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APPENDIX 1 List of Local Development Framework Documents

Area Action Plans

Peckham Area Action Plan

Aylesbury Area Action Plan

Supplementary Planning Documents

Affordable Housing Supplementary Planning Document

S.106 Planning Obligations Supplementary Planning Document

Design and Access Supplementary Planning Document

Sustainability Supplementary Planning Documents

Residential Design Standards

Transport Supplementary Planning Document

Tall Buildings Supplementary Planning Document

120-138 Walworth Road Supplementary Planning Document

Bankside and The Borough Supplementary Document

London South Bank University Supplementary Planning Document

Other documents

Local Development Scheme

Southwark Statement of Community Involvement

Annual Monitoring Report

APPENDIX 2 Residential Density Standards

2.1 There are four density standards for residential development within Southwark which are based on the general character of the area and its **accessibility** by public transport. The three areas of **Central Activities Zone**, **Urban Zone** and **Suburban Zones** (North and South) lie in broad bands across the borough, while the **Public Transport Accessibility Zones** are discrete locations. These zones reflect the Density Location and Parking Matrix in the London Plan.

2.2 Central Activities Zone

This density applies to the area within the Central Area Activities Zone as defined in the London Plan and on the Proposals Map. This area has excellent public transport **accessibility**, and is already characterised by larger scale development.

Within this zone, developments should achieve densities of 650 to 1100 **habitable rooms** per hectare. Development could typically be 6 to 8 storeys high, however there will be sites where taller buildings are appropriate. The type of development will usually be flats, and will often be part of a mix of uses.

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

2.3 Urban Zone

The Urban Zone includes the majority of the borough. The zone is characterised by lower-scale development, often with an established grain of Victorian and Edwardian terraces, broken up by post-war estates, **town centres** and some newer housing development.

Within this zone, developments should achieve densities of 200 to 700 **habitable rooms** per hectare, although in accordance with Policy 4.1, the upper part of the range will not be appropriate in lower density areas.

It is important that the design and scale of development within this zone responds positively to the local context. Appropriate density ranges are related to location, setting in terms of existing building form and massing, and the index of public transport accessibility. In many cases the most efficient development of a site will be flats, maisonettes and terraced houses rather than semi-detached, detached or linked houses with gardens. In these developments, larger units should be provided at ground floor level wherever possible, to ensure access to private outdoor **amenity** space. Alternatively, where there is commercial development on the ground floor, access to private outdoor **amenity** space should be provided above it at first floor level. Imaginative solutions should be found to provide outdoor **amenity** space for all residents, including those outlined in the **Central Activities Zone** above. In addition, loft spaces should be used, wherever possible, to increase the amount of internal residential floorspace.

2.4 Suburban Zone

Housing within this zone should retain a more open character, with larger gardens often associated with houses rather than flats. Within this zone,

developments should achieve densities of 200 - 350 **habitable rooms** per hectare.

2.5 Public Transport Accessibility Zone (PTAZ)

As well as the three main density zonings, four PTAZ's have been identified. These are areas that have better access to public transport, significant potential for new development and investment, and a **mixed use** character including retail development. The four PTAZ's are Canada Water, the Walworth Corridor, Bermondsey and Peckham.

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

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

2.6 Density Calculations

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

- i. For residential-only development, density is the number of **habitable rooms** divided by the site area.

Summary Calculation:

$$D = HR/Ha$$

(Density = **Habitable rooms** per Hectare);

- ii. For mixed-use development where the majority of floorspace is residential the calculation should be:

The non-residential area, divided by 27.5, plus;

The number of residential **habitable rooms**;

All divided by the site area.

Summary calculations

$$(D = (NRsqm/27.5) + HR/Ha);$$

(Density = Non-Res floorspace divided by 27.5, plus the number of residential **Habitable rooms**,

all divided by Hectare).

27.5 is the average area required to create 1 **habitable room**, including shared circulation space, and non-**habitable rooms**.

For a full definition of Habitable Rooms – see Glossary

- iii. For mixed-use development where the majority of floorspace is non-residential a method of calculation should be agreed with the LPA to illustrate how the development meets policy 3.10 and the contribution to housing delivery.

In cases (ii) and (iii) comparison with the density levels in 3.2, 3.3, 3.4 and 3.5

will take into account the form of the development and the relevant advice on plot ratios in the London Plan.

APPENDIX 3 Proposals Sites Schedule

The Schedule of Proposals and Proposals Map illustrate where specific uses are sought, and where there are constraints on development, together with other factors to be taken into account when development is proposed. (Refer to Figure 7 for a Map of the Proposals Sites Schedule). The estimates of residential capacity are a general indication of capacity based on the size of the site and density levels for that area. They do not take priority over other material considerations when considering proposals for designated sites. All figures are gross and do not take into account any existing residential development on the site.

Strategic Policy 20

The “uses required” within the proposals map schedule (appendix 3) must be included within any **development** on sites designated on the proposals map. **Planning** permission may be granted for “other acceptable uses” within this schedule provided that **development** for the ‘uses required’ is, has been, or is thereby, secured.. A temporary **planning** permission may be granted to allow good use to be made of a vacant site prior to the commencement of a permanent scheme.

Development sites have been designated on the Proposals Map to meet the strategic objectives of this plan. Appendix 3 contains a Schedule of all designated Proposal Sites.

