

# Foreword by COUNCILLOR RICHARD THOMAS Executive Member for Regeneration and Economic Development

This Southwark Plan for the future use and development of land in Southwark is one of the most important tools that the council has to shape the future of our community and achieve our aim of making Southwark a fantastic part of a great city.

Our population is growing as over 1500 new houses and flats are being built each year. The plan will help to make sure that these are of the right quality, of the right size to match the community's needs and that a good proportion of them are affordable.

London's economy is continually adapting – both in the way that it meets its international role as a financial and cultural hub and in the way that it provides services to the people who live here. This means demand for new business premises and adaptation of shops, factories and offices to changing needs.

The plan aims to make this growth sustainable by ensuring that the environment and quality of life do not suffer but are protected and improved along the way. High on the list of priorities for many of us is protection of valuable green spaces and our historic townscapes. The plan is very clear on this. Growth will not be at the expense of the attractiveness and convenience of our neighbourhoods that made people choose to live here. Our community also has a responsibility to do something about climate change and the use of transport and energy that are its main causes. This is also a plan for more sustainable use and generation of energy.

Then there is the problem of waste, over 100,000 tons each year just from households. The plan includes an important proposal for a major new waste facility which will equip Southwark to deal our waste sustainably and effectively for many years to come and help us exceed our demanding targets for recycling.

In addition to all of this, the Council has plans to attract major investment in certain key regeneration areas where it is desperately needed. The plan sets out a strategy for the regeneration of the borough taking advantage of the position that we have in central London to transform the Elephant and Castle into an attractive town centre with top quality jobs and services. London Bridge, Canada Water, Bermondsey, Old Kent Road and central Peckham all have appropriate strategies developed with the communities they serve.

We have made great efforts to make sure that a wide range of people from the local community have been involved in the preparation of this plan. It is a better plan as a result. The aims of the plan and its strategy to achieve them are clear. The plan also allows more effective monitoring to show whether its aims are being achieved.

Ultimately, this plan is about places for people and the quality of life that people get from those places. The plan has taken several years to prepare and we can now use it to make this vision a reality.

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1

# Part One

1

## OVERALL STRATEGY

3

### 1 Introduction

4

#### 1.1 The Vision

5

The Southwark Plan (2006) sets out a vision for Southwark and explains how this vision will be achieved. The vision is:

6

- 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.

7

- For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration.

8

- For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.

9

- Southwark as a place with a diverse housing mix that exemplifies high quality design and **accessibility** for existing and incoming residents.

10

- Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycle ways enable people to travel quickly, conveniently, safely and comfortably to and from their destination, causing minimum impact on local communities and the **environment**.

11

#### 1.2 Influencing **Development**

12

The Plan sets out how Southwark Council, as the Local **Planning** Authority (LPA) will use its **planning** powers to influence development. The Plan explains why **planning** decisions are made, and the objectives and targets that the LPA is seeking to achieve. It provides the framework for guiding Southwark's **development**, taking account of how much it has changed, and looking forward to how this may continue in the future.

13

The council, in its determination of **planning** applications, will have regard to the provisions of the **development** plan and to any other material considerations. Applications will be determined in line with the plan unless these considerations indicate otherwise. Conversely, applications which are not in accordance with relevant policies in the **development** plan will not be allowed unless material considerations justify the grant of **planning** permission. The council will accord due weight to each consideration in coming to its decision on whether to grant or refuse **planning** permission, in the attachment of any condition(s) and in seeking to enter into any **planning obligation**. The **development** plan comprises the adopted London Plan and the adopted Plan.

14

### 2 Plan Format

15

#### 2.1 The Plan

16

The Plan is in two parts, Part One describes the LPA's overall strategic direction until 2016 for **development** within the local and wider contexts. Part Two expresses the LPA's objectives and strategies in more detail and defines the policies that the council will pursue for **development** control purposes until 2016. Part Two also provides background information for each objective and explains how the policies are delivering the Plan's strategic objectives. Each policy is then

detailed, and the reasoning for the policy is explained. The links to the Proposals Map, other policies and **Supplementary Planning Guidance (SPG)** are set out in the Policy Finder at the beginning of the Plan.

