated land within the development site; and
 - 2.3 Remediates any contaminated land outside of, but related to, the development site where the contaminated land would have an adverse effect on the occupiers of the new development; and
 - 2.4 Effectively reduces and mitigates negative impacts of the construction process on the amenity of the neighbouring occupiers and the environment.

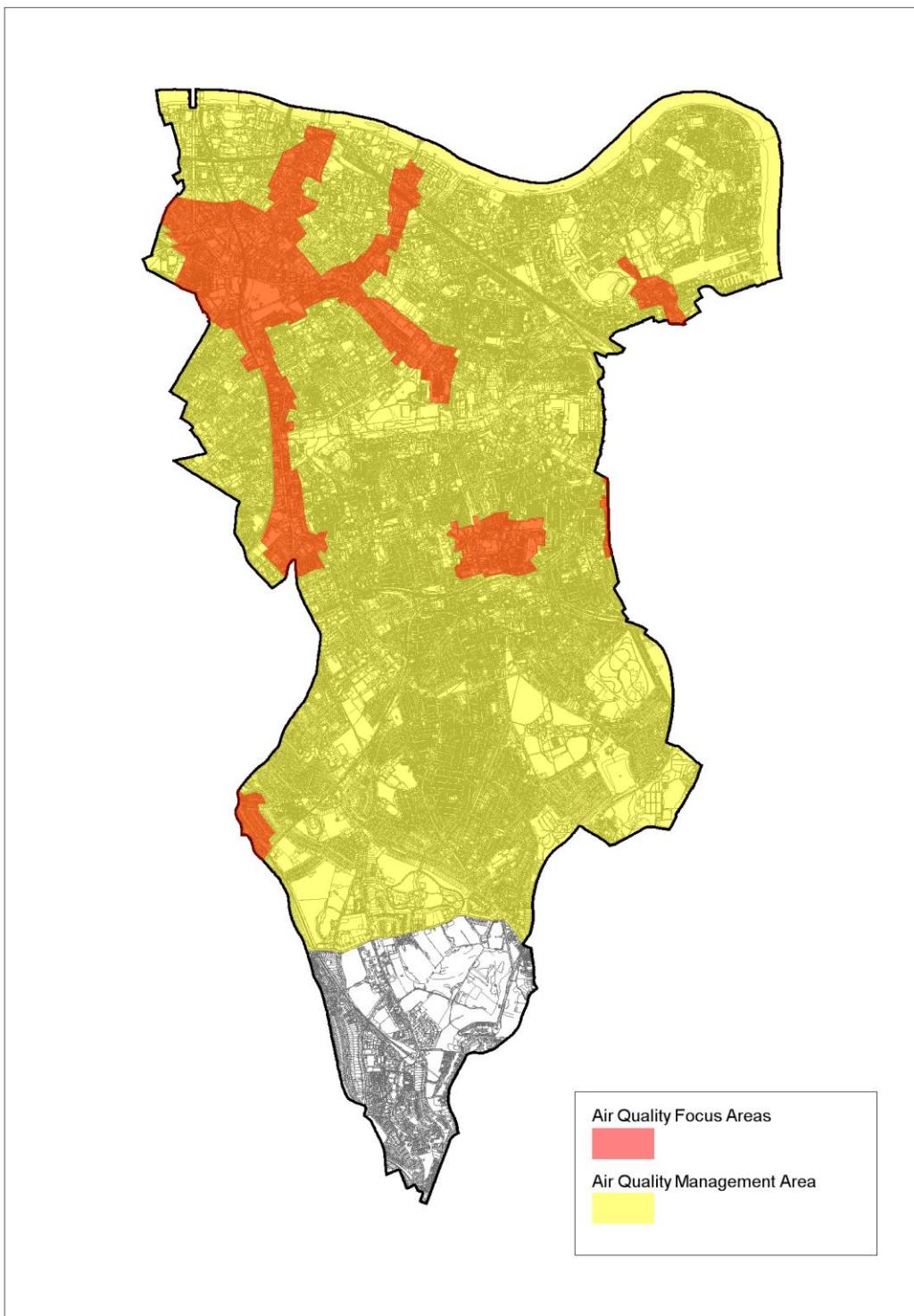
Reasons

Changes to the environment can have significant knock-on impacts for the ecology and biodiversity of a site and its surroundings. Sometimes these impacts are irreversible. We need to minimise adverse effects on the natural environment and its constituent parts such as soil, water, habitat and biodiversity. It is equally important to ensure there is no risk to the health, safety or amenity of users of the site and neighbouring occupiers. The effects of new development on the environment can be temporary, permanent and/or cumulative and if these impacts are not identified at the design stage it can be much more difficult to add measures once a scheme is built. The temporary impacts of the construction process can be detrimental to the surrounding community so it is important that any such impacts arising from development are identified and reduced.

DM60 Improving air quality

1. Planning permission will be granted for development that:
 - 1.1 Achieves or exceeds air quality neutral standards; and
 - 1.2 Reduces the exposure and mitigates the effects of poor air quality on occupiers and users of new development in Air Quality Management Areas, through design solutions that may include orientation and layout of buildings and ventilation systems.
2. Planning permission will be granted for major development that:
 - 2.1 Provides measures to improve air quality on or as close to the site as possible where the site is located in an Air Quality Focus Area as set out in Figure X. This must be achieved through measures beyond those implemented to achieve air quality neutral standards and will be commensurate to the scale of the development;
 - 2.2 Provides a financial contribution towards improving air quality within the vicinity of the development in exceptional circumstances where opportunities to improve local air quality are not provided on site.

Figure 9: Air Quality Focus Areas



Reasons

Poor air quality, which includes high concentrations of particulate matter (such as PM₁₀ and PM_{2.5}) and nitrogen oxides (known as NO_x) has a direct and adverse impact on the health and life expectancy of Londoners and on the natural environment. Developments that are Air Quality Neutral will help to minimise air pollution. Southwark has a designated Air Quality Management Area where our local air quality is below national standards.