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
1P	5-11 Sumner Street	A and D Use Class C3 Use Class	B1 Use Class				229 residential units.
2P	Tate Modern	Cultural uses of national and international significance	C3 and B1 use classes that are subordinate to the main arts or cultural use, including up to 30% C3 use Retail use at ground floor.	Any other uses			Not yet available

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Notes	Estimated Residential Capacity – illustrative not indicative
3P	Adjacent to Cannon Street Railway Bridge	Footbridge over the River Thames	None	Any other uses		N/A
4P	London Bridge	Transport Development	Any other uses compatible with improved public transport	Any other uses		N/A
5P	Potters Field coach park	A comprehensive mixed use scheme including large arts and/or cultural use(s) of London or nation-wide importance and maximisation of residential development compatible with such arts and/or cultural use(s)	i. D1 Use class ii. A Use classes at ground floor only iii. B1 Use Class	Any other uses		386 residential units.
6P	St Paul's Sports Ground and Beaston's Walk	Retention of a playing field on part of the site. D Use class with Community and School ground facilities as the priority	None	Any other uses		N/A

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Notes	Estimated Residential Capacity – illustrative not indicative
7P	Downtown	D Use classes including a Community Centre and a Health Centre C3 Use Class	None	Any other uses		251 residential units
8P	Manna Ash House, Pocock Street	C3 Use Class	None	Any other uses	Please note the boundary change:	58 Residential units (Phasing for development between 2006-2010) (part of total for 39P)
9P	Library Street Neighbourhood housing office and land between Library Street, St James Street, Milcote Street and Devidge Street	C3 Use Class	None	Any other uses		46 residential units (Phasing for development between 2006-2010) (part of total for 39P)
10P	21 Harper Road	C3 Use Class	None	Any other uses		60 residential units (Phasing for development between 2006-2010) (part of total for 39P)
11P	Lupin Point Parking Structure	C3 Use Class	B1 or A Use Classes	Any other uses		18 residential units (Phase Three 2005-2007)

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
12P	Giles House, Carlton House, Darney House between Jamaica Road, Abbey Street and Marine Street.	C3 Use Class A1/A2 Use Class on ground floor occupying the entire ground floor excluding residential lobbies and access ways on the Jamaica Road and Old Jamaica Road frontages. D Use Classes (with priority for Youth Centre) providing the same or greater floorspace as existing.	B1, D1 or D2 Use Classes				264 residential units (Phase Three 2005-2007)
13P	Casby House Parking Structure	C3 Use with A Use Class occupying the entire ground floor excluding residential lobbies and access ways	D Use Classes				37 residential units (Phase Three 2005-2007)

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
14P	St James School	D1 Use Class (Education)	C3 Use only as part of mixed use development with D Use Classes occupying the majority of the ground floor	Any other uses		'Other acceptable uses' only to be allowed on site if this land is not required to meet additional school provision identified in the Schools Organisation Plan	N/A
15P	Neckinger Estate	C3 Use Class	None	All other Uses			139-325 residential units (Please refer to figure 28)
16P	Land bounded by Abbey Street, Old Jamaica Road, Rouel Street, Freaan Street, Spa Road, Thurland Road, Dockley Road and Enid Street	B1 or B8 Use Class	C3 Use only on sites not in existing B Use	Any other uses			N/A
17P	Land Bounded by Old Jamaica Road, Rouel Road, Freaan Street and Thurland Road	C3 Use Class D1 Use Class (health centre) on ground floor					185 residential units (Phase One 2004-2006, phase Two 2005-2007)
18P	Land bounded by Freaan Street, Thurland Road, Spa Road and Ness Street.	C3 Use Class	i. D1 Use Class ii. B1 Use Class as part of live/work unit.				100 residential units (Phase One 2004-2006)
19P	St James's Road Open space	D Use class which prioritises community uses and C3	None	Any other uses			49 residential units (Phasing for development between 2005-2007)

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
20P	Land bounded by Spa Road, Neckinger, Grange Walk and The Grange	C3, D Use Classes (with priority for health uses), and B1 Use Class	A Use Classes	Any other uses			483-1127 residential units
21P	82-92 Spa Road and 94-118 Spa Road	Mixed use of C3 with A1 Use Class	D Use Classes	Any other uses			32-75 residential units
22P	Land bounded by Dunlop Place, Spa Road and Rouel Street	C3 Use Class	D1 (Community facility) B1 Use Class				75-174 residential units
23P	89 Spa Road	C3 Use Class	A1 Use Class on ground floor	Any other uses			192 residential units
24P	Land bounded by Grange Road, Grange Road car park and Bermondsey Spa Park	D Use Classes (Community)	None	Any other uses			N/A
25P	Grange Road Car Park bounded by Grange Road and Alscot Street	i. C3 Use Class ii. Ground floor A and D Use Classes occupying the entire ground floor excluding ground floor residential lobbies and access ways	A1 and/or A2 Use Class				74 residential units (Phasing for development between 2004-2006)

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Not Allowed	Notes	Estimated Residential Capacity – illustrative not indicative
26P	Land between 1 and 45 Alscot Road	C3 Use Class	None	Any other uses		17-40 residential units

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
27P	Site A Canada Water	C3 Use Class	D and A Use Classes	Any Other Uses		This site could be considered for PTAZ densities	596 residential units from Phase 1 2006-2009 on (see also site 28P)
28P	Site B Canada Water	C3 Use Class D1 or D2 Use Class	B Use Class, A use Class			This site could be considered for PTAZ densities	232 residential units from Phase 1 2006-2009 on (see also site 27P)
29P	Site C Canada Water	A Use class D1 or D2 Use Class occupying the entire ground floor excluding residential lobbies and access ways and C3 Use Class	B1 Use Class	Any Other Uses		This site could be considered for PTAZ densities	580 residential units from Phases 2 & 3 2009-2016 (see also site 29P)
30P	Site D Canada Water	C3 Use Class	B1 Use Class D1 or D2 Use Class	Any Other Uses		This site could be considered for PTAZ densities	242 residential units from Phases 2 & 3 2009-2016 (see also site 29P)
31P	Site E Canada Water	B Use Class C3 Use Class	A/D Use Classes	Any Other Uses		Exemplary design would need to focus on the local character and context. An employment buffer would be expected between site 33P and any new C3 Use Class	200 residential units.

