

Section 1 Tackling Poverty And Encouraging Wealth Creation

Strengthening Enterprise And Creating Prosperity

VISION

For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.

STRATEGIC POLICIES FROM PART ONE

SP 4 REMOVING BARRIERS TO EMPLOYMENT

DEVELOPMENTS SHOULD, WHERE APPROPRIATE, HELP REMOVE THE BARRIERS TO EMPLOYMENT AND IMPROVE ACCESS TO JOBS AND TRAINING OPPORTUNITIES FOR LOCAL PEOPLE;

SP 5 REGENERATION AND CREATING EMPLOYMENT

DEVELOPMENTS SHOULD, WHERE APPROPRIATE, CONTRIBUTE TOWARDS STRONG, DIVERSE, LONG TERM ECONOMIC GROWTH, HELP FACILITATE **REGENERATION** AND INCREASE THE NUMBER AND RANGE OF EMPLOYMENT OPPORTUNITIES AVAILABLE WITHIN SOUTHWARK;

SP 6 ACCESSIBLE SERVICES

ALL **DEVELOPMENTS** SHOULD, WHERE APPROPRIATE, IMPROVE THE RANGE AND QUALITY OF SERVICES AVAILABLE IN SOUTHWARK AND ENSURE THAT THESE ARE EASILY ACCESSIBLE BY ALL SECTIONS OF THE COMMUNITY, PARTICULARLY BY FOOT, CYCLE AND PUBLIC TRANSPORT; AND

SP 7 ARTS, CULTURE AND TOURISM

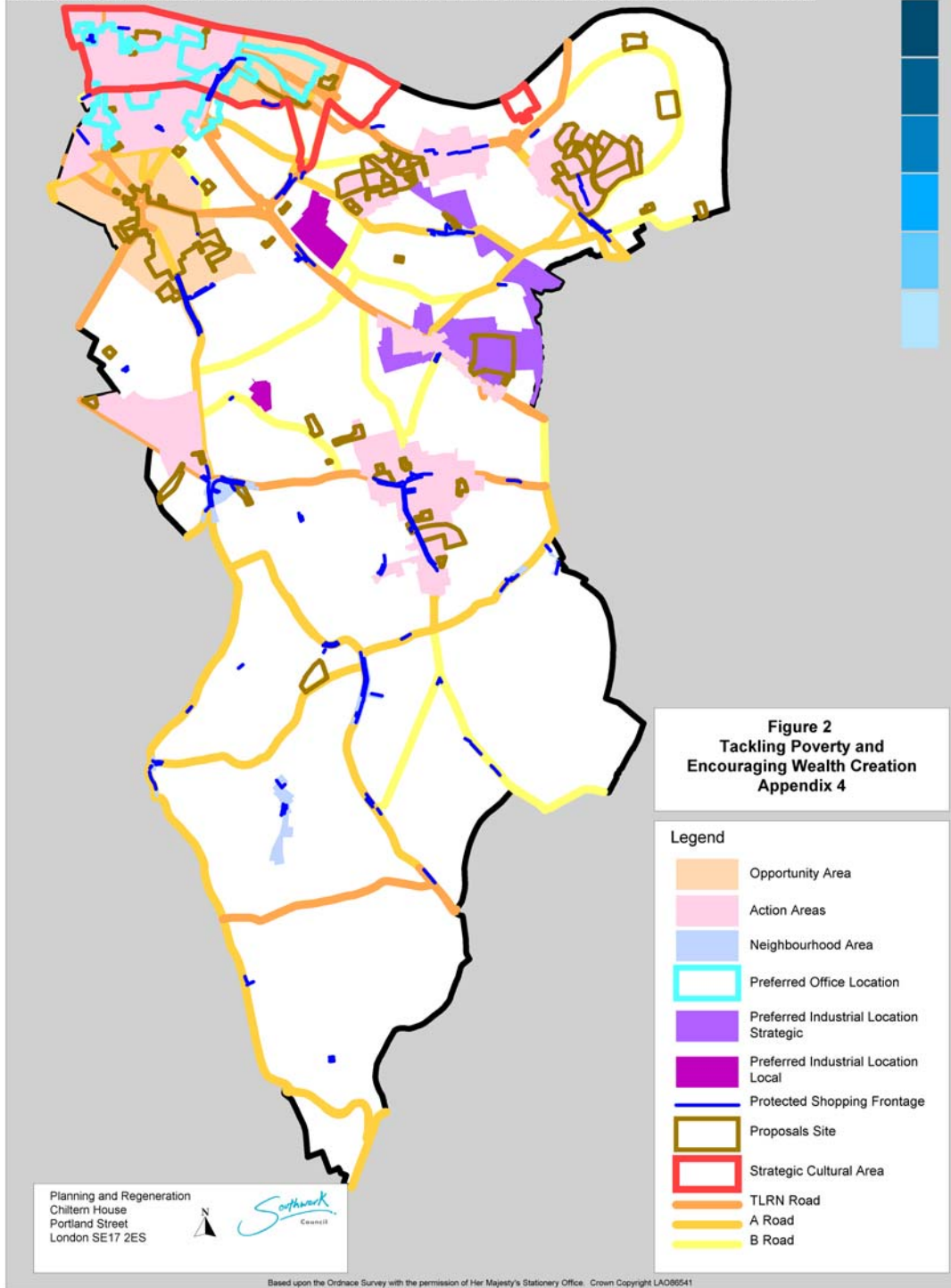
ALL **DEVELOPMENTS** SHOULD, WHERE APPROPRIATE, SUPPORT **REGENERATION** AND WEALTH CREATION THROUGH **ARTS, CULTURE AND TOURISM** USES; AND

SP 4 REMOVING BARRIERS TO EMPLOYMENT

DEVELOPMENTS SHOULD, WHERE APPROPRIATE, HELP REMOVE THE BARRIERS TO EMPLOYMENT AND IMPROVE ACCESS TO JOBS AND TRAINING OPPORTUNITIES FOR LOCAL PEOPLE.

Background

Southwark currently ranks as the eighth largest economy in London and benefits from close links with the dynamic economy of the City and the West End. However, despite the considerable economic growth which Southwark has experienced in the past 10 years and its proximity to central London, high levels of unemployment, low incomes and deprivation persist in the borough because of certain barriers to employment that people experience, most notably the lack of skills that are required in the jobs market. When **development** takes place, the LPA will seek to put in place measures to overcome barriers to employment. This may be achieved through planning **obligations** to provide training or other support for people entering the workforce, provision of childcare or other services to help local people obtain work.



Policy 1.1 – Access To Employment Opportunities

For all **developments** creating over 1000 square metres of new or improved floorspace, that provide or generate employment, the LPA will seek to enter into planning **obligations** to:

- i. Target the training and employment opportunities toward local unemployed, disadvantaged people, and school children, including mentoring schemes in local schools,
- ii. Secure childcare facilities, either as part of the **development** or off-site,
- iii. Secure improved facilities and infrastructure within the **public realm** for people with disabilities,

Reason

The existing dynamic economy in London and Southwark and any future **developments** to enhance the range and number of jobs may not directly benefit local people unless action is taken to reduce the barriers to employment experienced by much of the population. A targeted approach is required to improve employment participation within Southwark and promote an entrepreneurial approach to business, especially amongst young people.

SP 5 REGENERATION AND CREATING EMPLOYMENT

DEVELOPMENTS SHOULD, WHERE APPROPRIATE, CONTRIBUTE TOWARDS STRONG, DIVERSE, LONG TERM ECONOMIC GROWTH, HELP FACILITATE **REGENERATION** AND INCREASE THE NUMBER AND RANGE OF EMPLOYMENT OPPORTUNITIES AVAILABLE WITHIN SOUTHWARK

Background

In recent years the number of jobs in Southwark has steadily increased. Much of the recent growth has taken place in the north of the borough where many of the functions of Central London are becoming firmly established. The **London Plan** identifies the north west corner of the Southwark as part of the Central Activities Zone. It also identifies 'London South Central' as an area with opportunities for general intensification of development, including distinct **Opportunity Areas** located around **transport interchanges** where growth in jobs and population can be accommodated. Two of these **Opportunity Areas** are within Southwark, at London Bridge and Elephant and Castle. **Action Areas** have also been identified as a focus for growth, **regeneration** and inward investment.

Southwark benefits from having a significant share of the regional office market. **Preferred Office Locations (POLs)** around London Bridge, Bankside and The Borough have been designated areas in which large scale office **development** will be promoted.

Although the numbers have declined, factories and warehouses also continue to provide a significant proportion of the jobs in Southwark and play an important role in supporting the economy of central London. Low vacancy rates and high rental growth rates suggest that demand for industrial and warehousing space is strong. However, industrial and warehousing land is also under considerable pressure from other higher value land uses, particularly housing, and the supply has fallen in recent years.

Much of the industrial and warehousing land in Southwark is located within the **Preferred Industrial Locations (PILs)**. These play an important part in ensuring that a supply of accommodation, which is suitable for the special needs of these industrial and warehousing businesses, is protected. The council will seek to rationalise and consolidate the **PILs** and improve their **accessibility** and infrastructure. The boundaries of **PILs** have been reviewed and those sites which are no longer suitable for industrial and warehousing **development** have been released for other uses.

It is recognised that over the lifetime of the Plan, structural changes in the economy and an intensification in use on existing sites, may reduce the land required for industrial and warehousing uses. In addition to the land released from **PILs**, Southwark has also released employment land on some of the scattered sites throughout the borough, where this land has poor access or is compromised by surrounding uses. On sites which have good access or which are located in central areas with good public transport **accessibility** however, the LPA will require the retention of employment floorspace within **mixed use** schemes.

The **creative industries** also play an increasingly important part in Southwark's economy. London is a world centre for the **creative industries** and the predominant centre in the UK., hosting around 30% of the UK's employees in the sector. It is estimated that 1 in 5 jobs generated in London is created in the **creative industries**. It is likely that employment generated by the **creative industries** in the South Westminster and Bankside and The Borough areas will increase from the current level of 20,700 to 34,000 by 2015, with growth driven by publishing of journals and periodicals, hotel and bars, advertising and radio and television activities. Demand for premises in Southwark is driven by the availability of high quality accommodation at substantially lower levels of rents compared to the West End and the City, and easy access to both, due to recent transport improvements including the Jubilee line extension and the Millennium footbridge.

334 Of the 11,000 businesses within Southwark, 9,000 are Small Businesses. These **Small Business Units** are, in general, more likely to employ local people than many larger operations and so they are of particular importance to Southwark's prosperity.

335 **Policy 1.2 – Strategic and Local Preferred Industrial Locations**

336 In **Preferred Industrial Locations**, planning permission will only be granted for **developments** falling within the B Use Class, and **sui generis** use class industries which are inappropriate in residential areas.

337 **Reason**

The LPA has undertaken a strategic assessment of the supply of and demand for business space. Between 2000 and 2003 Southwark lost 10.8% of its industrial floorspace and 1.7% of its warehousing floorspace. Demand for industrial and warehousing land in Southwark however remains strong. The LPA's survey of industrial and warehousing premises undertaken in November 2004 found a vacancy rate of 6.1%, a figure significantly below the London rate of 8.2%. Rental values for prime industrial and warehousing space in Southwark of £9.75 per square foot (2004) are as high, and in most cases higher than in neighbouring boroughs. Rental value growth is also high in the Central London and particularly high in Southwark. Indeed, Southwark has experienced the highest rental growth value in Central London in the 3, 5 and 10 year periods prior to 2002. Land values for prime industrial and warehousing land in Southwark of around £1 million per hectare are as high or higher than all Southwark's neighbouring boroughs.