- 17 The Plan is:
- 18       ▪ Influenced by external and internal factors such as national and London guidance, the community strategy, neighbourhood renewal and the council's ongoing **regeneration** activities;
- 19       ▪ Explained by objectives, strategies, and targets in Part One which set the direction for the Part Two policies;
- 20       ▪ Illustrated in Part Two in the Key Diagram and Proposals Map;
- 21       ▪ Evaluated through regular monitoring of land use and planning decisions, the **sustainability** appraisal, and consultation statement.

## 22 2.2 **Area Action Plans** and **Supplementary Planning Documents** (SPD)

23 Further explanation of how the objectives of the Plan will be achieved and how the policies will be put into practice may be provided in **Area Action Plans** and **Supplementary Planning Documents**. These documents do not form part of the formal plan but provide further explanation for certain aspects of the Plan. They will usually be adopted by the council and may be material considerations in its determination of planning applications. Appendix 1 contains a list of **Area Action Plans** and SPDs. These documents do not form part of the formal plan but provide further explanation for certain aspects of the Plan.

## 24 2.3 Changing to a Local **Development** Framework

25 The **Planning** and Compulsory Purchase Act 2004 will require that this plan is replaced in due course by a Local **Development** Framework (LDF). In the meantime, this plan continues to be prepared under the The Town and Country **Planning (Development Plan)** (England) Regulations 1999 and the transitional provisions set out in Schedule 8 of the **Planning** and Compulsory Purchase Act 2004.

# 26 3 External Influences

27 3.1 London is one of the most important cities in the world for wealth creation. A vast range of opportunities exist for people to become prosperous and maintain a very high quality of life.

28 This is because of the large number of different types of employment, certain environmental qualities such as its architecture and **heritage**, parks and gardens, and the range and quality of services and cultural life. In some areas of Southwark though, only the disadvantages associated with city living seem to be apparent, such as few job prospects, low expectations, high crime rates and a poor **environment**. The Plan seeks to address these issues locally, within the context of national and London wide influences on the Plan that need to be taken into account.

## 29 3.2 National Policy

30 The Plan must comply with government policies including those set out in **Planning Policy Guidance (PPG)** and **Planning Policy Statements (PPS)**, unless local circumstances justify a departure. One of the major planks of central government policy is **sustainability** particularly more re-use of previously - developed land, which is detailed in Section 13. Three further areas of central government policy are particularly relevant:

- 31 i. The Government is seeking to increase the quality and supply of housing where it is needed and, in particular, to ensure that there is **affordable housing** in a range of tenures wherever it is needed. It also wants to see more re-use of developed land in cities for new housing and this will have the added advantage of reducing the need for new **development** in the open countryside. (PPG) Note 3 — Housing];

32 ii. The Government's transport policies are intended to conserve energy and **reduce** pollution by reducing the need to travel. Cities should be planned so that more of peoples needs can be met in such a way that they need to use private cars less. In inner London, where there is good public transport and sufficient numbers of people to support local services in a small area, many people can get by quite well without a car. Those that do choose to keep a car do not need to use them as much as people in the suburbs or countryside. (PPG/S 6 and 13);

33 iii. Central Government has also established the need for the expansion of the economy encouraging new enterprise and investment by setting out clear land use policies for industrial and commercial **development**, promoting mixed **development** and emphasising the need for environmental quality and the sensitive **development** of industrial and commercial land. (PPG Notes 1 and 4).

iv. The Government has placed new duties on public authorities through the Race Relations (Amendment) Act 2000. This follows a reappraisal of the way the council responds to issues of race equality and is part of a wider programme of promoting community cohesion. All public authorities are obliged to publish a Race Equality Scheme to assess and consult on the likely impact of proposed policies on the promotion of race equality and to monitor policies for any adverse impact. The council has adopted the process and objectives of an Equalities Impact Assessment (EQIA) to establish whether a policy has an adverse effect and to establish the changes that should be made. The EQIA goes beyond race to include gender, disability, age, faith and sexual orientation.