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
32P	Mulberry Business Park	B Use Class C3 Use Class	A/D Use Classes	Any Other Uses		Exemplary design would need to focus on the local character and context. An employment buffer would be expected between site 33P and any new C3 Use Class	300 residential units.
33P	Harmsworth Quays	B Use class	C3 Use Class			No net loss of employment floorspace is permitted. Exemplary design would need to focus on the local character and context.	N/A
34P	Land bounded by Redriff Road, Quebec Way, St Elmo's Road and Russia Dock Woodlands	D1 Use class with Education as the priority	Any Other Uses may be permitted in advance of construction of the education use provided that the local planning authority is satisfied that the balance of the site left is of sufficient size and shape for the education use.			Exemplary design would need to focus on the local character and context. Proposals must demonstrate that noise impacts can be mitigated to ensure that future school users enjoy a reasonable standard of amenity .	N/A
35P	Site F Canada Water	B1 Use Class	C3 Use Class and D Use Class	Any Other Uses		This site could be considered for PTAZ densities	N/A

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
36P	Site G Canada Water	A Use class C Use class D1 or D2 Use Class B1 Use Class	None	Any Other Uses		Exemplary design would need to focus on the local character and context	800-1860 Residential units
37P	Land bounded by Redriff Road, Quebec Way, Surrey Quays Road and Harmsworth Quays	D2 Use Class A3 Use Class	A1/2 and C3 Use Class providing there is no net loss of non-residential floorspace	Any Other Uses		A Cinema should be located on this site unless provided elsewhere within the Canada Water Action Area. Exemplary design would need to focus on the local character and context. buffer comprising non-residential uses would be expected between site 33P and any new C3 Use Class. Proposals must demonstrate that noise impacts can be mitigated to ensure that future residential occupiers enjoy a good quality living environment (refer to policy 4.2)	428-998 residential units

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
38P	Prospect House Playground, St Georges Road	C3 Use Class	None	Any other use			14 residential units (Phasing for development between 2006-2010) (part of total for 39P)
39P	Elephant and Castle Core Area	i. A range of D Use classes including social, educational, health, community and leisure facilities a new secondary school, a healthy living centre, leisure centre, a library and new nursery provision. No fewer than 5,300 mixed tenure new homes, including 1,100 to replace those lost through the demolition of the Heygate estate.	None	Any other uses			4200 residential units for this site (see also sites 8P to 10P, 38P, 40P, 42P to 44P, 51P to 53P, and 58P) (Phasing for development between 2006-2010)

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
39P (continued)		<p>Up to 75,000sqm of new retail and A Use Class together with additional complementary town centre uses to include cultural/entertainment uses, leisure, offices, hotels and public facilities arranged around a new high street extension north of the Walworth Road (copy of text in part 1 8.2) “A minimum of 450,00 sqm of B1 space, including incubator units, managed workspace and accommodation for small businesses and the cultural industry sector” (Copy of text from part 1 section 8.2)</p>				39P (continued)	17

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
39P (continued)		A highly efficient public transport 'hub'; Redevelopment of the Elephant and Castle overland railway station; The Cross River Tram Programme within the safeguarded route.					
40P	Albert Barnes House, New Kent Road	C3 Use Class	None	Any other uses			42 residential units (Phasing for development between 2006-2010) (part of total for 39P)
41P	Elephant and Castle Leisure Centre	D1 Use classes with Education as the priority	None	Any other uses			Part of total for 39P
42P	153-163 Harper Road	C3 Use Class	None	Any other uses			102 residential units (Phasing for development between 2006-2010) (part of total for 39P)
43P	Thornton House, Beckway Street and Comus Place.	C3 Use Class	None	Any other uses			46 residential units (Phasing for development between 2006-2010) (part of total for 39P)

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
44P	Land to the south west of Stewart House, bound by Leroy and Aberdour Street.	C3 Use Class	None	Any other uses			20 residential units (part of total for 39P)
45P	17-29 Blue Anchor Lane and 20 Bombay Street	i. B1 Use Class ii. C3 Use Class	Any other uses			Either no loss of B Use Class floor space or at least 30% of gross floor area to be provided for B Use Class	23-45 residential units
46P	1-13 Bombay Street, 41-47 Blue Anchor Lane and 51-53 Blue Anchor Lane	i. B1 Use Class ii. C3 Use Class	Any other uses			Either no loss of B Use Class floor space or at least 30% of gross floor area to be provided for B Use Class	17-40 residential units
47P	Water sports	D Use Class: Leisure regeneration of water sports centre.	None	Any other use			N/A
48P	Yard in association with marina	Boatyard uses associated with marina including the construction, repair and storage of boats, yacht chandlery, and toilet and shower facilities	A1/ A3/ A4/ Laundrette	Any other use			N/A
49P	Manor Place Depot Manor Place	C3 Use Class	A/B/D use classes within railway arches	Any other use			212-493 residential units