Industrial and warehousing land is also under intense pressure from higher value land uses, especially housing. The July 2004 Valuation Office Agency (VOA) report notes that typical residential values in Southwark lie around £12 million per hectare.

The LPA has designated Strategic **Preferred Industrial Locations** in South East Bermondsey and Old Kent Road. Outside the **POLs**, these areas have the largest concentration of **employment uses** in the borough. Between them they contain 70.33 ha of industrial and warehousing land and they are designated in the **London Plan** as Strategic Employment Locations.

These have been safeguarded to ensure that a range of industrial and storage functions can continue in the borough and to maximise the **diversity** of the economy. In addition to providing a significant number of employment opportunities, the **Preferred Industrial Locations** of strategic importance provide land and accommodation for businesses which play an important role in supporting the functions of Central London. Industrial and warehousing floorspace in central London is particularly attractive to companies servicing the West End and City retail and financial and business services industries.

In the light of strategic and local assessments of demand and supply, the LPA has also identified two Local **Preferred Industrial Locations**. These are Parkhouse Street and Mandela Way which provide an additional 19 ha of industrial and warehousing land.

Preferred Industrial Locations of local importance protect significant clusters of industrial and warehousing type activities. Businesses within these areas benefit from their location within an industrial and commercial **environment** and provide an important source of local employment opportunities within wards which have high levels of unemployment. They also provide an important source of business accommodation for **Small Business Units**.

Because of the limited supply of industrial and warehousing land in Southwark and the strong demand which are referred to above, Policy 1.2 applies to both Strategic and Local **Preferred Industrial Locations**. It is considered important to protect land for industrial and warehousing purposes so that businesses which require segregation from other uses can operate without adversely affecting the **amenity** of surrounding sensitive land uses, such as residential uses.

There are also many yard based industries, such as car repairers, scrap yards, skip hire yards, waste transfer stations etc. which provide important economic functions. While these are frequently defined as **sui generis** uses, they are more appropriately located in the **PILs**, and will be permitted where appropriate.

Policy 1.3 – Preferred Office Locations

Within the **Preferred Office Locations** planning permission will be granted for large scale office (**Class B1**) **development**. Within these areas, **development** of sites or floorspace with an established employment use will be permitted, provided that the proposal would not result in a net loss of floorspace in Class B use. An exception may be made where:

- i. The proposal is for the provision of an active frontage at ground floor level; or
- ii. The proposal involves the provision of arts, cultural and tourism uses;

Where an increase in floorspace is proposed for any site, the additional floor space may be used for suitable mixed or residential use.

Temporary planning permission for a period of up to 24 months may be granted for changes of use of existing sites or floorspace in employment use to suitable non Class B use excluding residential use, provided that the applicant can demonstrate that the premises have been vacant for a period of 12 months and that convincing attempts to dispose of them have been unsuccessful. The premises must revert to employment use upon cessation of the temporary permission.

Reason

The **London Plan** seeks an increment in office space within the **CAZ** and strategically specified locations in London. The London Office Policy Review 2004 indicates that demand for office space in the areas around Blackfriars Road and London Bridge is likely to be strong in both the short and medium term. The review also forecasts that Southwark will need to provide an additional 374,000 sqm of office floorspace by 2016 in order to meet projected demand. In addition to helping meet London's strategic demand, office employment in Southwark also

performs an important function in the local economy, providing many employment opportunities for local people.

The council is seeking to encourage the growth of office based businesses in the borough. To this end, the **POLs**, which benefit from excellent public transport services, a Central London location and existing clusters of commercial activities, are considered suitable for the consolidation and expansion of further office uses.

Other uses however can also contribute towards the character and vibrancy of the **POLs**. The **POLs** are located within London's Central Activities Zone in which the **London Plan** seeks to encourage a range of uses in order to protect and expand London's role as a world city. Policy 3B.4 of the **London Plan** states that within the **CAZ**, where increases in office floorspace are proposed, provision should be made for a mix of uses, including housing. Housing plays an important role in creating sustainable communities and will be permitted in the **POLs**, provided that proposals would not result in any loss of office or employment space.

In addition to residential uses, **arts, culture and tourism** uses are growing in Southwark, particularly in the area around Bankside, The Borough and London Bridge, which has been designated a Strategic Cultural Area. These uses provide facilities and services which complement commercial activities in the **POLs**.

With the exception of a small area to the east of Borough High Street, the **POLs** are also located within the **town centres** of Bankside and The Borough and London Bridge (refer to Policy 1.7). retail uses and ground floor **active frontages** uses serve to reinforce the vitality of the **POLs** and **town centres**. In accordance with Policy 1.7, the provision of retail or other active frontage uses will be sought as part of **mixed use** redevelopment schemes where this would be appropriate.

In order to reduce the likelihood of employment floorspace lying unoccupied for long periods, the LPA will consider granting temporary planning permission for non-B Use Classes for a period of up to 2 years. After this period, the premises should revert to the original use to avoid prejudicing the long-term supply of office floorspace.

Policy 1.4 –Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations

Outside Preferred Industrial Locations and Preferred Office Locations, on sites which have an established B Class Use, and which meet any of the following criteria:

- i. The site fronts onto or has direct access to a classified road; or
- ii. The site is in a Public Transport Accessibility Zone; or
- iii. The site is within the Central Activities Zone; or
- iv. The site is within a Strategic Cultural Area.

Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made to this where:

- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
- b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
- c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses.

Where an increase in floorspace is proposed, the additional floor space may be

used for suitable mixed or residential use.

On employment sites outside the POLs and PILs and where criteria i-iv above do not apply, a change of use from an employment use to suitable mixed or residential uses will be permitted.

Reasons

Outside the **Preferred Office Locations** and **Preferred Industrial Locations**, there are many sites which have an established employment use. Businesses on these sites contribute to Southwark's economy and provide valuable employment opportunities for local people.

There are areas in which it is particularly important that employment floorspace is retained. Within the **Central Activities Zone** and Strategic Cultural Areas the council is seeking to encourage a range of uses and the retention of **employment uses** will contribute this **diversity**. Moreover, the **CAZ** and SCAs, together with the **public transport accessibility zones**, have higher **public transport accessibility levels**. The retention of businesses in locations which have good **accessibility** from surrounding residential areas can help reduce the need to travel. Finally, access onto the main road network is important for many businesses and that locational advantage should be protected.

Outside these locations, releasing employment sites for other uses can contribute towards the wider **regeneration** objectives of the borough, including the need to provide additional housing.

In exceptional circumstances, the council will permit a loss of employment floorspace in the locations set out in criteria i – iv . This is to ensure that redundant employment land is re-used and to facilitate the provision of active uses in **town centres**. The scale and nature of proposals for retail and town centre uses should be appropriate for the location, in accordance with **Policy 1.7**.

When an application is made under criterion a, the applicants should demonstrate that the site has been actively marketed on realistic terms over a period of at least 24 months. In considering the adequacy of the marketing which has been undertaken, the LPA will take account of the methods used, the price at which it has been marketed, and the nature of the response.

There may be some sites, which due to physical constraints associated with access, the size of the site or its relation to surrounding properties, or other environmental factors, make them unsuitable for continued B use either as sole use or within a **mixed use** scheme.

Policy 1.5 - Small Business Units

The LPA will protect and encourage appropriate business and commercial **developments** which meet the needs of small businesses in the following ways: Any proposals for the change of use or redevelopment of employment sites which include **small business units** and to which Policy 1.2, 1.3 or 1.4 applies shall make equivalent provision for small units within the replacement floorspace for Class B uses unless the existing **Small Business Units** have been vacant for 12 months or there is comparable alternate provision provided by the applicant;

Railway arches outside **Preferred Industrial Locations** may be used for A, B, and D Use Classes, provided that the proposed use would not have an unacceptable impact on the amenities of neighbouring occupiers, or on car parking, traffic congestion and road safety;

A planning condition will be imposed to ensure that such units are not converted or extended to form larger work spaces.

Reasons

Small Business Units are an important feature of a sustainable local economy as they provide employment opportunities and services for local, often socially

excluded residents, stimulate enterprise, and reduce the need to travel. Small business premises are often vulnerable to displacement by other uses and therefore need special protection and support. Because of their size and physical constraints, railway arches and viaducts make an important contribution towards providing employment space for small businesses. Criterion ii relating to railway arches will take precedent over Policy 1.5, where proposals for a change of use of railway arches are made. Policy 1.8 also applies to any proposal for Class A Use.

Policy 1.6 - Live-Work Units

Live/work units will be permitted on sites where both employment and residential uses are acceptable. Live/work units will only be permitted if they meet the following criteria:

- i. At least 40sqm of useable work space (**B1 Use Class**) must be separately defined within the unit. This must be capable of accommodating a range of business activities and a number of staff in isolation from the living space; and
- ii. Taking into account the need to provide a useable workspace, the living space (**C3 Use Class**) should provide a satisfactory standard of residential accommodation (see Policy 4.2).

A condition will be attached to any planning permission to protect the employment and residential floorspace.

Reasons

Live/work units are an important source of employment floorspace for small businesses and start-up companies, providing local employment and reducing the need to travel. In order to protect their employment potential, the different uses must be separately defined and capable of operating independently.

SP6 ACCESSIBLE SERVICES

ALL **DEVELOPMENTS** SHOULD WHERE APPROPRIATE, IMPROVE THE RANGE AND QUALITY OF SERVICES AVAILABLE IN SOUTHWARK AND ENSURE THAT THESE ARE EASILY ACCESSIBLE BY ALL SECTIONS OF THE COMMUNITY, PARTICULARLY BY FOOT, CYCLE AND PUBLIC TRANSPORT

Background

To participate in the prosperity that is available in London and enjoy a good quality of life, people require access to a wide range of services. These include basic requirements such as convenience shopping and other services such as leisure facilities, entertainment and cultural uses (such as theatres and galleries), health centres, personal, professional and financial services and places of worship. In a world city such as London, people can reasonably expect almost boundless choice and the highest quality of services.

This **UDP** seeks to provide the widest possible choice of services to people in their local area. Locating services in **town centres** and **local centres** that are well served with public transport and facilities for pedestrians and cyclists will go a long way towards spreading the benefits of choice and quality in services to the widest range of people. Lively centres that meet many of people's needs are important for defining the quality of an area as being a desirable place to live.

Different centres serve differing sets of needs: some concentrate on providing day-to-day food shopping, others provide a choice of shops for larger purchases. More and more are becoming centres for entertainment with restaurants and bars and all may have some sort of building of cultural or community significance such as a library or place of worship. The Southwark Plan will also seek to prevent **developments** that reduce the range of relevant services in a town centre.

Outside **town centres**, a certain basic level of convenience shopping together with other basic requirements such as doctor's surgeries may be provided locally. This is particularly important in those parts of the borough that are more remote from the established **town centres**.

Policy 1.7 –Development within town and local centres

Most new **developments** for retail and other town centre uses should be accommodated within the existing **town centres** and **local centres** which are (in descending order of significance):

Major Town Centres:

- i. Elephant and Castle (including Walworth Road); and
- ii. Peckham

District Town Centres:

- iii. Canada Water;
- iv. Bankside and The Borough;
- v. London Bridge;
- vi. Camberwell; and
- vii. Lordship Lane.

Local Centres:

- viii Herne Hill;
- ix The Blue;
- x Dulwich Village; and
- xi Nunhead.