### 34 3.3 The London Plan

35 At the same time as Southwark is preparing the Plan, the Mayor of London has produced a strategic plan for the whole of London, the Spatial **Development** Strategy, known as the London Plan. The main purpose of the London Plan is to ensure that all of the individual plans produced by the London boroughs work together to meet the priorities that are agreed for the whole London region. The London Plan is a major external influence on the Plan.

36 Six objectives are identified for the whole of London. These are:

37 i. Making the most sustainable and efficient use of space in London; encouraging intensification and growth in areas of need and opportunity;

38 ii. Making London a better city for people to live in;

39 iii. Making London a more prosperous city with strong and diverse economic growth;

40 iv. Promoting social inclusion and tackling deprivation and discrimination;

41 v. Improving London's transport; and

42 vi. Making London a more attractive, well-designed and green city.

43 The Plan has to take into consideration all of the London-wide strategies and policies making sure that the issues are being addressed in Southwark. The Plan cannot contain strategies or policies that are not in general conformity with the London Plan.

## 44 4 Local Influences

45 4.1 There are many local factors within Southwark that have a large influence on **planning** policies and decision making, most importantly the Community Strategy, and the Local Strategic Partnership.

### 46 4.2 Community Strategy

47 The Community Strategy sets out the Council's and its partners' vision and priorities for the borough for the next four years. It is a crucial influence on the Plan and has been prepared to provide an overview of the objectives that affect all of the Council's activities. The Community Strategy's vision is, 'To make Southwark a better place to live, to learn, to work and to have fun'.

48 It has the following five priorities:

- 49 i. Tackling Poverty;
- 50 ii. Making Southwark Cleaner and Greener;
- 51 iii. Cutting Crime and the Fear of Crime;
- 52 iv. Raising Standards in our Schools;
- 53 v. Improving the Health of the borough.

54 The Plan is used by the Council as a tool to deliver the physical and spatial aspects of the Community Strategy which cover all of the priorities above. The Council is committed to empowering local communities and residents, embracing **diversity**, boosting efficiency and tackling poverty. It is also seeking to create a cleaner, greener borough, taking the **environment** into account in every area of Council activity and decision-making.

#### 55 4.3 Southwark's profile

56 Although Southwark is described as an 'inner city' borough it really covers areas of very diverse housing types, which have driven the changing demographic profile. The borough includes areas of 'leafy suburbia' as well as fashionable riverside flats and converted Victorian terraces, so population changes are heading different ways in adjacent neighbourhoods. In general there is a mix of increasingly expensive private sector housing mingled with large estates of **social rented** accommodation, which are often home to disadvantaged **households**.

57 Data from the 2001 Census of Population for Southwark reveal the following profile:-

- 58
- Although total social housing (council rented plus other registered social landlords) has fallen from its peak of nearly 70% in the 1970s it remains at around 53% of dwellings –nearly three times the national average and the second highest proportion amongst London boroughs;
- 59
- Owner occupation is now the tenure of 31% of Southwark **households**, still well below even Inner London's 40% average let alone the 70% national figure – while private renting, previously marginal here, has risen to 15% of all **households**;
- 60
- Population growth is dominated by "natural increase", with about 2.5 births for every death annually;
- 61
- Total population has risen by over 30,000 since 1981, mainly in the younger working age group – those in their 20s and 30s; the under 16s make up over 20% of all residents, similar to the national average and thus very different to the ageing profile of the 1970s; in contrast, the over-65s have fallen from 14% to a mere 10% of residents in the 1990s (they are 16% of the population nationally);
- 62
- Over 51% of residents are women, as you would expect in a large city;
- 63
- Around 10% of **households** are headed by lone parents (one of the highest levels in the country); about 38% are single persons, which is less than the average for Inner London (but well above the 30% national figure); only 28% of **households** include any under 16s;
- 64
- During the 1990s the African communities, with over 16% of residents, overtook the Caribbean group (stable at 8%) as the largest ethnic minority category: Southwark has the largest African population of any authority in Britain, predominantly from Nigeria and other parts of West Africa; the South Asian and Chinese groups together are a little more than 5% of the population (compared to around 11% in Inner London);
- 65
- In 2001 12.6% (an eighth) of residents claimed to have a 'limiting long term illness' -- used in the Census as a proxy for disability – but this is below the English average in line with a "young" population;
- 66
- Over a third (35%) of residents have higher qualifications (degrees etc), which is nearly double the national norm;