Motorised road vehicles are the main pollution source of concentrations of poor air quality. Requiring development to deliver measures to reduce air pollution in the borough's road-based Air Quality Focus Areas will help address the areas worst affected by poor air quality.

DM61 Reducing noise pollution

Planning permission will be granted for development that:

1. Avoids a Significant Observed Adverse Effect level of noise that is generated by the development;
2. Mitigates and reduces any Observed Adverse Effect level of noise that is generated by the development. This should be achieved through the application of good acoustic design principles;
3. Mitigates and manages any noise pollution during the construction process to minimise harm to the amenity of present occupiers of the site and adjoining neighbours;
4. Mitigates and manages noise through the use of separation from major noise sources, distance and screening or internal layout in preference to the sole reliance on sound insulation for noise sensitive developments.

Reasons

Noise can have a major detrimental impact on the quality of life of a user of a building or space. Effects can include stress, annoyance and sleep disturbance. It is important that noise management is considered as early as possible in the planning process and as an integral part of development proposals. Reducing noise pollution will minimise instances of such effects from unwanted noise. This can be achieved through an improved acoustic environment, incorporating appropriate soundscapes and ensuring development reflects good acoustic design principles, including traditional and innovative noise reduction measures. Major noise sources that can have a detrimental impact on surrounding occupiers of sites affected by noise can include roads, railways, industrial land uses, airline flight paths and demolition and construction activity. Noise sensitive development can include dwellings, schools, hospitals, law courts and libraries.

DM62 Reducing water use and improving water quality

1. Planning permission will be granted for residential development that has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and
2. All new development must incorporate measures to:
 - 2.1 Reduce the demand for mains water treated to drinking standard; and
 - 2.2 Enable the use of grey water and/or rainwater for non drinking uses.

Reasons

Currently, all mains water is treated to a 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. London's consumption of water already outstrips available supplies in dry years. To remain sustainable London needs to reduce the level of water consumption per person. The need for this will be exacerbated by climate change impacts, which are predicted to include more sporadic and intense rainfall and a higher likelihood of droughts. Limiting the type of fittings that water-dispensing and consuming elements of a development can incorporate will contribute to ensuring the most efficient use of London's limited water resources.