Within the centres, the LPA will permit **developments** providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment (Class B1) uses, where the following criteria are met:

- i. The scale and nature of the proposal is appropriate to the character and function of the centre and the catchment area it seeks to serve; and
- ii. The proposal will not harm the vitality and viability of the centre; and
- iii. A mix of uses is provided where appropriate; and
- iv. Any floorspace currently in A Class use should be retained or replaced, unless the proposed use provides a direct service to the general public and the proposal would not harm the retail vitality and viability of the centre (where the proposal site is located within a protected shopping frontage, the proposal should comply with Policy 1.9); and
- v. The proposal would not materially harm the amenities of surrounding occupiers; and
- vi. Where **developments** which are likely to attract a lot of people are proposed, the site should be highly accessible by sustainable modes of transport; and
- vii. The road network has sufficient capacity to take any additional servicing traffic generated by the proposal without causing adverse effects on the **environment**, traffic circulation, or air quality; and
- viii. The **development** addresses the street, provides an active frontage on pedestrian routes and would not erode the visual continuity of a shopping frontage; and
- ix. The proposal provides amenities for users of the site such as public toilets, where appropriate.

Reasons

The **London Plan** describes a hierarchy of centres throughout London that have different levels of importance and, accordingly, different ranges of services. This hierarchy is based on the number and types of shops, and the distances people will travel to visit them. **Town** and **local centres** have been designated to protect and encourage shops, in order to improve the quality and quantity of service provision in accessible locations for surrounding catchment areas. New **developments**, which generate a large number of trips, should be located within existing **town centres**, in order to safeguard their vitality and viability and discourage car use.

The continued attractiveness and viability of **Southwark's centres** and shopping parades depends on the range and critical mass of retail services on offer being maintained.

When appropriately located, shops generate activity on the street, therefore increasing safety. They also reduce the need to travel by providing amenities in close proximity to transport infrastructure, residential **development**, and employment areas.

A range of uses will be supported within the centres. These include residential and employment uses, which can be particularly appropriate on upper floors and can also contribute towards the vitality of the centres. In order to maintain the retail/service function of centres, the retention of floorspace in Class A uses, or uses, which provide a direct service to the public, will be required. Changes of use between Class A uses should be carefully considered to ensure that proposals would not result in an over-dominance of one particular use or a deficiency in A1 use, which again might impact on the vitality and viability of the centre. Large scale **development** should be phased to avoid blight and ensure that local provision of retail facilities is maintained.

New **developments** will be expected to enhance the pedestrian **environment** by addressing the street and **active frontages** will generally be required. In order to increase the attractiveness of Southwark's centres, large **developments** should provide amenities for users such as baby changing facilities and public toilets.

The role and function of each of Southwark's **town centres** in fulfilling the borough's retail needs was assessed in the 2003 Southwark Retail Study. The study found that a high proportion of residents carry out their main food shopping in stores and centres within the borough and that capacity for growth in convenience retailing in either the medium or long term is very modest and that the limited need identified can be accommodated within the existing centres.

Southwark's centres are not however fulfilling their role in meeting the comparison retail needs of the borough's residents. The study found that Southwark's centres retain only 9.9% of comparison goods expenditure generated from within the study area, a situation which if allowed to persist could, in the long term, harm the vitality and viability of the centres. It estimated that Southwark could realistically seek to increase its market share of expenditure to 50% without impacting significantly on existing centres in other boroughs. This would require the provision of 96,000 sqm of new comparison goods floorspace over the Plan period. In addition to contributing to a more sustainable pattern of **development** in Southwark, this provision of additional retail floorspace could also help address the strategic need for retail floorspace projected for Central London, estimated by the Mayor's 2004 London **Town Centres** Assessment to be in the region of 430,000 sq.m.

Peckham has some scope to provide a limited amount of retail **development** within the centre and potential sites are designated on the Proposals Map. Elephant and Castle has capacity to accommodate significant growth and the redevelopment proposals for the area could provide up to 75,000 sqm of new retail and leisure floorspace over the lifetime of the Plan. If this new floorspace is provided, it will consolidate Elephant and Castle (including Walworth Road) as a major town centre. Of the **district centres**, Canada Water also has some capacity to accommodate retail and leisure growth, although to a significantly lesser degree than Elephant and Castle. Retail and leisure provision will also be encouraged in other centres, providing that the scale and nature of provision is appropriate to the character and role of the centre and the catchment it serves. Given their characteristics, **local centres** will generally be inappropriate locations for large-scale **developments** for retail and **town centre** uses.

Policy 1.8 –Location of **Developments** for Retail and other **Town Centre** Uses

Outside the of the **town and local centres**, **developments** for retail, leisure, entertainment and other **town and local centre** uses, will only be permitted if the following criteria are met:

- i. A need for the **development** can be demonstrated; and

- ii. There are no suitable sites available in **town and local centres**, in which case preference will be given to edge-of-centre sites with good pedestrian access to the **town and local centres** and then out-of-centre sites close to and potentially linked to the **town or local centre**; and
- iii. The vitality and viability of the **town and local centres** will not be harmed; and
- iv. The applicants can demonstrate that they have been flexible about the format, scale, design and parking provision in the sequential search for sites; and
- v. The proposal will be accessible by a choice of means of transport.

Reasons

The **development** of retail and **town and local centre** uses, outside the **town and local centres** can harm the vitality and viability of the **town and local centres** and adversely effect efforts to reduce the need to travel by car. Where proposals are received for **developments** sited outside the **town and local centres**, including proposals for extensions to existing stores, or changes in the range of goods sold, in accordance with PPS 6, applicants will be required to demonstrate a need for **development**. If evidence of need is accepted, then a **sequential test** must be applied when selecting sites.

Policy 1.9 - Change of use within protected shopping frontages

Planning permission for a change of use from **A1 Use Class** within **protected shopping frontages**, as set out in Appendix 6, will be granted provided that the following criteria are met:

- i. The proportion of units within any protected shopping frontage in **A1 Use Class** does not fall below 50%; and
- ii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a 2 year period; and
- iii. The proposal would not result in a material loss of **amenity** for surrounding occupiers; and
- iv. The proposed use provides a service involving visits to the premises by members of the public; and
- v. The proposal would not harm the vitality or appearance of the protected shopping frontage.

Reasons

Certain shopping areas within Southwark (refer to Appendix 5) have been designated as **protected shopping frontages** on the proposals map. The continued viability of these shopping areas is important as they provide local services people expect within easy distance of their homes, therefore increasing **amenity** and reducing the need to travel. In some areas there is pressure to convert retail premises to food and drink uses and this needs to be managed in order to ensure a mix of services is maintained.

Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages

- i. Existing facilities:

Outside **town centres, local centres** and **protected shopping frontages**, **development** will only be permitted for a proposal for a change in use between A use classes or from A Use Classes to other uses, when the applicant can demonstrate that:

- i The proposed use would not materially harm the amenities of surrounding occupiers; and
- ii. The use that will be lost is not the only one of its kind within a 600m radius and its loss would not harm the vitality and viability of nearby shops or shopping parades; or

iii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a 2 year period.

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Reasons

It is important for a range of essential local services to be available within easy walking distance of as many residences as possible, in order to minimise journeys by car. Local shopping parades, corner shops and amenities such as neighbourhood pubs provide a valuable service to the community they serve. The LPA will seek to protect these local uses where they are the last available use of their type within a 600m catchment area.

SP7 ARTS, CULTURE AND TOURISM

ALL DEVELOPMENTS SHOULD WHERE APPROPRIATE-SUPPORT REGENERATION AND WEALTH CREATION THROUGH ARTS, CULTURE and TOURISM USES

Background

The identification of Strategic Cultural Areas recognises the concentration of existing attractions within the north of the borough and links with other attractions in Lambeth, Westminster, the City and Tower Hamlets. The larger of the two Strategic Cultural Areas extends along the River Thames to include the Shad Thames area, and south to Union Street and Bermondsey Square. It also includes Potter's Field, whose redevelopment will include a major new arts or cultural use of London- or nation-wide importance, to enhance this stretch of the river as a destination in its own right and complement other visitor attractions which already exist in the area. A smaller Strategic Cultural Area has been designated around St Mary's Church in Rotherhithe. In addition to St Mary's Church, this area includes Mayflower Wharf, and the Brunel Engine House Museum.

The designation of the Strategic Cultural Areas will encourage the movement of visitors eastward along the river as stated in the **London Plan**.

Policy 1.11 - Arts, Culture and Tourism Uses

i. Existing Facilities:

Changes of use from arts, cultural and tourism uses will not be permitted unless the applicant demonstrates a lack of requirement for the facility and either:

- The site's use for an alternative arts, culture or tourist activity is not possible; or
- A facility with similar or enhanced provision is provided locally.

ii. New Facilities:

Planning permission will be granted for new arts and cultural and tourism uses if they meet the following criteria:

- Where the character of an area within a Strategic Cultural Area is not unacceptably compromised; and
- Outside the Strategic Cultural Area, where the activity does not have a significant detrimental effect on the **environment** or local **amenity**, and has good public transport accessibility; and
- All new visitor attractions will be expected to provide and implement a visitor management strategy to mitigate local impact on **amenity**.

Reasons

Bankside, The Borough, London Bridge and St Mary's Church, Rotherhithe, have been designated Strategic Cultural Areas to protect and enhance the provision of **arts, culture and tourism**. These attractions generally increase the popularity of an area which can cause environmental problems for residents. However if successfully managed, **arts, culture and tourism** can complement and stimulate office and **mixed use** areas. This is through a combination of investment and spending, employment generation and improved public and business perception. **Development** of the tourism sector has significant local economic benefits through employment, **regeneration** and visitor spending in other local businesses. However, these **developments** must focus on effective visitor management and accessibility for all

Policy 1.12 - Hotels and Visitor Accommodation

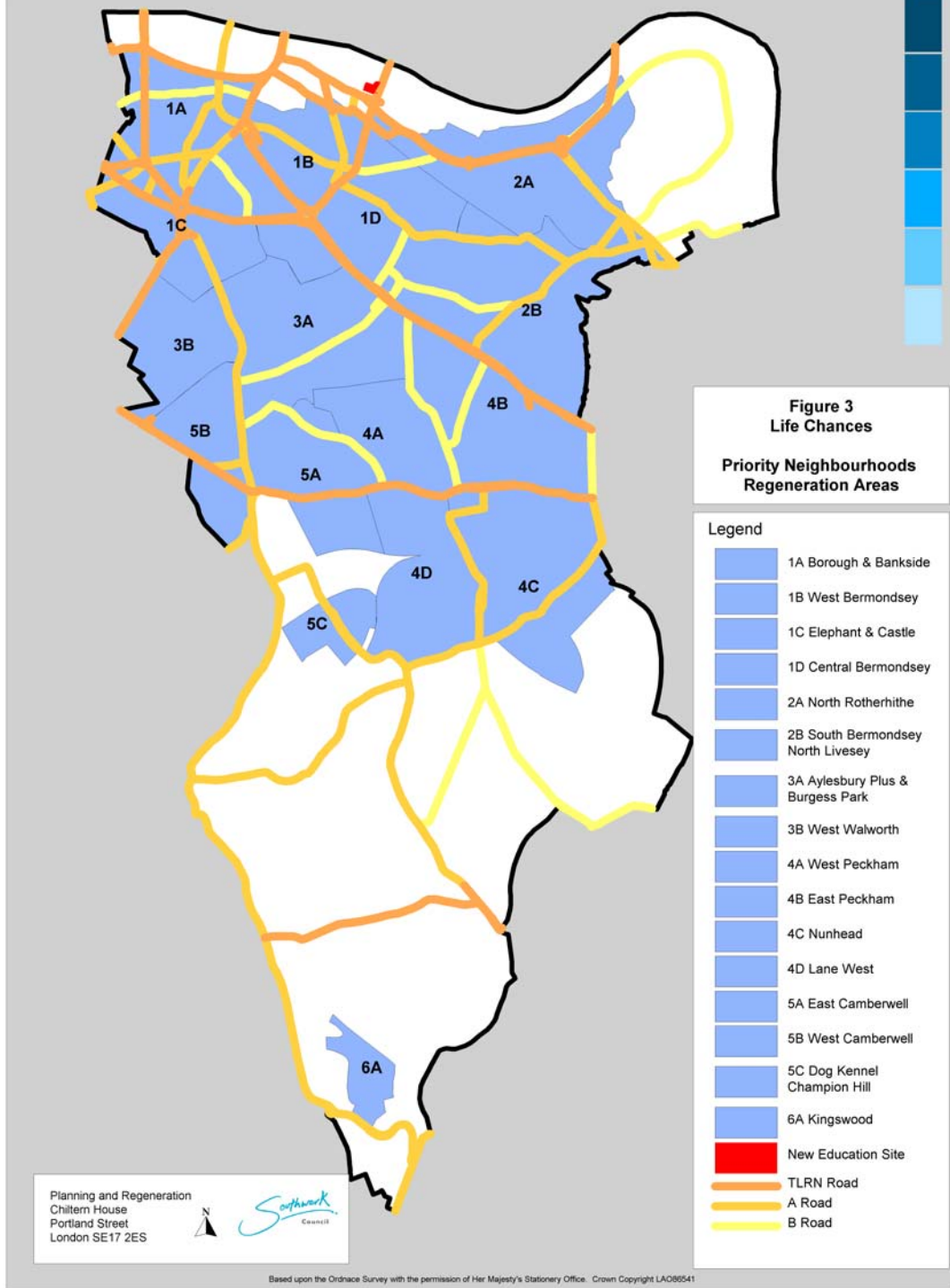
Hotels and other visitor accommodation will be encouraged in areas with high public transport **accessibility**