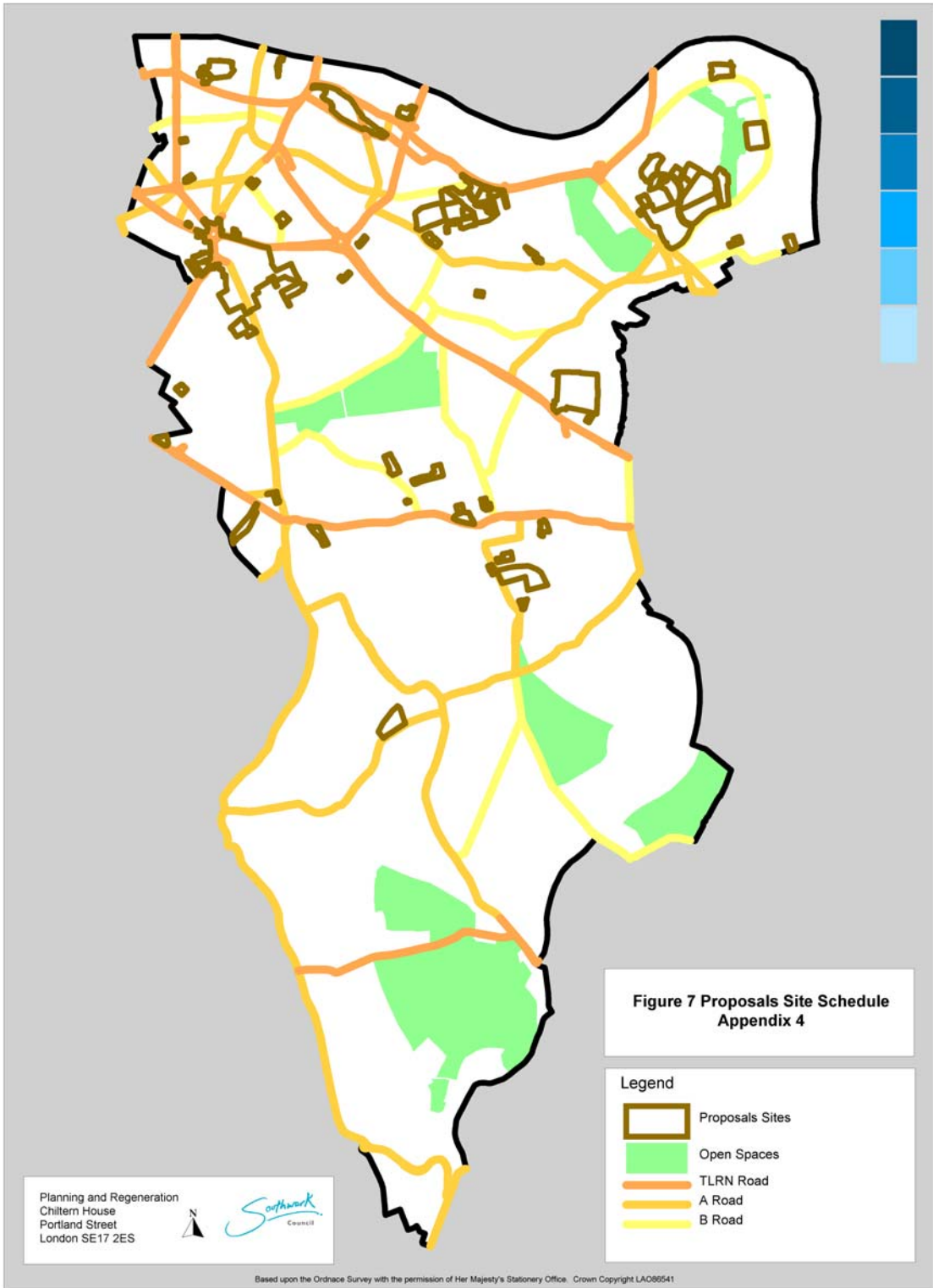
Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Not Allowed	Notes	Estimated Residential Capacity – illustrative not indicative
50P	Land bound by Brandon Street and Larcom Street South west	C3 Use Class	None	Any other uses		18 residential units (Phasing for development between 2006-2010)
51P	Nursery Row Park car parks, Wadding and Brandon Street.	C3 Use Class	A1 Use class	Any other uses	Retaining access to Nursery Row Park	253 residential units (Phasing for development between 2006-2010) (part of total for 39P)
52P	The Crown, Brandon Street	C3 Use Class	None	Any other uses		Part of total for 51P (Phasing for development between 2006-2010) (part of total for 39P)
53P	Nursery Row Park, Brandon Street	C3 Use Class	None	Any other uses	Retaining access to Nursery Row Park	Part of total for 51P (Phasing for development between 2006-2010) (part of total for 39P)
54P	Welsford Street garages/parking area south of Thorburn Square	C3 Use Class	None	All other uses	Early housing site for the Elephant and Castle redevelopment	48 residential units (Phasing for development between 2006-2010)
55P	Royal Road – former social services day centre	C3 Use Class	None	All other Uses	Early housing site for the Elephant and Castle redevelopment	76 residential units (Phasing for development between 2006-2010)
56P	Old Kent Road Gas Works Site	Waste Management Facilities	B Use Class, and any other sui generis use class industries, which are inappropriate in residential areas	Any other use		N/A

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
57P	6-28 Sylvan Grove	i. B1 Ground Floor Use ii. Small business units	C3 Use Class including 50% Affordable housing and 50% 3 bedroom housing by floorspace with outdoor amenity space at 1 st floor level	Any other uses		Residential must include condition for PPG24 Noise survey, which takes the guise of Sylvan Grove as Access to a Waste Transfer Station and Implementing mitigation for traffic noise.	26-61 residential units
58P	Land immediately located to the south east of Bolton Crescent and Camberwell New Road intersection.	C3 Use Class	None	Any other uses			110 residential units (Phasing for development between 2006-2010) (part of total for 39P)
59P	272-304 Camberwell Road	A Use Classes, D1 Class on ground floor ii. C3 Use Class	B1 Use Class	None		Further guidance in 272-304 Camberwell Road Planning Brief	42-99 residential units
60P	Units 1-31 Samuel Jones Industrial Estate	C3 Use Class	None	Any other uses			151-353 residential units
61P	Oliver Goldsmith School Extension	D1 Use Class with Education as the priority	None	Any other uses			N/A
62P	Cator Street, Commercial Way	D1 Use class with priority for Education Children's Centre Community Centre	C3 Use class	Any other uses			106-248 residential units

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
63P	Sumner House	C3 Use Class D1 Use class with priority for i. Community Use	Any other uses	None			37-87 residential units
64P	Flaxyard Site, 1-51 Peckham High Street	A Use class which are Small business units fronting Peckham High Street	i. Civic and community uses ii. Residential iii. A Use Class	None		Tram route protection along frontage	142-330 residential units
65P	Peckham Wharf, Peckham Hill Street	D1 or D2 Use Class	i. Civic and community uses ii. Residential	0 ii. Casinos	All other uses	Culture and leisure uses which promote evening activity without resulting in anti-social behaviour are particularly appropriate.	39-91 residential units
66P	Camberwell Station Road SE5 9JN	Potential site for the redevelopment of Camberwell station.	A/B/D use classes within railway arches	Any other uses			N/A
67P	Former Mary Datchelor School Site	C3 Use Class Existing tennis courts are to be refurbished and retained for use by residents and the local community.	None	Any other uses		Further guidance in Former Mary Datchelor School Planning Brief	122-284 residential units