DM63 Reducing flood risk

1. Planning permission will only be granted for development that is designed to be safe and resilient to flooding where located within an area of flood risk, and meets the Exceptions test where located within Flood Zones 2 or 3.
2. Planning permission will be granted for major development that reduces surface water run-off by more than 50% relative to the existing run-off from the site, through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS).
3. Where hard surfacing is proposed for front gardens, planning permissions will only be granted for permeable surfacing in order to reduce rain water runoff.

Reasons

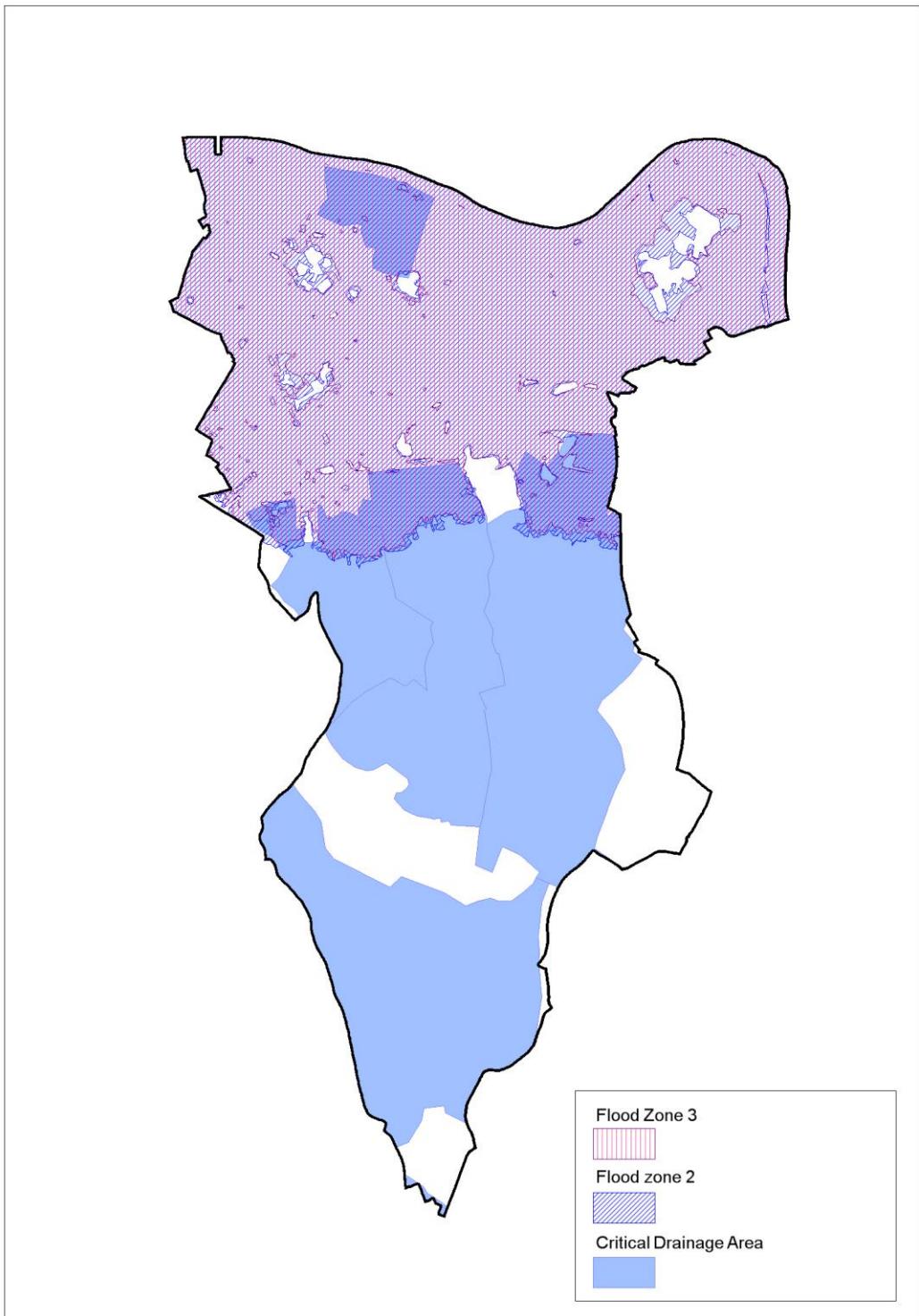
There is a risk of flooding in Southwark from two main sources. First is the tidal and river flooding from the River Thames. We are currently protected from this risk by the Thames Barrier. However, we still need to plan effectively to minimise risk should the barrier ever fail as a flood defence. Areas at risk of flooding from the Thames include the neighbourhoods in the north of Southwark which contains over two thirds of the borough's properties in well established communities and our major regeneration areas.