Smaller hotels and visitor accommodation will be permitted in areas with good access to public transport, where the scale of the proposal is appropriate to the context and location.

Hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.

Reasons

The provision of visitor accommodation within Southwark contributes to local job opportunities and prosperity, as well as promoting Southwark as a tourist destination. This accommodation must be near public transport to reduce travel by private car, and to be of greatest benefit to visitors. Dominance by single uses such as visitor accommodation detracts from the vitality of an area and reduces the range of other services available to residents and visitors.



Section 2 Life Chances

Preserving And Creating Community Assets

VISION

FOR SOUTHWARK TO BE A PLACE WHERE COMMUNITIES ARE GIVEN THE ABILITY TO TACKLE DEPRIVATION THROUGH GAINING MAXIMUM BENEFITS FROM INWARD INVESTMENT AND **REGENERATION**.

STRATEGIC POLICIES FROM PART ONE

SP8 ANTI-POVERTY

ALL **DEVELOPMENTS** SHOULD, WHERE APPROPRIATE, REDUCE POVERTY, ALLEVIATE CONCENTRATIONS OF DEPRIVATION AND INCREASE OPPORTUNITIES;

SP9 MEETING COMMUNITY NEEDS

ALL **DEVELOPMENTS** SHOULD, WHERE APPROPRIATE, ENABLE GROWTH AND **DEVELOPMENT** OF EDUCATION, COMMUNITY AND WELFARE SERVICES IN LINE WITH THE COMMUNITY'S NEEDS; AND

SP10 DEVELOPMENT IMPACTS

ALL **DEVELOPMENTS** SHOULD ENSURE THAT THEY CONTRIBUTE POSITIVELY TO THE CHARACTER AND QUALITY OF THE SURROUNDINGS, THEREBY MAKING PLACES BETTER FOR PEOPLE TO LIVE IN AND IMPROVING THE COMMUNITIES TO WHICH THEY BELONG.

Background

There are many linked causes and consequences of poverty such as low educational achievement, poor health, a low skills base, high levels of crime and disempowerment. There is a need to provide more choice and better quality educational facilities, health facilities, hospitals, health satellite sites and **community facilities** within the vicinity of people's homes both individually and as an essential component of **regeneration** schemes. A significant number of schools in Southwark were built in the 19th century. They were designed for the education practice of that time. Young people in Southwark need a learning **environment** suited to the demands of 21st Century teaching and learning. Sometimes this can be met through remodelling of existing schools but often a new school is required.

While Southwark supports **regeneration** and growth, new **development** has the potential to create significant adverse effects. The negative impact of **development** may be environmental, social or economic, and is most often a combination of the three. Provisions in the Town and Country Planning Act (1990) allow applicants to enter into planning agreements to avoid or mitigate these adverse impacts. Planning agreements can be used to address matters outside of the **development** site, to protect specific uses such as **affordable housing**, employment floorspace or **small business units**, or to regulate groups who are not involved at planning application stage. There are constraints on the use of planning **obligations** to ensure the planning process remains transparent and fair, as outlined in Section 106 of the Town and Country Planning Act 1990, Circular 1/97 and established by case law.

Policy 2.1 – Enhancement of Community Facilities

Planning permission for a change of use from D class **community facilities** will not be granted unless:-

- i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement **development** meets an identified need; or
- ii. The applicant demonstrates another locally accessible facility with similar or enhanced provision to meet the identified needs of the local community facility users.

Policy 2.2– Provision of new Community Facilities

Planning permission will be granted for new **community facilities** provided:

- i. Provision is made to enable the facility to be used by all members of the community; and
- ii. The facility is not detrimental to the **amenity** of present and future occupiers of the surrounding area in compliance with Policies 3.2 and 5.2; and
- iii. Where **developments** will generate more than 20 vehicle trips at any one time a Transport Assessment will be required in compliance with Policies 3.3 and 5.2.

Reasons

Community facilities encompass a wide range of uses, which are essential to meet diverse, local needs.

Infrastructure is required to enable high quality and effective health, leisure, educational, training, youth and general community provision.

Due to the intense pressure on land for **development**, it is important that the LPA protects and takes opportunities to provide **community facilities** where there is an identified need.

PPS 12 paragraph 2.10 stipulates that **Development** Plans should make provision for health facilities, places of worship and other **community facilities**.

Policy 2.3 - Enhancement of Educational Establishments

Planning permission for a change of use from D class **educational establishments** will not be granted unless:

- i. Similar or enhanced provision within the catchment area is secured; and
- ii. Opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.

Policy 2.4 - Educational Deficiency – Provision of new Educational Establishments

Planning permission will be granted for new **educational establishments** especially in areas of demonstrated educational deficiency provided:

- i. Opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.

Reasons

To address the causes and consequences of poverty it is essential to provide high quality **educational establishments** throughout Southwark. These **educational establishments** will provide the infrastructure required to enable effective education and basic skills training for local children and adults.

Due to the intense pressure on land for **development**, it is important that the LPA takes opportunities to protect and provide educational facilities.

PPS 12 requires **development** plans to make provision for schools and higher education.

Policy 2.5 – Planning Obligations

The LPA will seek to enter into planning **obligations** to:

- i. Avoid or mitigate the adverse impacts of **development** which can not otherwise be adequately addressed through conditions;
- ii. Secure or contribute towards the infrastructure, **environment** or site management necessary to support the **development**; or
- iii. Secure an appropriate mix of uses within a **development**.

Obligations may secure one or more of the following:

- i. A financial contribution (either one-off or on-going);

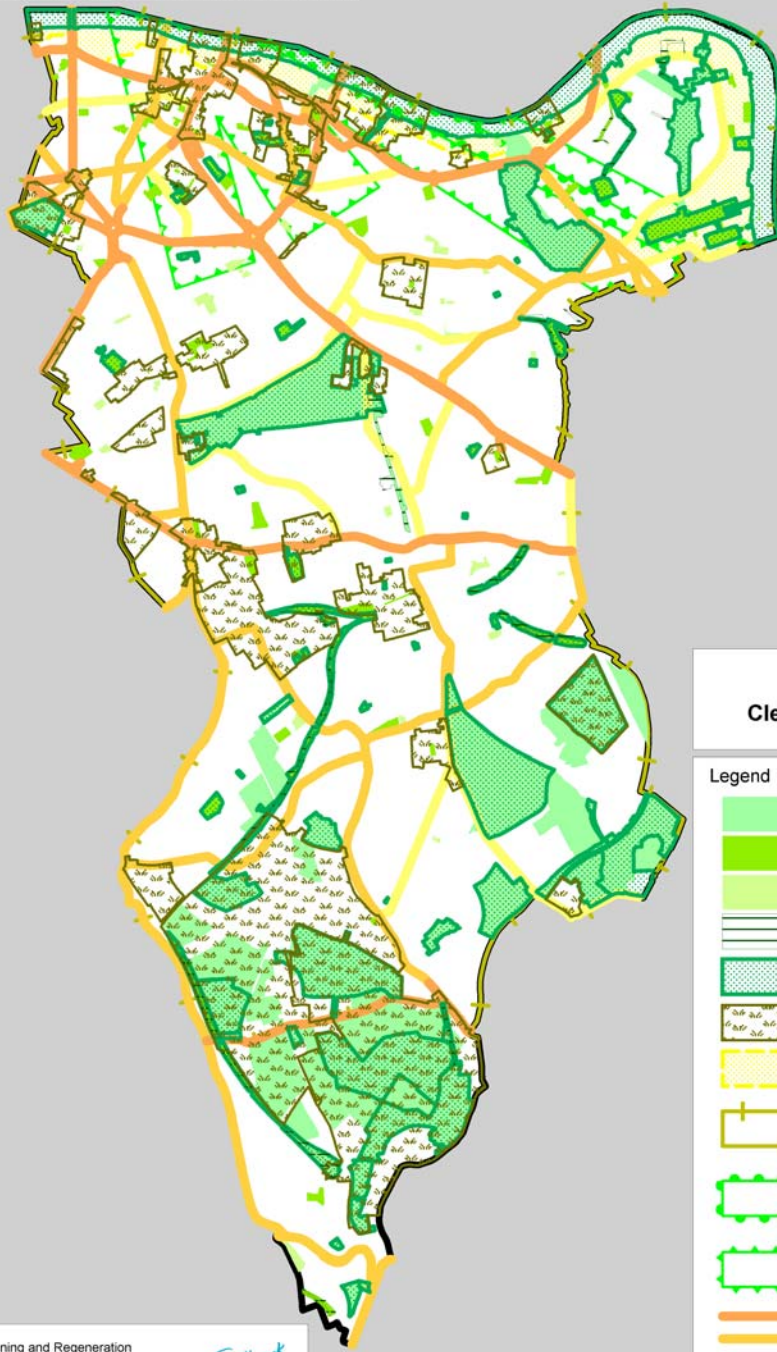
- ii. Works in kind;
- iii. Restriction on **development**; and/or use of all or part of a **development**; and/or
- iv. Preparation and **implementation** of a mitigation strategy; and/or
- v. Any other measure required to mitigate the impact of the **development**.

In all cases, the obligation must fairly and reasonably relate in scale and kind to the proposed **development**, and will be identified through Policies within the Plan.

Appendix 6 sets out further details of Planning **Obligations**.

Reasons

Planning **obligations** are a necessary part of the planning process to ensure that any adverse effect arising from a **development** is taken into account and mitigated, or, where possible, fully rectified or suitably replaced / substituted by way of a legal agreement in accordance with Circular 2-05/2005 and/or any other relevant guidance. Key matters which planning **obligations** may address include **affordable housing**, sustainable transport, social inclusion, safety and security, any loss of a community or employment resource, and pressure on local facilities and infrastructure.