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Not	Notes	Estimated Residential Capacity – illustrative not indicative
68P	Peckham Rye Station Environs including all of Station Way, 2-10 Blenheim Grove, 3 Holly Grove and 74-82a Rye Lane	Improvements to existing, and creation of new, public realm . Improved access to and visibility of station entrance, including provision for disabled people and the mobility impaired.	Any other use not specifically excluded	B2 and B8 Use			26-61 residential units
69P	Cinema Site and multi-storey car park, Moncrieff Street	A Use class ; Uses which contribute towards footfall in evenings	i. Residential, ii. D Uses	Night-clubs, public houses amusement arcades, casinos ii. All other uses		Only following the appropriate relocation of both the cinema and the multi-storey car park to meet the same need or provide improved facilities.	84-195 residential units
70P	Tuke School and 2 Wood's Road	C3 Use Class	None	Any other uses		Subject to the relocation of Tuke School	95-222 residential units

Ref No.	Address	Uses Required	Other Acceptable Uses	Uses Allowed	Notes	Estimated Residential Capacity – illustrative not indicative
71P	Copeland Road bus garage, 117-149 Rye Lane, 1-27 Bournemouth Road, 133-151 Copeland Road	Transportation including tram route, , split-site tram depot and ancillary facilities as required by the Cross River Tram scheme ,bus garage depot and car parking. Active retail frontage to Rye Lane	Any A Use class B1 Use class C3 Use Class D1 Use Class Health centre and/or crèche D2 Use Class Gymnasium	All other uses		182-425 residential units
72P	Copeland Road car park, and site on corner of Copeland Road and Rye Lane	C3 Use Class	None	All other uses	Only following improvements to or provision of car parking facilities elsewhere to meet parking need, including meeting the parking needs of businesses in the southern end of Rye Lane	51-119 residential units (please refer to the figure 25)
73P	Dulwich Hospital, East Dulwich Grove	Community Hospital	Ancillary D and B1 use class. C3 Use class	Any other uses		N/A



APPENDIX 4

Sustainability Appraisal and Equalities Impact Assessment of the Southwark Plan

The Southwark Plan has undergone a **sustainability appraisal** at each stage of its production. This involved assessing the Plan against a set of sustainable development objectives. At each stage, a report has been produced (these can be accessed at www.southwark.gov.uk/udp) and these provide a critical commentary of the Plan, identifying where the Plan is undermining **sustainability**, and where there are missed opportunities to progress **sustainability** through the Plan. The content of these reports was then used where necessary to make revisions to the Plan at the first and second deposit and pre-inquiry stages, thereby ensuring that the final document has considered and integrated the principles of **sustainability**.

The sustainable development objectives were modified slightly following the introduction of the Race Relations Amendment Act 2000 and the requirement for Equalities Impact Assessments for all council documents. A separate Equalities Impact Assessment of the Plan was also undertaken on its likely impact on the 6 equality target groups. This involved assessing the Plan against a set of equality objectives. The purpose of this assessment is to assess how successfully the Plan helps to meet the Council's commitments under the Race Relations Amendment Act 2000. It also aimed to identify areas for improvement and ensure that appropriate revisions have been made to promote and support the Council's corporate policies on equalities. A report has been produced which can be accessed at www.southwark.gov.uk/udp.

What does Sustainability mean for Southwark?

Forum for the Future's definition of **sustainability** is, 'A dynamic process which enables all people to realise their potential and improve their quality of life in ways which simultaneously protect and enhance the Earth's life support systems'. This type of definition has been refined to be appropriate to Southwark's needs, and has been defined in the Plan in the following way:

- i. To achieve sustainable development that meets the needs of people from all cultures and the economy whilst improving the **environment**;
- ii. To enable people to have meaningful opportunities to participate fully in important **planning** decisions that affect their quality of life, their ability to participate in wealth creation and the quality of their **environment**, and to remove barriers which hinder access to that process;
- iii. To improve people's life chances by achieving the highest possible quality developments with all of the infrastructure required to meet people's needs within Southwark.'

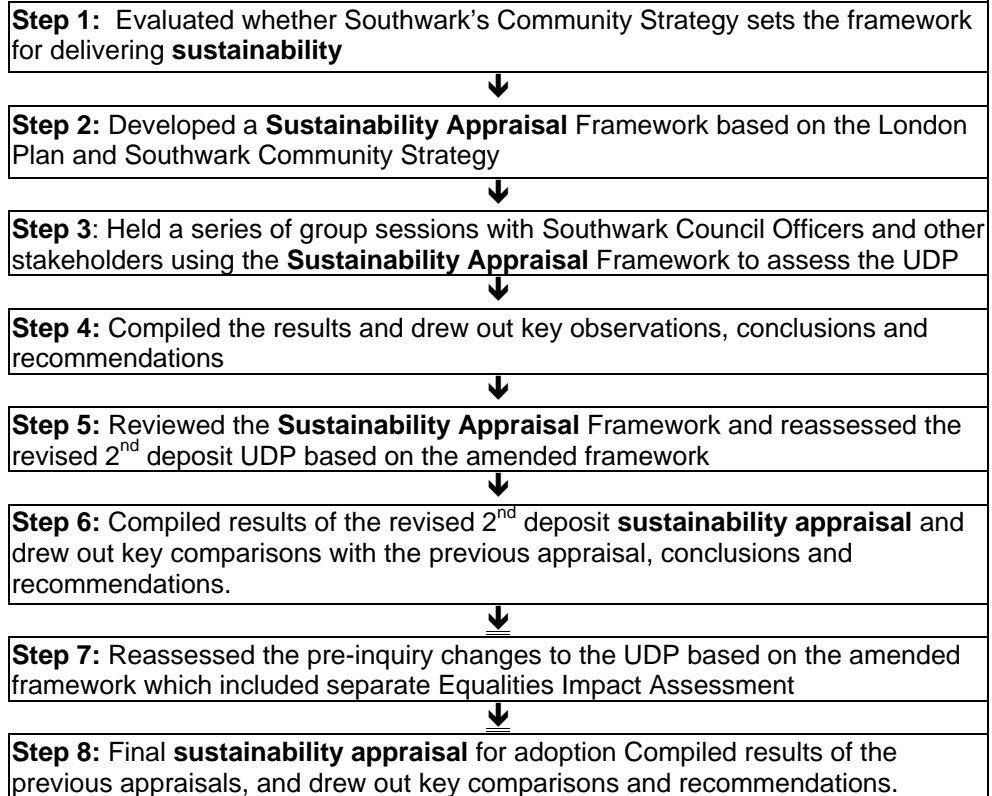
The Community Strategy sets out the Council and its partners' vision and priorities for the borough for the next four years. The Community Strategy's vision is working towards **sustainability**, aiming 'To make Southwark a better place to live, to learn, to work and to have fun'. It has the following five priorities:

- i. Tackling Poverty;
- ii. Making Southwark Cleaner and Greener;
- iii. Cutting Crime and the Fear of Crime;
- iv. Raising Standards in our Schools;
- v. Improving the Health of the Borough.