The second risk of flooding is from the critical drainage areas where there is a risk of surface water flooding during heavy rainfall. Water can rapidly pool in these drainage areas from the combination of too many hard surfaces which contribute to too much surface run-off, and local topography where hills and valleys form catchment basins for water. Surface water flooding events within Southwark, most notably in 1984,

2004 and 2007, have shown the risk and impact of flooding on residential communities and public infrastructure. A site-specific flood risk assessment will ensure flood risk from surface water flooding is minimised. The rate of surface run-off (and so the related flood risk) can be significantly reduced through the careful design of developments and the inclusion of Sustainable Urban Drainage Systems (SUDS).

Planning permission is not currently required to pave over a front garden of a house as long as the surface is permeable. However planning permission is required where the proposal involves putting a non-permeable driveway surface down over an area of more than five square metres. The hard surfacing of front gardens increases water run-off when it rains, increasing flood risk, and also reduces habitat for wildlife. For these reasons the council seeks to encourage people to use permeable surfaces where practicable when surfacing their front gardens.

Figure 10: Flood Risk Zones and Critical Drainage Areas



Implementation

DM64 Infrastructure

Our approach is to work with infrastructure and utility companies and neighbouring boroughs to ensure large development is located in sustainable locations. We will also encourage developments in concentrated areas to explore shared servicing options and to ensure adequate infrastructure (both social and physical) is in place to support the occupants of developments through their lifetimes. Developments should consider the requirements and impacts on water and wastewater infrastructure and work with Thames Water to determine water supply and wastewater infrastructure capacity and any upgrade requirements. Development will be required to deliver supporting infrastructure at an early stage of development to ensure the impacts of development are effectively mitigated.

DM65 Southwark CIL and Planning Obligations

Our approach is to ensure development mitigates its impact through the use of Planning Obligations, Southwark CIL and Mayoral CIL. Southwark CIL applies a standard charge to developments, as specified in Southwark's CIL Charging Schedule. Planning obligations may still be applied to developments where mitigation of site-specific impacts is required.

To make a development acceptable in planning terms the Council may use planning obligations in relation to matters including (but not limited to):

- Infrastructure (transport, public realm, open space, sport, leisure and recreation, public art, community, play space, education, child care, health, utilities, emergency services, trees and biodiversity, energy, climate change adaptation and mitigation)
- Affordable housing
- Small or affordable workspace
- Highway and footway reinstatement and highways agreement
- Travel plans
- Construction placements and training
- Employment contribution (operation phase)
- Health Impact Assessment
- Community use agreements
- Construction and logistics plans
- Construction practice monitoring
- Management plans

The council's Supplementary Planning Document provides further guidance on CIL and Section 106 planning obligations.

DM66 Enforcement

Enforcement action will be taken against unauthorised development, in particular where it affects listed buildings, or is causing demonstrable harm to amenity.

DM67 Compulsory Purchase Order

We will compulsorily purchase land when necessary to meet planning and regeneration objectives.

DM68 Monitoring

Our approach is to continue to monitor development to assess how the planning policies are working and responding to people's needs in Southwark through the Authority Monitoring Report (AMR). The AMR covers the types of development and conservation taking place in Southwark by area, whether planning policies are making a difference and how the policies can be improved by future plan making. Appendix 7 sets out how we shall monitor the Plan over the plan period.