**Figure 4
Clean and Green**

- Legend**
- Metropolitan Open Land
 - Borough Open Land
 - Other Open Spaces
 - Green Chains
 - Sites of Importance for Nature Conservation
 - Conservation Areas
 - Thames Special Policy Area
 - Air Quality Management Area
 - Strategic Views Protected Viewing Corridor
 - Strategic Views Wider Consultation Zone
 - TLRN Road
 - A Road
 - B Road

Planning and Regeneration
Chiltern House
Portland Street
London SE17 2ES



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Section 3 Clean and Green

Protecting and Improving Environmental Quality

VISION

FOR SOUTHWARK TO BE A BOROUGH WITH HIGH ENVIRONMENTAL QUALITY, THAT IS ATTRACTIVE, SUSTAINABLE AND PERFORMS WELL ON ENVIRONMENTAL MEASURES.

STATEGIC POLICIES FROM PART ONE

SP 11 AMENITY AND ENVIRONMENTAL QUALITY

ALL **DEVELOPMENTS** SHOULD, PROTECT AND IMPROVE **AMENITY** AND ENVIRONMENTAL QUALITY AND ENCOURAGE SUSTAINABLE **DEVELOPMENT**;

SP 12 POLLUTION

ALL **DEVELOPMENTS** SHOULD WHERE APPROPRIATE REDUCE POLLUTION AND IMPROVE THE ENVIRONMENTAL PERFORMANCE OF BUILDINGS ESPECIALLY FOR ENERGY, WATER AND WASTE MANAGEMENT;

SP 13 DESIGN AND HERITAGE

ALL **DEVELOPMENTS** SHOULD PRESERVE OR ENHANCE THE CHARACTER AND VITALITY OF SOUTHWARK THROUGH EXCELLENCE IN DESIGN, AND THE PROTECTION AND ENHANCEMENT OF THE HISTORIC **ENVIRONMENT**;

SP 14 SUSTAINABLE BUILDINGS

ALL **DEVELOPMENTS** SHOULD, PROMOTE THE EFFICIENT USE OF LAND, BE OF HIGH QUALITY AND WHERE APPROPRIATE, INCLUDE A MIX OF USES;

SP 15 OPEN SPACE AND BIODIVERSITY

ALL **DEVELOPMENTS** SHOULD WHERE APPROPRIATE CREATE, PRESERVE AND ENHANCE **OPEN SPACES**, GREEN **CORRIDORS**, TRAFFIC FREE ROUTES AND **BIODIVERSITY**. THE BENEFITS OF **OPEN SPACE** INCLUDE THOSE ASSOCIATED WITH HEALTH, SPORT, RECREATION, CHILDREN'S PLAY, **REGENERATION**, THE ECONOMY, CULTURE, **BIODIVERSITY** AND THE **ENVIRONMENT**; AND

SP 16 RIVER THAMES

DEVELOPMENTS SHOULD PROTECT AND ENHANCE THE RIVER THAMES AND ITS ENVIRONS. AND WHERE APPROPRIATE INCORPORATE MEASURES TO PROTECT AGAINST FLOODING.

Background

A high priority for the council is ensuring a safe, healthy and attractive **environment** for everyone.

Any new **development** has the potential to adversely affect **amenity** (meaning the natural or physical qualities that make the **environment** pleasant or enjoyable), or to harm the **environment** through pollution or excessive consumption of resources. Some examples of environmental effects are: increases in traffic, air pollution, noise, dust or odour, changes to the character of the street or landscape, loss of daylight, sunlight or privacy, degradation of historical or cultural sites, vegetation loss and decreases in water quality or quantity.

These potential impacts and effects need to be taken into account in all planning decisions and mitigation requirements sought where appropriate to ensure that **developments** are positively contributing to achieving **sustainability** across the borough by balancing environmental, social and economic needs. The **Sustainability** Assessment is the main tool for ensuring the **sustainability** of all **Major Developments**. It provides the framework for the delivery of other policies

such as energy, waste, air quality and transport.

Policy 3.1 - Environmental Effects

Planning permission for the establishment of uses that would cause material adverse effects on the **environment** will not be granted, and proposals for activities that will have a material adverse impact on the **environment** and quality of life will be refused.

Reasons

All new **development** has some kind of effect on the **environment**. This includes effects on ecosystems, natural resources (land, air and water), buildings and people. Effects can be temporary, permanent or cumulative. All effects need to be considered in assessing a planning application to determine whether the proposal is acceptable and whether any adverse effects will be able to be avoided or mitigated.

Policy 3.2 – Protection of Amenity

Planning permission for **development** will not be granted where it would cause loss of **amenity**, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Reasons

To protect the **amenity** of an area and quality of life for people living, or working in, or visiting the borough.

Policy 3.3 – Sustainability Assessment

Planning permission will not be granted for **Major Development** unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a **Sustainability** Assessment. The level of detail required in the **Sustainability** Assessment should correspond to the scale and complexity of the **development**.-

Reasons

Sustainability Assessments are required in order to assess the most sustainable option to:

- i. Ensure that their environmental, social and economic impacts are assessed and balanced to find the most sustainable option for the **development**;
- ii. Demonstrate the impacts of **developments** and how they are being mitigated; and
- iii. Meet government requirements in terms of Environmental Impact Assessments and Transport Assessments.

Further details setting out the format of the **Sustainability** Assessment are set out in the **Sustainability** Assessment Supplementary Planning Document.

SP12 POLLUTION

ALL **DEVELOPMENTS** SHOULD WHERE APPROPRIATE REDUCE POLLUTION AND IMPROVE THE ENVIRONMENTAL PERFORMANCE OF BUILDINGS ESPECIALLY FOR ENERGY, WATER AND WASTE MANAGEMENT.

Background

The built **environment**, including its design and construction, is responsible for the consumption of a significant level of resources and increases in pollution. Those that are involved with the **development** and use of the built **environment** have the potential to make a positive difference to our **environment** both at a local and global level. This can be done by ensuring that buildings are developed sustainably in terms of resource consumption, waste management and pollution minimisation, making Southwark a healthier and more pleasant place in which to live, work and to visit. When determining planning applications based on this set of policies, the extent of the requirement should correspond to the scale and complexity of the **development**.

Policy 3.4 – Energy Efficiency

All **developments** must be designed to maximise **energy efficiency** to minimise and reduce energy consumption and carbon dioxide (CO₂) emissions. **Major Developments** will be required to provide an assessment of the energy demand of the proposed **development** (such as those contained within the BREEAM and EcoHomes Schemes). These should also demonstrate how the Mayor's **energy hierarchy** will be applied.

Reasons

In view of the need to achieve more sustainable forms of **development** to reduce energy consumption and CO₂ emissions, **energy efficiency** is an increasingly important design consideration. Buildings in use account for 50% of energy use and the projected increase in housing and office floorspace in London will place additional upward pressure on London's energy consumption, which will increase CO₂ emissions. Unless more sustainable sources of energy are used, this will result in negative impacts on global warming and climate change.

As well as providing wider benefits by creating a cleaner, less polluted **environment**, energy efficient design can have further benefits. These are:

- i. Reducing the impacts of global warming and climate change;
- ii. A significant reduction in the running costs of buildings; and
- iii. Improving the internal conditions of a building and people's health.

Examples of achieving more energy efficient buildings include the careful consideration of the location, layout and orientation of buildings to minimise energy loss and maximise the use of natural daylight, heat and ventilation.

Policy 3.5 – Renewable Energy

Planning permission will not be granted for **development** unless:

- i. It incorporates **renewable energy** technology and design where this would not adversely affect the viability of the development; and
- ii. Where it is a **Major Development** outside a conservation area, it draws at least 10% of the energy requirements from **renewable energy** production equipment on-site or **renewable energy** sources

The extent of **renewable energy** technology should correspond to the type of **development** proposed, its scale, location and complexity.

Reasons

Buildings in use account for 50% of energy use and the projected increase in housing and office floorspace in London will place additional upward pressure on London's energy consumption and increase CO₂ emissions. Unless more sustainable sources of energy are used, this will result in negative impacts on global warming and climate change. Appropriate design, orientation and layout can maximise the efficiency of performance of renewable technologies. **Major Developments** provide the opportunity for the on-site generation of a significant proportion of the development's heat or electricity to be renewable sources, and for Combined Heat and Power and Community Heating Schemes. The **London Plan** encourages the greater use of **renewable energy** as well as providing

wider benefits by creating a cleaner, less polluted **environment**. The use of **renewable energy** can also significantly reduce the running costs of buildings.

The council acknowledges the contribution that small wind turbines can make to local energy requirement, and accepts that there may be some scope for mounting them on existing or proposed buildings, subject to usual **development** control criteria like **amenity** and disturbance.

In the application of this Policy, the council will pay special attention to the orientation of buildings within a proposed scheme in order to take advantage of solar energy.

Policy 3.6 – Air Quality

Planning permission will not be granted for **development** that would lead to a reduction in air quality.

Reasons

The **Air Quality Management Area** identifies where in Southwark, levels of air quality are below national standards. The LPA has a responsibility to reduce activities, which cause air pollution in order to contribute to achieving national air quality objectives. Southwark's Air Quality Strategy and Improvement Plan contains policies and measures to improve the air quality in Southwark including measures that address the emissions from industry, construction, domestic properties and traffic. The Strategy also promotes modal shifts towards public transport and low and zero emission vehicles and raises awareness of air quality issues. It identifies planning policies to be a key action in improving local air quality through influencing developments to consider air quality impacts. The strategy identifies planning policies as a key action to improve air quality through influencing development.

Policy 3.7 – Waste Reduction

All developments, are required to ensure adequate provision of **recycling**, composting and residual waste disposal, collection and storage facilities. The design of waste and **recycling** facilities must be easily and safely accessible, improving local **amenity**.

To demonstrate how the **waste management hierarchy** will be applied during construction and after the **development** is completed the council will require **Major Development** proposals to be supported by **Sustainability Assessment**.

Reasons

Together with traffic, growing waste production and the need for better waste management are recognised as the largest environmental problems facing London. National Government has set targets for Southwark Council to increase **recycling** rates and reduce the amount of waste going to landfill and incineration, to ensure that the **waste hierarchy** is taken into consideration. The Mayor of London has set further requirements for waste management within his Municipal Waste Management Strategy and the **London Plan**. The Council's Waste Management Strategy (2003-2021) sets out the approach to the management of waste in the borough, which is based on the following principles:

- i. To reduce total waste arising through the promotion of waste minimisation;
- ii. To recover value from waste materials that would otherwise be disposed of in landfill; and
- iii. To minimise the social, environmental and financial impacts of waste management.

Better design of buildings to incorporate appropriate **waste management facilities** can assist with the sustainable management of rubbish produced in Southwark contributing to meeting the objectives of the Council's Waste Management Strategy and regional and national targets for waste management.

Details of information required is set out in the **Sustainability** Assessment SPD.

Policy 3.8 – Waste Management

ii. Existing Facilities

Existing waste sites will be protected. Planning permission will not be granted for the change of use of a **waste management facility** unless:

- The applicant demonstrates that it is surplus to requirements; or
- The applicant provides another facility with similar or enhanced provision within the borough.

iii. New Facilities

All new waste management facilities, other than sites for the storage of recyclables and small scale composting facilities and temporary on-site construction and **demolition** waste management facilities, should be located within **Preferred Industrial Locations**. All proposals for new and extended **waste management facilities** must demonstrate how the **best environmental practicable option** and **principles of sustainable waste management** have been applied.

All proposals for new and extended **waste management facilities** are subject to a detailed **Sustainability** Assessment.

Reasons

As well as a need to identify land for new **waste management facilities** there is also a need to safeguard existing facilities in appropriate locations to ensure that sufficient sites are available to deal with all waste arisings. In 2003/2004, the Council managed 134,714 tonnes of municipal waste. Over the period up to 2010, municipal waste arisings in Southwark are projected to grow by between 2% and-3% per year. The **London Plan** encourages boroughs to identify sites in suitable locations for waste management. The Old Kent Road site will provide the infrastructure to enable Southwark to achieve the objectives of the Council's Waste Management Strategy and regional and national targets for municipal waste management.