The Plan is used by the Council as a tool to deliver the physical and spatial aspects of the Community Strategy which cover all of the priorities above. The Council is committed to empowering local communities and residents, embracing **diversity**, boosting efficiency and into account in every area of Council activity and decision-making. By using the Community Strategy priorities as a basis for the **sustainability appraisal**, the Council is measuring the extent to which the UDP is delivering **sustainability** and the 5 priorities, and at the same time ensuring that there are no instances where the UDP is undermining them.

Sustainability Appraisal

The following methodology was used to carry out the **sustainability appraisal**:



Conclusions

1. Forum for the Future is confident that London Borough of Southwark's Community Strategy priorities represent **sustainability**, providing activities are devised with a long-term perspective and the priorities are delivered together (i.e. there is integration between social, economic and environmental issues).
2. The London Borough of Southwark Draft Deposit **Unitary development plan** is strong on promoting and progressing sustainable development.
3. The policies seem to have been developed using **sustainability** as the overarching aim.
4. Overall the UDP make a positive contribution to improving well-being in the Borough in the short and long-term.

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

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

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

8. The Equalities Impact Assessment has shown that the Southwark Plan performs acceptably in meeting the equalities objectives and that the Plan supports **diversity, accessibility** and inclusiveness within the borough.

APPENDIX 5 Schedule of Shopping Frontages

No.	Property Address
SF1.	1-14 (con) Milroy Walk, Stamford Street
SF2.	50-62 (even) Hopton Street
SF3.	33-55 (odd) The Cut
SF4.	16-26 (even) Borough High Street 2-20 (even) Southwark Street 28-34 (even) Borough High Street 38-72 (even) Borough High Street 76-92 (even) Borough High Street 100-130 (even) Borough High Street 11-21 (odd) Borough High Street 27-111 (odd) Borough High Street 125, 127, 131 and 133-135 Borough High Street 141-149 (odd) Borough High Street 151-169 (odd) Borough High Street
SF5.	37-44 (con) Railway Approach, Borough High Street
SF6.	8-20 (con) Snowfields 30-43 (con) Snowfields 62-66 (even) Weston Street
SF7.	187-235 (odd) Waterloo Road 19-49 (con) Waterloo Road
SF8.	156-176 (even) Great Suffolk Street 101-109 (odd) Great Suffolk Street
SF9.	23-55 (odd) Dockhead
SF10.	125-151 (odd) Jamaica Road
SF11.	150-254 (even) Jamaica Road
SF12.	22-52 (even) Albion Street
SF13.	18-40 Harper Road
SF14.	66-100 (even) Tower Bridge Road 73-113a (odd) Tower Bridge Road 46-64 (even) Tower Bridge Road 104-116 (even) Tower Bridge Road 25-71 (odd) Tower Bridge Road
SF15.	198-256 (even) Southwark Park Road 193-221 (odd) Southwark Park Road 1-14 (con) Market Place, Southwark Park Road 186-194a (even) Southwark Park Road 258-270 (even) Southwark Park Road 251a-289 (odd) Southwark Park Road

No.	Property Address
	177-191 (odd) Southwark Park Road
SF16.	Ground Floor, Surrey Quays Shopping Centre
SF17.	162-196 (even) Lower Road 126-160 (even) Lower Road 200-220 (even) Lower Road 187-215 (odd) Lower Road 229-243 (odd) Lower Road 1-15 (odd) Plough Way
SF18.	199-345 (odd) Walworth Road 204-326 (even) Walworth Road 347-375 (odd) Walworth Road 330-354 (even) Walworth Road 358-374 (even) Walworth Road 1-83 (odd) East Street 2-92 (even) East Street
SF19.	157-233 (odd) Old Kent Road 150-192 (even) Old Kent Road 303-311 (odd) East Street 342-356 (even) East Street
SF20.	1-17 (odd) Ilderton Road
SF21.	1-11 (odd) Maddock Way 2-14 (even) Maddock Way
SF22.	1-21 (odd) Peckham Park Road 4-24 (even) Peckham Park Road
SF23.	54-62 (even) New Church Road
SF24.	334-354 (even) Camberwell New Road 8-76 (even) Denmark Hill 1-23 (odd) Denmark Hill (Units) 1-17 (con) Butterfly Walk 1-17 (con) Camberwell Green 19-25 (con) Camberwell Green 27 Camberwell Green and 3-23 (odd) Camberwell Church Street* 25-53 (odd) Camberwell Church Street 2-28 (even) Camberwell Church Street 30-58a (even) Camberwell Church Street 2-14 (even) Grove Lane 319-325 (odd) Camberwell New Road 25-43 (odd) Denmark Hill 2-8a (even) Coldharbour Lane
SF25.	31-41 (odd) Vestry Road 72-88 (even) Vestry Road