- 67 • Around 12% of residents are managers or senior professionals – 50% above the national figure, but less than the 14% Inner London figure;
- 68 • In general Southwark residents tend to be on the move – in 2001, 2% of residents were newly arrived from abroad plus 7.5% from elsewhere in Britain (in the previous 12 months);
- 69 • Southwark is home to 18,800 full time students, and 18,500 unpaid carers.  
70 [source: 2001 Census, Copyright Office for National Statistics]

71 The following information is from non-Census sources:

72 Though changing definitions and demographic trends have led to Southwark moving down the league table of poverty, the most recent government estimates show it still in 12<sup>th</sup> position nationally for the extent of deprivation (out of 354 councils);

73 Unemployment remains nearly double the national average, and the 4th highest in London.

#### 74 4.4 Local Strategic Partnerships and Neighbourhood Renewal

75 The Southwark Alliance is the local strategic partnership for the borough. It brings together the Council, other statutory organisations (for health, police, schools, and employment), with voluntary, business, faith and community sector organisations. Its role is to set the vision for the borough through the Community Strategy and to drive and monitor its implementation.

76 A key area of work for Southwark Alliance is to target improvements in the most deprived neighbourhoods as part of the government's national programme. There are sixteen priority neighbourhoods in Southwark, ranging from those with major **regeneration** schemes, like the Elephant and Castle and Aylesbury, to others where renewal is targeting particular service improvements related to crime reduction, educational achievement, better health and local improvements to housing and the physical **environment**. The Southwark Plan seeks to provide the strategic **planning** guidance to deliver this overarching framework and has identified the neighbourhoods as **Regeneration** Areas in Figure 3.

77 More information about the work of Southwark Alliance and all the Priority Neighbourhoods is available through the website: [www.southwarkalliance.org.uk](http://www.southwarkalliance.org.uk).

## 78 5 The Southwark Plan Policies

79 5.1 There are three strategic and sixteen issue based policies for guiding **development** decisions within Southwark. These policies provide the basis for the overall strategy, targets, implementation, more detailed policies in Part Two, and the SPD.

### 80 5.2 Strategic Policies

81 The strategic policies of the Plan set out the overall direction for the physical and spatial aspects of the Community Strategy. As outlined earlier, the Community Strategy is working towards reducing deprivation, improving **accessibility** and achieving sustainable **development** in Southwark. Sustainable **development** is defined as improving people's living and working conditions without harming the quality of life for future generations. **Accessibility** is defined as the methods by which people with a range of needs especially those from the 6 equalities target groups (race, gender, age, faith, sexuality and disability) find out about and use services and information. For disabled people, access in London means the freedom to participate in the economy, in how London is planned, in the social and cultural life of the community, as well as physical access. The term is also used to describe how easy a location is to get to by public or private transport.