The Old Kent Road site will also be suitably designed and a **Sustainability** Assessment will be undertaken to ensure minimal negative impact to the surrounding area and **environment**.

The council believes that all waste management facilities, including the site designated at the Old Kent Road, should adhere to the **principles of sustainable waste management** to ensure that for each **waste management facility**, the most sustainable and practicable options for waste management are developed.

Designated Facilities

The LPA will provide the appropriate facilities with adequate capacity to sort and process waste produced in Southwark in the most sustainable manner in accordance with the **waste hierarchy**.

For municipal waste this will mainly be achieved through the provision of a new **Waste Management Facility** at Old Kent Road. Land is allocated for the purpose and shown on the proposals map. The existing Manor Place Depot will be retained until the facility at Old Kent Road is fully operational. The council will encourage the enhancement of existing facilities.

The Council is committed to the requirements of the **London Plan** Policies 4A.1

and 4A.2 and undertakes to work with other waste planning authorities to identify sub-regional requirements for **waste management facilities** and will develop a core strategy and promote sites to manage the non-municipal controlled waste arising within Southwark.

Policy 3.9 – Water

All developments should incorporate measures, to:

- i. Reduce the demand for water; and
- ii. Recycle **grey water** and rainwater.

In addition, all new developments must use preventative measures to ensure that they do not lead to a reduction in water quality.

New developments should not result in an increase in surface run-off, which could result in increased flood risk and pollution. Problems arising from surface run-off can be significantly reduced in the first instance through the careful design of developments. The LPA will require **Major Developments** to incorporate sustainable methods of drainage, unless it can be demonstrated that this is not practical.

Reasons

Water resources need to be protected and used in an effective way. The LPA seeks to protect the water **environment** by limiting the waste and the pollution of this resource. Wastage can be reduced by improved design of buildings and consideration of water issues before developments take place.

Surface water run-off can increase with the level of non-permeable surfaces, such as roads, paving and buildings created by development. Water run-off can cause water pollution and also increases the risk of flooding. The run-off from developments needs to be managed in a more sustainable way to prevent increases in flooding and water pollution.

Policy 3.10 Hazardous Substances

Planning permission for developments involving hazardous substances, and **development** in the vicinity of sites where hazardous substances are used, stored or transported, will only be granted if it can be demonstrated that such **development** will not materially harm or put at risk the health, safety or amenity of users of the site, neighbouring occupiers or the **environment**.

Reasons

The Planning (Hazardous Substances) Act 1990 introduced planning controls over the storage and use of hazardous substances and over **development** in the vicinity of installations handling or storing hazardous substances and explosives. The Seveso II Directive (1999) requires that land use policies take into account the prevention of major accidents involving hazardous substances and limiting their consequences for people and the **environment**.

The Council will consult the **Environment** Agency and Health and Safety Executive on proposals for **development** involving hazardous substances and **development** within the vicinity of any existing site in which hazardous substances are used or stored.

SP13 DESIGN, AND HERITAGE

ALL DEVELOPMENTS SHOULD PRESERVE OR ENHANCE THE CHARACTER AND VITALITY OF SOUTHWARK THROUGH EXCELLENCE IN DESIGN AND THE PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT.

SP 14 SUSTAINABLE BUILDINGS

ALL DEVELOPMENTS SHOULD PROMOTE THE EFFICIENT USE OF LAND, AND BE OF HIGH QUALITY AND WHERE APPROPRIATE, INCLUDE A MIX OF USES

Background

Southwark has a wide variety of built **environments**, from the densely urban commercial areas of London South Central, to the more spacious suburban areas in the south of the borough. The quality of the built **environment** plays an important role in defining the character of an area and how people experience it. Some areas of Southwark are likely to experience much redevelopment in the future and it is important that this is carried out in a way that improves the way the **environment** looks as well as how it functions. Southwark also has a rich legacy of historic buildings and artefacts and it is important that this **heritage** is preserved.

Policy 3.11 - Efficient Use Of Land

All developments should ensure that they maximise the efficient use of land, whilst:

- i. Protecting the **amenity** of neighbouring occupiers or users; and
- ii. Ensuring a satisfactory standard of accommodation and **amenity** for future occupiers of the site; and
- iii. Positively responding to the local context and complying with all policies relating to design; and
- iv. Ensuring that the proposal does not unreasonably compromise the **development** potential of, or legitimate activities on, neighbouring sites; and
- v. Making adequate provision for servicing, circulation and access to, from and through the site; and
- vi. Ensuring that the scale of **development** is appropriate to the availability of public transport and other infrastructure.

The LPA will not grant permission for **development** that is considered to be an unjustified underdevelopment or over **development** of a site.

Reasons

Urban land is an important resource, which must be efficiently used to reduce pressure on rural land and **open spaces**. Increasing density, especially in Central London and around transport nodes, is a key requirement for the sustainable use of land. By increasing the number of people who visit, work in and live in an area, more services and facilities can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high have a negative impact on the **environment** and on quality of life and are therefore a poor use of land.

Policy 3.12 – Quality in Design

Developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built **environment** in order to create attractive, high-**amenity environments** people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality, appropriate design solution, specific to their site's shape, size, location and **development** opportunities and where applicable, preserving or enhancing the historic **environment**.

A Design Statement must be submitted with planning applications for all development except for:

- i. A material change in the use of land or buildings, unless it involved operational development; or
- ii. Engineering or mining operations; or
- iii. Development of an existing dwelling house, or development within

- the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of the dwelling house or its curtilage is within a conservation area; or
- iv. Applications relating to advertisement control, tree preservation orders or storage of hazardous substances.

This statement should explain how the site and its context have been considered when designing the **development** and how the proposal will affect the surrounding **environment**. The level of detail required in the statement should correspond to the scale and complexity of the development.

The statement should also include an access statement, showing how the principles of **inclusive design**, including the specific needs of **disabled people** or the **mobility impaired**, have been addressed, and how inclusion will be maintained and managed.

Reasons

The importance of good design is underlined in the Government's Planning Policy Statement 1 (PPS1). High quality places and buildings are important as they contribute to creating an **environment** that people enjoy living in, as well as attracting investment and visitors. High quality design will help make Southwark a more attractive place in which to live and work, contributing to the success of **regeneration** projects. It is also important that new developments are designed to make the **public realm** safe and accessible to the whole community, which contributes to increasing the life chances of residents.

The purpose of the requirement to include a design statement with planning applications is to encourage applicants to think carefully about the preferred design solution for their **development** and to enable faster and effective assessment of the proposal by the LPA.

The **London Plan** requires access statements to be included with all planning applications, to demonstrate how the **development** will meet the requirements of the Disability Discrimination Act 1995, which requires anyone providing premises open to the public, or facilities in which people are employed or educated to make appropriate provision for people with disabilities or mobility impairment.

Policy 3.13 – Urban Design

Principles of good urban design must be taken into account in all developments. Urban design is the relationship between different buildings and streets, squares, parks and waterways and other spaces that make up the public domain; the nature and quality of the public domain itself; the relationship of one part of an urban area to another; and the pattern of movement and activity.

In designing new developments, consideration must be given to:

- i. Height, scale and **massing** of buildings – Designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately;
- ii. Urban structure, space and movement – Proposals should have regard to the existing urban grain, **development** patterns and density in the layout of **development** sites;
- iii. Townscape, local context and character – Proposals should be designed with regard to their local context, making a positive contribution to the character of the area and provide **active frontages**;
- iv. Site layout – Building location, public spaces, microclimate, and outlook, site access and servicing, permeability, safety and ease of movement including vehicular, pedestrians and cyclists;
- v. Streetscape – A high quality of design and materials will be required for the street **environment** including street furniture, planting and public art. This should be coordinated wherever possible, to avoid unnecessary clutter, and ensure a safe, informative and attractive **environment**;

- vi. Landscaping – Where appropriate, developments should include landscape design that enhances the area and **biodiversity**, for example through the use of green roofs; and
- vii. **Inclusive Design** – All developments must incorporate suitable access for people with disabilities or those who are **mobility impaired**.

Reasons

It is important to take the principles of urban design into consideration when designing new **development** in order to ensure that the new **development** fits within its **environment** and that the **development** also functions well internally. Good urban design is essential for **regeneration** as it improves the streetscape, creates a sense of place and vibrant, pleasant **environments** that people will take pride in.

An inclusive **environment** enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity.

Landscaping contributes to the character and appearance of all developments. It should form an integral part of the **development** and be appropriately designed and located having regard for long-term **sustainability**, microclimate impacts and local **biodiversity**. Landscaping can be provided within the **public realm**, within semi-private spaces such as front gardens and within private amenity spaces such as courtyards, rear gardens and roof terraces. Green roofs and brown roofs can also be considered as other forms of landscaping.

Policy 3.14 –Designing Out Crime

Development in both the private and **public realm**, should be designed to improve community safety and crime prevention.

Design solutions should incorporate:

- i. Natural surveillance - designing buildings with windows overlooking places such as parks and streets, courtyards and parking areas whilst taking into consideration landscaping;
- ii. Street network designs, pedestrian routes, footpaths and cycle paths that are easy to navigate, permeable, direct routes that provide good visibility and avoid sharp or blind corners, tunnels and hidden alcoves;
- iii. Clear and uniform signage that informs, making it safer and more attractive for people to use public transport and the public domain;
- iv. Effective street lighting that illuminates, enabling natural surveillance and avoiding the creation of dark, shadowed areas;
- v. Clearly defined boundaries between public, semi public, semi private and private spaces, which reduces the likelihood of anti-social behaviour by establishing ownership and responsibility for a particular space; and
- vi. Other measures dictated by site context or type of development.

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 important also 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 and appropriate interfaces with the private realm. Implementing this policy will contribute to the LPA meeting its obligations under Section 17 of the Crime and Disorder Act 1998 and Circular 5/94 Planning Out Crime.

PPS1 (paragraph 37) states that in planning for high quality and **inclusive design**, local authorities should have regard to good practice guides e.g Safer Places – The Planning System and Crime Prevention (ODPM/Home Office), Feb 2004.

Policy 3.15 – Conservation of the Historic Environment

Development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic **environment** will not be permitted.

The character and appearance of Conservation Area's should be recognised and respected in any new **development** within these areas. Article 4 directions may be imposed to limit permitted **development** rights, particularly in residential areas.

In this policy the term historic **environment** includes **Conservation Areas**, listed buildings, scheduled monuments, protected London Squares, historic parks and gardens and trees that are protected by Tree Preservation Orders, trees that contribute to the character or appearance of a Conservation Area and ancient hedgerows.

Reasons

The council recognises the importance of Southwark's built **heritage** as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings, 38 **Conservation Areas**, seven scheduled monuments and a rich archaeological **heritage**. These historic features define the local **environment**, providing a sense of place and enriching the townscape.

PPS 1 states that control of external appearances is important in **Conservation Areas** and areas where the quality of the **environment** is particularly high.

PPG 15 requires local authorities to include policies for the protection and enhancement of the historic **environment**.

Policy 3.16 - Conservation Areas

Within **Conservation Areas development** should preserve or enhance the character or appearance of the area.

New Development, including Alterations and Extensions

Planning permission will be granted for new development, including the extension or alteration of existing buildings provided that the proposals:

- i. Respect the context of the Conservation Area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance; and
- ii Use high quality materials that complement and enhance the Conservation Area; and
- iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and

v. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials;

Where appropriate **development** in **Conservation Areas** may include the use of modern materials or innovative techniques only where it can be demonstrated in a design statement that this will preserve or enhance the character or appearance of the Conservation Area.