No.	Property Address
SF26.	43-125 (odd) Rye Lane Units 1-10 (con) & Units 12-18 (con), Aylesham Centre, Rye Lane 1-5 (con) Central Buildings, Rye Lane 2-82 (even) Rye Lane 2-10 (even) Blenheim Grove 3, 4, 5, 10, 12 & 14 Station Way, Rye Lane 1-51 (odd) Peckham High Street 18-38 (even) Peckham High Street 59-77 (odd) Peckham High Street 85-107 (odd) Peckham High Street 109-147 (odd) Peckham High Street 46-66 (even) Peckham High Street 74-130 (even) Peckham High Street 127-149 (odd) Rye Lane 151-175 (odd) Rye Lane 177-221 (odd) Rye Lane 84-114 (even) Rye Lane 116a-150 (even) Rye Lane 152-204 (even) Rye Lane
SF27.	145-193 (odd) Queens Road
SF28.	113-163 (odd) Bellenden Road 168-196 (even) Bellenden Road
SF29	2-22 (even) Gibbon Road 46-64 (even) Gibbon Road
SF30	2, 2a, 2b Kirkwood Road and 116-122 (even) Evelina Road* 113-133 (odd) Evelina Road 135-147 (odd) Evelina Road and 40-44 (even) Nunhead Green* 24-38 (even) Nunhead Green
SF31	21-53 (odd) Grove Vale 24-56 (even) Grove Vale 1-6 (con) Melbourne Grove
SF32.	34-60 (even) East Dulwich Road
SF33	6-20 (even) Crossthwaite Avenue
SF34	1-27 (odd) Lordship Lane 29-43 (odd) Lordship Lane 45-91 (odd) Lordship Lane 93-115 (odd) Lordship Lane 117-131 (odd) Lordship Lane 133-155 (odd) Lordship Lane 157-171 (odd) Lordship Lane 98-106 (even) Grove Vale 2-6 (even) Lordship Lane 8-24 (even) Lordship Lane 26-44 (even) Lordship Lane 46-66 (even) Lordship Lane

No.	Property Address
	68-94 (even) Lordship Lane 98-106 (even) Lordship Lane
SF35	33-65 (odd) North Cross Road
SF36	1-12 (con) Barry Road, Barry Parade
SF37	63-77 (odd) Herne Hill
SF38	1-27a (odd) Half Moon Lane 2a-6 (even) Half Moon Lane 12-24 (even) Half Moon Lane
SF39	15-67 (odd) Norwood Road
SF40	25-49 (odd) Dulwich Village and 1a-1d (con) Calton Avenue
SF41	73-91 (odd) Dulwich Village 70-98 (even) Dulwich Village
SF42	351-379 (odd) Lordship Lane 383-401 (odd) Lordship Lane 338-366 (even) Lordship Lane
SF43	2-454 (even) Forest Hill Road
SF44	92-106 (even) Forest Hill Road 110-126 (even) Forest Hill Road
SF45	481-533 (odd) Lordship Lane
SF46	2-12 (even) Croxted Road 80-96 (even) Park Hall Road
SF47	30-41 (con) Seeley Drive

APPENDIX 6 Planning Obligations

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

Planning agreements will be negotiated on a case-by-case basis, in accordance with the provisions of Section 106 of the Town and Country **Planning** Act and having due consideration for the guidance in Circular 5/2005 and other national guidance. The obligations outlined in shaded boxes will be sought to achieve the aims of policy for all development within the stated criteria, and take priority over other obligations.

The policies within the Plan which specifically refer to **planning** obligations are summarised, with obligations outlined in the following order;

Table 6.1 Obligations which relate to all development;

Table 6.2 Obligations which apply to certain designated areas;

Table 6.3 Obligations relating to residential development;

Table 6.4 Obligations relating to business uses;

Table 6.5 Obligations relating to retail and commercial uses;

Table 6.6 Obligations relating to arts, culture and tourism uses.

Developers are encouraged to consult the council's project bank to identify specific area-based projects which are appropriate for inclusion in a **planning** obligation, and would accord with Circular 5/2005 and any other relevant guidance.

Table 6.1 All Development

Impact of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Detrimental environmental impacts	Contributions towards the mitigation of adverse impacts to the environment and anti – pollution measures.	None	Policy 3.1
Waste management infrastructure needed for development	Contribution towards the management of waste	None	Policy 3.7 Policy 3.8
Detrimental effects to Water resources and/or quality	Contribution towards mitigation against adverse impacts to water resources and/or quality.	None	Policy 3.9
Urban design matters which can only be addressed outside of the development	Contribution towards off-site works to address urban design matters	Works in kind may be appropriate	Policy 3.13
Urban design matters or other matters	Provide, protect and/or maintain new public realm	Protection of public access to new public realm . Maintenance of	Policy 3.13

which can be addressed through new public realm		public realm and other works in kind may be appropriate together with provision of land.	
Safety and security matters which can only be addressed outside of the development	Contribution towards off-site provisions to address safety and security matters	Works in kind may be appropriate	Policy 3.14
Safety and security matters which require on-going measures	Scheme to secure safety and security	Implementation of on-going safety and security measures recommended in scheme	Policy 3.14
Development puts additional pressure on existing MOL, BOL or OOS	Contribution towards the creation of and/or maintenance of new open space or, links to or improvement and/or maintenance of existing open space	May include works in kind or provision and/or the maintenance of publicly accessible open space within the development	Policies 3.25, 3.26 and 3.27
Biodiversity threatened by development	Contribution or measures to attract and sustain Biodiversity , including the enhancement or creation of green chains or corridors.	May include works in kind and/or protection of habitat	Policy 3.28
Increase in non- renewable energy	The provision of renewable energy through on-site provision of renewable energy production equipment and/or from renewable sources such as green electricity.	The retention or replacement of onsite renewable sources to generate the equivalent or greater amounts of the site's heat and electricity needs	3.5 Renewable Energy
Public transport infrastructure needed for development	Contribution towards transport infrastructure programme	None	Policies 4.1, 5.1, 5.2 and 5.4
Increased pressure on public transport or access to it	Contributions towards improvements to public transport infrastructure or accessibility	Could include works in kind or new or improved public right of way across site	Policies 4.1, 5.1, 5.2 and 5.4
Increased traffic generation by modes of transport other than walking,	Preparation and implementation of Green Travel Plan	Implementation of on-going site management measures recommended in scheme	Policy 5.1 and 5.2

cycling and public transport.			
Increased pressure on the highway network	Highway improvements to ease pressure on highway network	Could include works in kind	Policies 4.1, 5.1 and 5.2
Negative impact on the safety and security of the highway network	Works to highway or related infrastructure to ensure safety and security	Could include works in kind	Policies 5.1 and 5.2
Inadequate provision for pedestrians to promote walking as a means of transport	Contribution towards off-site promotion and support of walking, including highway works, creation of new routes, and safety and security measures, or on-site provision of new pedestrian routes	Could include works in kind or new or improved public right of way within site	Policy 5.3
Inadequate provision for cyclists to promote cycling as a means of transport	Contribution towards off-site promotion and support of cycling, including highway works, creation of new routes, and safety and security measures, or on-site provision of new cycle routes	Could include works in kind or new or improved public right of way within site	Policy 5.3
Existing car parking controls are inadequate to control effects of development	Contribution towards new parking controls or reassessment of existing parking controls	None	Policy 5.6
Major development within a Local Policy Area or TSPA (moved from Table 7.2)	Contribution towards or of public art	May be provided on site or within public realm	Policy 3.13
Mobility car park to be provided on public highway	Contribution towards cost of creating disabled car park		Policy 5.7