Demolition

Within **Conservation Areas**, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the **demolition** or substantial **demolition** of a building that contributes positively to the character or appearance of the Conservation Area, unless, in accordance with **PPG15** or any subsequent amendments, it can be demonstrated that:

- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii. Real efforts have been made to the continue the current use or find a viable alternative use for the building; and
- iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the demolition; and
- iv. The replacement **development** will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.

Implementation

Submission of details demonstrating that a contract for the construction of the replacement **development** has been let will be required prior to **implementation** of the development.

Reasons

The council recognises the importance of Southwark's built **heritage** as a community asset and will seek the adequate safeguarding of this asset. Southwark has 39 **Conservation Areas** (refer to the schedule of **Conservation Areas** in **Appendix 8**). These areas help define the local **environment**, providing a sense of place and enriching the townscape.

PPS 1 states that control of external appearances is important in **Conservation Areas** and areas where the quality of the **environment** is particularly high.

PPG15 requires local authorities to include policies for the protection and enhancement of the historic **environment**.

It includes specific criteria and tests that should be applied to **development** proposals affecting the historic **environment**, including Section 4, which deals specifically with **Conservation Areas**.

The council's adopted 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**.

The council is 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 preserve or enhance the character or appearance of the area.

Outline planning applications are not usually suitable for developments within **Conservation Areas**. The LPA will make use of its powers under Article 3(2) of the Town and Country Planning (General **Development** Procedure) Order 1995 to require the submission of any of the reserved matters needed to make a proper decision on the effect that a **development** would have on the character or appearance of the conservation area.

All applications for **development** within **Conservation Areas** will be accompanied by a design statement, including details of any trees to be retained, lost or replaced.

Policy 3.17 - Listed Buildings

Development proposals involving a listed building should preserve the building and its features of special architectural or historic interest.

Alterations and extensions

Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where:

- i. There is no loss of important historic fabric; and
- ii. The **development** is not detrimental to the special architectural or historic interest of the building; and
- iii. The **development** relates sensitively and respects the period, style-detailing and context of the listed building or later alterations of architectural or historic interest; and
- iv. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.

Demolition

There will be a general presumption in favour of the retention of listed buildings. Planning permission will not be granted for proposals that involve the **demolition** or substantial **demolition** of a listed building, unless, in accordance with **PPG15** or any subsequent amendments, it can be demonstrated that:

- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii Real efforts have been made to the continue the current use or find a viable alternative use for the building; and
- iii There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition.

Listed building consent must be applied for contemporaneously with an application for planning permission for a redevelopment scheme. Submission of details demonstrating that a contract for the construction of the replacement **development** has been let will be required prior to **implementation** of the **development**.

Reasons

The Council recognises the importance of Southwark's built **heritage** as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings. These historic features define the local **environment**, providing a sense of place and enriching the townscape.

PPG15 requires local authorities to include policies for the protection and enhancement of the historic **environment**. It includes specific criteria and tests that should be applied to **development** proposals affecting the historic **environment**, including Section 3, which deals specifically with listed building

control.

Outline planning applications are not usually suitable for **developments** involving listed buildings. The LPA will make use of its powers under Article 3(2) of the Town and Country Planning (General **Development** Procedure) Order 1995 to require the submission of any of the reserved matters needed to make a proper decision on the effect that a **development** would have on the special architectural or historic interest of the building.

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.

Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Permission will not be granted for **developments** that would not preserve or enhance:

- i. The immediate or wider setting of a listed building; or
- ii. An important view(s) of a listed building; or
- iii. The setting of the Conservation Area; or
- iv. Views into or out of a Conservation Area; or
- v. The setting of a World **Heritage** Site; or
- vi. Important views of or from a World **Heritage** Site.

Reasons

The council recognises the importance of Southwark's built **heritage** as a community asset and will seek the adequate safeguarding of this asset. Southwark has around 2500 listed buildings. These historic features define the local **environment**, providing a sense of place and enriching the townscape.

PPG 1 states that control of external appearances is important in **Conservation Areas** and areas where the quality of the **environment** is particularly high.

PPG 15 requires Local Authorities to include policies for the protection and enhancement of the historic **environment**.

Outline planning applications are not usually suitable for **development** affecting the setting of Listed Buildings, **Conservation Areas** and World **Heritage** Sites. The Council will use its powers under Article 3 (2) to require the submission of reserved matters needed to make a decision on the effect of the **development** on settings and views.

Policy 3.19 – Archaeology

Planning applications affecting sites within **Archaeological Priority Zones**, as identified in **Appendix 7**, shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed **development**. There is a presumption in favour of preservation **in situ**, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings. The **in situ** preservation of archaeological remains of local importance will also be sought, unless the importance of the **development** outweighs the local value of the remains. If planning permission is granted to develop any site where there are archaeological remains or there is good **reason** to believe that such remains exist, conditions will be attached to secure the excavation and recording or preservation in whole or in part, if justified, before **development** begins.

Reasons

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 along the Old Kent Road. The suburb of the Roman provincial capital (Londinium) was located around the southern bridgehead of the only river crossing over the Thames at the time and remains of Roman buildings, industry, roads and cemeteries have been discovered over the last 30 years. 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.

PPG16 requires the Council to include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings.

Policy 3. 20 – Tall Buildings

Planning permission may be granted for buildings that are significantly taller than their surroundings or have a significant impact on the skyline on sites, which have excellent **accessibility** to public transport facilities and are located in the central activities zone (particularly in **opportunity areas**) outside landmark viewing corridors. Proposals for tall buildings should ensure that there are excellent links between the building(s) and public transport services. Any building over 30 metres tall (or 25 metres in the Thames Policy Area) should ensure that it :

- i. Makes a positive contribution to the landscape; and
- ii. Is located at a **point of landmark significance**; and
- iii. Is of the highest architectural standard; and
- iv. Relates well to its surroundings, particularly at street level; and
- v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

All planning applications for tall buildings will require a design statement, a transport assessment and a **Sustainability** Assessment

Reasons

Tall buildings, if designed thoughtfully, can be an important component in raising population density around transport nodes, avoiding urban sprawl and contributing to an area's **regeneration**. There is continuing pressure from developers for the construction of tall buildings at various locations throughout the borough. Tall buildings can look out of place in their surroundings and cause unpleasant environmental effects, especially on the micro-climate.

Policies 4B.8 and 4B.9 of the **London Plan** and the English **Heritage/CABE** Guidance on Tall Buildings give additional information on the suitable locations and design of such buildings.

Policy 3.21 – Strategic Views

The LPA will seek to protect and enhance the Strategic Views of St. Paul's Cathedral illustrated on the Proposals Map.

Planning permission will be refused for **developments** that fail to preserve or enhance the ability to recognise and appreciate St Paul's and/or that are overly intrusive or prominent to the detriment of the view:

- i. Above 52.6 metres above ordnance datum within the landmark Viewing Corridors protecting the Strategic View of St. Paul's from Greenwich Park and/or Blackheath Point; and
- ii. Above 52.6 metres above ordnance datum within the Landmark Lateral Assessment Areas to St Paul's from Greenwich Park or Blackheath Point.

The LPA will consult local authorities and other relevant bodies affected by the views on proposals, which encroach above 52.6 metres above ordnance datum within:

- i. The Landmark **Background** Assessment Area for the Strategic View of St Paul's from Parliament Hill, Primrose Hill, Kenwood (Hampstead Heath) and Alexandra Palace:
- ii. The Landmark Lateral Assessment Areas to St Paul's from Greenwich Park or Blackheath Point.

The LPA will seek the improvement of Strategic Views of St Paul's Cathedral where there are proposals to redevelop existing buildings that cross the height threshold within the areas defined above.

Reasons

The borough is crossed by a number of Strategic Views The Mayor requires management of these views in accordance with **London Plan** Policies 4B.15, 4B.16 and 4B.17. These Strategic Views consist of the Landmark Viewing Corridor itself, the Lateral Assessment Areas on either side of the corridor and Landmark Background Assessment Areas, which are the backdrop to views to St Paul's Cathedral from North London. Proposals for tall buildings in London are becoming increasingly common and it is important to protect the integrity of these corridors in order to preserve these views. The LPA is required to consult with relevant bodies for tall buildings proposed in the Landmark Background Assessment Areas and Landmark Lateral Assessment Areas.

Policy 3.22 - Important Local Views

The LPA will seek to protect and enhance identified views, panoramas, prospects and their settings that contribute to the image and built **environment** of the borough and wider London. **Developments** that would impact negatively on important local views will not be granted.

Reasons

Important local views, panoramas and prospects contribute significantly to the image and built **environment** of London and can encompass historic or notable buildings, vistas or broader more general views. The protection and identification of local views from damaging **development** proposals is necessary in order to maintain the image and environmental quality of London. These features may be damaged through inappropriate **development** including high buildings. The designation and management of local views will be based on Policies 4B.15, 4B.16 and 4B.17 of the **London Plan**.

Local views will be identified in **development** plan documents.

Policy 3.23 - Outdoor Advertisements and Signage

Outdoor advertisements and signage (including all hoardings and shroud hoardings) will be permitted provided they:

- i. Do not harm **amenity** or compromise safety, including security; and
- ii. Do not obscure highway sightlines and allow the free movement along the public highway by all its users including people with disabilities especially the visually impaired; and
- iii. Are designed (including size, type and any illumination) to be appropriate within the context of the site and to be an integral and unobtrusive part of the character and appearance of the site and surrounding area; and
- iv. Do not cause light pollution.

Planning permission for shroud hoardings and hoardings more than 3.1 metres high, and 12.1 metres long, will be permitted where they make a positive contribution to the appearance of the site and surrounding area, and only;

- i. Around construction sites on a temporary basis, or
- ii. Within **protected shopping frontages** fronting onto a **classified road** ;or

iii In predominantly commercial areas where the scale of the existing buildings can accommodate hoardings without adverse effect on visual amenity.

Reasons

Appropriate 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.

Some advertisements do not require planning permission. **PPG 19** and a booklet called "Outdoor Advertisements and Signs – A Guide for Advertisers" provides further information about these advertisements.

Policy 3.24 – Telecommunications

Development Under the General Permitted Development Order

In exercising its powers under Part 24 of the GPDO for telecommunications equipment the LPA will not permit proposals which have an unacceptable appearance by virtue of their siting or design.

The LPA will not permit proposals under Part 24 of the GPDO which by virtue of their siting and design have any adverse impact on listed buildings or **Conservation Areas**, regardless of whether or not the equipment is within a Conservation Area or the curtilage of a listed building.

Developments Requiring Full Planning Permission

In respect of telecommunications equipment requiring full planning permission the LPA will not permit proposals which:

- i. Have an unacceptable appearance by virtue of its siting or design; or
- ii. Have any adverse impact on listed buildings or **Conservation Areas**, regardless of whether or not the equipment is within a Conservation Area or the curtilage of a listed building; or
- iii. Where the applicant has not demonstrated a network need for the proposal; or
- iv. Where the applicant has not demonstrated an absence of alternatives, including, but not only the possibility of sharing of existing masts and sites; or
- v. Where the applicant has not provided self certification to the effect that a mobile phone base station when operational will meet the ICNIRP guidelines; or
- vi. Where the applicant has not provided 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.

All telecommunications equipment should be sited as far as practicably possible away from educational and community uses.

Reasons

Effective telecommunications networks make an important contribution to business, commercial and home life, and have benefits for safety and security. However, inappropriately sited telecommunications installations can be unsightly in particular when situated close to historic buildings or places. They are frequently the subject of public controversy. When installing equipment, operators must avoid locations near sensitive sites. Government guidance on the siting of telecommunications equipment is provided in **PPG8**

Where telecommunications equipment has been installed under Part 24 of the GPDO which does not as far as practical minimise its effect on the external appearance of the building, the LPA will require the relocation of the installed equipment to a position which in the view of the LPA represents the minimal effect on the external appearance of the buildings.