Table 6.2 Development Within Specific Designated Areas

Designated Area	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Within the AQMA	Scheme to avoid or mitigate adverse	Implementation of recommendations in Air	Policy 3.6

	impact on air quality	Quality Management Scheme (examples given in SPG)	
Within the TSPA	Provide and protect new public realm (examples given in SPG)	Protection of public access to new public realm	Policies 3.29, 3.30, and 3.32
Within a Local Policy Area or TSPA with a scheduled or recently completed programme of public realm improvements	Contribution towards further public realm improvements	None	Policy 1.2 and 3.13
Within TDAs where densities exceed those of the Urban Zone	Contribution towards environmental and transport infrastructure improvements	May include works in kind	Policy 4.1 and Appendix 5

Table 6.3 Residential Development

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Fifteen or more new dwellings, and/or live/work units	Affordable housing of appropriate mix and type	Form of tenure and secure permanently for affordable housing	Policies 4.2, 4.4 and 4.5
Fifteen or more non self-contained bed spaces	Affordable housing of appropriate mix and type	Form of tenure and secure permanently for affordable housing	Policies 4.2, 4.4 & 4.5
Ten to fourteen new dwellings and/or live/work units	Contribution towards affordable housing	On-site provision of affordable housing is acceptable if offered	Policies 4.4 and 4.5
Contributes towards additional pressure on educational facilities through additional housing that may accommodate children.	Contribution towards educational provision	None	Policy 4.1
Insufficient GP registration spaces within easy walking distance	Contribution towards health provision	None	Policy 4.1
Insufficient childcare spaces within easy walking distance	Contribution towards childcare provision	None	Policy 4.1
Insufficient community facilities within local area	Contribution towards community facilities	None	Policy 4.1

Requires off site provision to secure satisfactory quality of accommodation	Contribution towards or implementation of off-site mitigation	May include works in kind, such as highway works to address access or safety and security	Policy 4.2
Development does not provide adequate outdoor space on site	Contribution towards the creation of new open space or links to or improvement of existing open space	May include works in kind or provision of publicly accessible open space within the development	Policies 3.25, 3.26, 3.27 and 4.2

Table 6.4 Business Uses – B Use Class

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Over 1000 square metres additional floorspace	Target the training and employment opportunities toward local unemployed or disadvantaged people	See Employment and Enterprise SPG	Policy 1.1
Over 1000 square metres additional floorspace	Childcare facilities	None	Policy 1.1
Over 1000 square metres additional floorspace	Public realm improvements for those with disabilities	None	Policy 1.1
Ten or more new live/work units and/or dwellings	Affordable housing of appropriate mix and type	Form of tenure and secure permanently for affordable housing	Policies 4.2, 4.4 and 4.5
Ten to fourteen new dwellings and/or live/work units	Contribution towards affordable housing	On-site provision of affordable housing is acceptable if offered	Policies 4.4 and 4.5
Increased pressure on open space	Contribution towards open space provision and enhancement	None	Policies 3.25, 3.26 and 3.27

Table 6.5 Retail and Commercial Uses – A Use Class

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Over 1000 square metres additional floorspace	Contribution towards the training and employment opportunities toward local unemployed or disadvantaged people	May include scheme to provide training and other provisions to get local people into jobs.	Policy 1.1
Over 1000 square metres additional	Childcare facilities	None	Policy 1.1

floorspace			
Over 1000 square metres additional floorspace	Public realm improvements for those with disabilities	None	Policy 1.1
Increased pressure on open space	Contribution towards open space provision and enhancement	None	Policies 3.25, 3.26 and 3.27

Table 6.6 Arts, Culture and Tourism Uses

Type of development	Planning obligation sought	Restriction on use or non-cash obligations	Policy reference
Arts, Culture and Tourism Uses	Provide and implement a visitor management strategy	Implement recommendations in visitor management strategy	Policy 1.13

APPENDIX 7 Conservation Areas Schedule

Site No	Name of Conservation Area
CA1	Addington Square
CA2	Bermondsey Street
CA3	Borough High Street
CA4	Camberwell Grove
CA5	Camberwell New Road
CA6	Caroline Gardens
CA7	Dulwich Village
CA8	Glengall Road
CA9	Kennington Park Road
CA10	Sceaux Gardens
CA11	St Mary's Rotherhithe
CA12	St Saviours Dock
CA13	Trinity Church Square
CA14	West Square
CA15	Holly Grove
CA16	Alfred Salter (Wilson Grove)
CA17	Tower Bridge
CA18	Trafalgar Avenue
CA19	Coburg Avenue
CA20	Camberwell Green
CA21	Liverpool Grove
CA22	Sutherland Square
CA23	Old Barge House Alley
CA24	Dulwich Wood
CA25	Pages Walk
CA26	Honor Oak Rise
CA27	Nunhead Cemetery
CA28	Thrale Street
CA29	Camberwell Green
CA30	The Gardens
CA31	Tooley Street (North and South)
CA32	Bear Gardens
CA33	Thorburn Square
CA34	Union Street
CA35	Stradella Road
CA36	St George's Circus
CA37	Honor Oak Rise
CA38	Grosvenor Park
CA39	Pullens Estate

APPENDIX 8 Archaeological Priority Zones Schedule

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