SP15 OPEN SPACE AND BIODIVERSITY

ALL **DEVELOPMENTS** SHOULD WHERE APPROPRIATE CREATE, PRESERVE AND ENHANCE **OPEN SPACES**, GREEN **CORRIDORS**, TRAFFIC FREE ROUTES AND **BIODIVERSITY**. THE BENEFITS OF **OPEN SPACE** INCLUDE THOSE ASSOCIATED WITH HEALTH, SPORT, RECREATION, CHILDREN'S PLAY, **REGENERATION**, THE ECONOMY, CULTURE, **BIODIVERSITY** AND THE **ENVIRONMENT**.

Background

Open Spaces make a significant contribution to the landscape of Southwark and provide a valuable resource to those living in, working in and visiting the borough. It is important to provide and protect a network of **open spaces** of a high quality that cater for a variety of needs including leisure, recreation and sport, and that these are accessible to all members of the community. Natural areas also provide important **habitats** for a wide variety of plants and animals. These **habitats** must be preserved to ensure **biodiversity** is protected. The Council's **Open Spaces** Strategy contains a needs analysis and provides a clear framework for investment priorities and action. The strategy identifies land for protection, which is designated in this **UDP** as well as an operational plan for creating and enhancing **open space** to improve provision and reduce deficiencies. The different types of protection are **Metropolitan Open Land, Borough Open Land and Other Open Spaces**.

Policy 3.25 - Metropolitan Open Land (MOL)

There is a general presumption against inappropriate **development** on **Metropolitan Open Land**.

Within **Metropolitan Open Land**, planning permission will only be permitted for appropriate **development** which is considered to be for the following purposes:

- i. Agriculture and forestry; or
- ii. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of **MOL** and which do not conflict with the purposes of including land within **MOL**; or
- iii. Extension of alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
- iv. Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.

Reasons

Areas of **Metropolitan Open Land** need to be protected, especially in areas of **development** pressure. These sites are of strategic importance to London enhancing its 'World City' image. **Metropolitan Open Land** performs a number of valuable strategic functions including:

- Protecting **open space** to provide a clear break in the urban fabric and contributing to the character of London;

- Protecting **open space** to serve the needs of Londoners outside their local area;
- Protecting **open space** that contains a feature of landscape of national or regional significance; and
- Protecting **open space** that contains a feature of landscape or **nature conservation** of national or regional significance.

Appendix 9 contains a Schedule of **Metropolitan Open Land**.

Policy 3.26 – Borough Open Land (BOL)

Within **Borough Open Land** planning permission will not be granted for **development** unless:

- It is **ancillary** to the use of the **open space** and;
- It is small in scale and;
- It does not detract from the site's open nature and character; and
- It is required to enhance activities associated with the particular **open space**; and
- It positively contributes to the setting and quality of the open space.

Reasons

Southwark has a number of **open spaces** that are considered important but are inappropriate for designation as **Metropolitan Open Land** due to their size or catchment area but are of intrinsic value to Southwark and to people that live in, work in and visit the borough.

Sites that have been identified as **Borough Open Land** are of strategic importance to Southwark and need strong protection. The **London Plan** recommends that London boroughs should include appropriate designations to protect local **open spaces**.

Appendix 10 contains a Schedule of **Borough Open Land**.

Policy 3.27 – Other Open Space (OOS)

Development on **Other Open Space** will only be permitted if it meets the following criteria:

- It is **ancillary** to the enjoyment of **Other Open Space**; and
- It is small in scale; and
- It does not detract from the prevailing openness of the site or from its character; and
- It positively contributes to the setting and quality of the open space; and
- Where appropriate, it enhances public access to **open spaces**; or
- 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 the creation of or an increase in district or local park deficiency as identified in **Appendix 12 and 13**.

Reasons

Open spaces provide an essential **amenity** and recreational resource for people living and working in Southwark. It is the council's responsibility to ensure that there is an adequate supply of high quality **open spaces** that cater for a variety of needs. **Open spaces** should also be easily accessible to all members of the community; therefore, any loss of **Other Open Space** needs to be replaced within a local catchment area, which is generally considered to be within a 400 m radius.

The Council's **Open Spaces** Audit consisted of a comprehensive audit of **open space** and in addition a quality assessment applied to all sites in Southwark over 0.3ha.

The audit considered physical, social and aesthetic qualities of each space including local need and the value of existing **open space** for cultural, educational, structural, **amenity**, health and **biodiversity** value. The Council's **Open Spaces** Strategy underlines the Council's view that provision and good management of **open spaces** makes a major contribution to urban **regeneration** by enhancing the **environment**, promoting social inclusion, contributing to healthy living and providing educational opportunities.

The council recognises the importance of smaller areas of **open spaces**, usually lying within residential areas. These include children's play areas, pocket parks, allotments, and **other open spaces**. They are valued by the local communities, play important part in the pleasantness of the neighbourhoods that they serve and contribute towards residential **amenity**. They are listed in the Council's **Open Spaces** Audit.

Appendix 13 contains a Schedule of **Other Open Space**.

Policy 3.28 – Biodiversity

The LPA will take **biodiversity** into account in its determination of all planning applications and will encourage the inclusion in **developments** of features, which enhance **biodiversity** requiring an ecological assessment where relevant.

Developments will not be permitted which would damage the **nature conservation** value of **Sites of Importance for Nature Conservation (SINCs)** and **Local Nature Reserves (LNRs)** and/or damage **habitats**, populations of protected species or priority **habitats/species** identified in the United Kingdom, London or Southwark **Biodiversity** Action Plan. Where, exceptionally, such **developments** are permitted, the Council will seek mitigation and/or compensation for the damage to **biodiversity**.

Where new **Sites of Importance for Nature Conservation** and **Local Nature Reserves** are identified, these sites will be afforded protection under this Policy and **Policy 3.27, Other Open Spaces**.

The LPA may enter into planning **obligations** to protect and enhance the **biodiversity** of Southwark by incorporating measures to attract and sustain wildlife.

Reasons

The council has an obligation to protect biological **diversity** under national and international legislation, including the Convention on Biological **Diversity** (1992), The **Habitats** Directive (1992), National Parks and Access to the Countryside Act (1949) and the Wildlife and Countryside Act 1981. The council has a responsibility to protect and enhance **biodiversity** throughout Southwark and particularly to protect areas of **nature conservation**. 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 is protected and enhanced as outlined in the Council's **Biodiversity** Action Plan.

Access to wildlife also enables people to experience wildlife in an otherwise intensely urban **environment** and promoting well-being and providing a number of educational benefits.

Sites of Importance for Nature Conservation and **Local Nature Reserves** are listed in **Appendix 9, 10 and 13**.

SP 16 RIVER THAMES

DEVELOPMENTS SHOULD PROTECT AND ENHANCE THE RIVER THAMES AND ITS ENVIRONS AND WHERE APPROPRIATE INCORPORATE

MEASURES TO PROTECT AGAINST FLOODING.

Background

The **Thames Policy Area** consists of the River Thames and its hinterland. Its highly significant value in historical and environmental terms in both Southwark and London contexts must be preserved. Competing demands need to be balanced so as to make best use of the inherent assets and advantages of the **Thames Policy Area**.

Policy 3.29 - Development within the Thames Policy Area

All **developments** within the **Thames Policy Area** must reflect the strategic importance of the River Thames and its hinterland, protecting and enhancing the area. Proposals that will have an adverse impact on the Thames and/or the Thameside area, or adversely impact the character of the Thameside area, will not be acceptable.

The LPA will enhance the Thameside **amenity** through requiring a particularly high standard of architectural and urban design in all new **developments**.

All **development** should reflect local character, meet general principles of good urban design (see **Policy 3.13**) and improve the quality of the built **environment**. **Development** should:

- i. Integrate successfully with the waterspace in terms of use, appearance and physical impact;
- ii. Preserve or enhance the historic character and appearance of buildings and of areas and buildings of historical or architectural significance;
- iii. Include a mix of uses appropriate to the waterspace, including public uses and **open spaces**, to ensure an inclusive accessible and active waterside and ground level frontage;
- iv. Integrate into the **public realm**, especially in relation to walking and cycling routes and borough **open space** strategies. Public art will often be appropriate in such locations as well as clear signage, information and lighting to promote the use of waterside spaces by all;
- v. Incorporate built form that has a human scale of interaction with the street, public spaces and waterside and integrates with existing communities and places;
- vi. Recognise the opportunity to provide 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;
- vii. Relate successfully in terms of 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 other locally identified prospects and views. Such juxtaposition of buildings should take into account river meanders and the impact these can have on how buildings may be seen together;
- viii. Incorporate sustainable design and construction techniques, in particular a precautionary approach to flood risk; and
- ix. Protect the **biodiversity** and **nature conservation** interests of the River Thames.

Policy 3.30 - Protection of Riverside facilities

Within the **Thames Policy Area**, the LPA will protect and enhance existing facilities that support and increase the use and enjoyment of the Thames and functions and activities associated with the Thames including:

- i. Access points to and alongside the river, including stairs, piers and the Thames Path;

- ii. Sport and Leisure facilities;
- iii. Docks, including protection against partial or complete infilling;
- iv. Walking and Cycling routes;
- v. Mooring facilities; and
- vi. Facilities for passenger and tourist traffic.

Developments and facilities that support the use and enjoyment of the Thames will be encouraged and new access points should be provided where possible, especially in areas of deficiency. All new **developments** adjacent to the river will be required to continue or establish the Thames Path along the water frontage.

New mooring facilities will only be permitted if they will not have any detrimental effects on navigation, **biodiversity** or the existing character of the **Thames Policy Area**. Proposals for new mooring facilities will not be permitted if it is an attempt to be used as an extension of developed land or where it would result in a continuous line of moored craft.

Reasons

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. The competing demands need to be balanced within a framework for the **Thames Policy Area** to ensure that they enhance rather than reduce the river's potential assets.

RPG3B/9B and the **London Plan** require riparian local authorities to include policies for the protection and enhancement of the Thameside **environment**.

For further details of links to other policies, the Key Diagram, Proposals Map, Appendices and SPGs please refer to the Policy Finder on page vi.

Policy 3.31 - Flood Defences

Planning permission will not be granted for **development** sited adjacent to the River Thames unless it is set back at a suitable distance from the river wall to allow for the replacement/repair of flood defences and for any future raising to be undertaken in a sustainable and cost effective manner. Nor will permission be granted for any scheme that would undermine or breach flood defences in any way.

Reasons

Much of the borough is in the floodplain of the River Thames and the need to protect existing and further **development** is at its most acute in the Thames Policy Area. Therefore, applicants are strongly urged to discuss their proposals for **development** in the Area with the council and the **Environment** Agency at an early stage. A flood risk assessment is likely to be required, particularly for proposals on land close the River Thames.

This assessment is likely to include an appraisal of the condition of existing flood defences, measures to improve them so as to increase their life to equate with that of the proposal, suitable levels for living accommodations and the ability to raise the level of the defences in the light of climate change by at least 600mm.

Information on the **Environment** Agency's Thames Tideway Encroachment Policy is available on its website at <http://www.environment-agency.gov.uk> (**Environment** Agency (Thames Region) (2002) Policy on Encroachment of the Tidal Marshes. In broad terms, it states that the Agency will resist works on the Thames tideway between Teddington and Crayford marches that would, for

example reduce the storage volume of the river of cause damage to flood defences, foreshore, banks and fisheries.