82 The strategic policies are:

- 83 Strategic Policy (SP) 1 **Sustainability**, equality and **diversity**  
84 All land use decisions must achieve or contribute towards sustainable  
**development** that meets the needs of Southwark's diverse population and the  
economy whilst improving **accessibility** and quality of life. In particular,  
**development** must ensure that the 6 equality target groups are not disadvantaged  
and seek to remove or suitably mitigate any adverse effects on them;
- 85 SP 2 Participation  
86 All **development** decisions should enable people from all communities especially  
those from the 6 equalities target groups to have meaningful opportunities to  
participate fully in **planning** decisions that affect their quality of life, their ability to  
participate in wealth creation and the quality of their **environment**, and to remove  
barriers which hinder **accessibility** to that process;
- 87 SP 3 Quality and **accessibility**  
88 All **developments** should be accessible, improving people's life chances by  
achieving the highest possible quality **developments** with all of the infrastructure  
required to meet peoples needs within Southwark.
- 89 5.3 Strategic issue based policies  
90 These sixteen strategic issue based policies are derived from external and internal  
influences, especially the Community Strategy, and through consultation. They are  
further detailed by the policies in Part Two:  
91 The strategic issue based policies are:
- 92 SP 4 Removing barriers to employment  
93 **Developments** should, where appropriate, help remove the barriers to employment  
and improve access to jobs and training opportunities for local people;
- 94 SP 5 **Regeneration** and creating employment  
95 **Developments** should, where appropriate, contribute towards strong, diverse long  
term economic growth, facilitate regeneration, and increase the number, and range  
of employment opportunities available within Southwark;
- 96 SP 6 Accessible services  
97 All **developments** should, where appropriate, improve the range and quality of  
services available in Southwark and ensure that they are easily accessible by all  
sections of the community, particularly by foot, cycle and public transport;
- 98 SP 7 Arts, culture and tourism  
99 All **developments** should, where appropriate, support **regeneration** and wealth  
creation through arts, culture and tourism uses;
- 100 SP 8 Anti-poverty  
101 All **developments** should, where appropriate, **reduce** poverty, alleviate  
concentrations of deprivation and increase opportunities;
- 102 SP 9 Meeting community needs  
103 All **developments** should, where appropriate, enable growth and **development** of  
education, community and welfare services in line with the community's needs;
- 104 SP 10 **Development** impacts  
105 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.
- 106 SP 11 **Amenity** and environmental quality  
107 All **developments** should protect and improve **amenity** and environmental quality  
and encourage sustainable **development**;

- 108 SP 12 Pollution
- 109 All **developments** should, where appropriate **reduce** pollution and improve the environmental performance of buildings especially for energy, water and waste management;
- 110 SP 13 Design and **heritage**
- 111 All **developments** should be of a high standard of design and where appropriate should preserve or enhance the character and appearance of the historic **environment** -
- 112 SP 14 Sustainable buildings
- 113 All **development** should promote the efficient use of land, and be of high quality and where appropriate, include a mix of uses;
- 114 SP 15 **Open space** and **biodiversity**
- 115 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**.
- 116 SP 16 River Thames
- Developments** should protect and enhance the River Thames and its environs and, where appropriate, incorporate measures to protect against flooding.
- 117 SP 17 Housing
- 118 All **developments** should, where appropriate, provide more high quality housing of all kinds, particularly **affordable housing**;
- 119 SP 18 **Sustainable transport**
- All **developments** should promote more **sustainable transport** choices for all members of the community, in order to **reduce** congestion, pollution and increase ease of movement;
- 120 SP 19 Minimising the need to travel
- All **developments** should **reduce** congestion and pollution within Southwark by minimising the need to travel, especially by car.
- 121 **Development** sites have been designated on the Proposals Map to meet the strategic objectives of this plan. Appendix 3 contains a Schedule of all designated Proposal Sites.
- 122 SP 20 **Development** site uses
- 123 The "uses required" within the Proposals Map Schedule (Appendix 4) must be included within any **development** on sites designated on the proposals map. **Planning** permission may be granted for "other acceptable uses" within this schedule provided that **development** for the 'uses required' is, has been, or is thereby, secured. A temporary **planning** permission may be granted to allow good use to be made of a vacant site prior to the commencement of a permanent scheme.
- 124 **Development** sites have been designated on the Proposals Map to meet the strategic objectives of this plan. Appendix 3 contains a Schedule of all designated Proposal Sites.



125 **6 Setting out the Strategy for the Use and Development of Land**

126 6.1 The Plan sets out a spatial strategy for the borough. This is a strategy for the use of land and buildings to provide for the needs of the local area and for the borough to play its part in meeting the needs of the whole Greater London region and beyond. Southwark's spatial strategy is summarised on the Key Diagram and Proposals Map.

127 6.2 The Key Diagram and Proposals Map

128 6.2.1 Key Diagram

129 The Key Diagram is a diagrammatic representation of the Plan's main strategic areas of activity and programmes for the protection, **development** and use of land as illustrated in Figure 1. It provides an illustrated overview of how these areas and programmes relate to each other, and to the **major development** areas in adjoining boroughs and is effectively a summary of the Proposals Map.

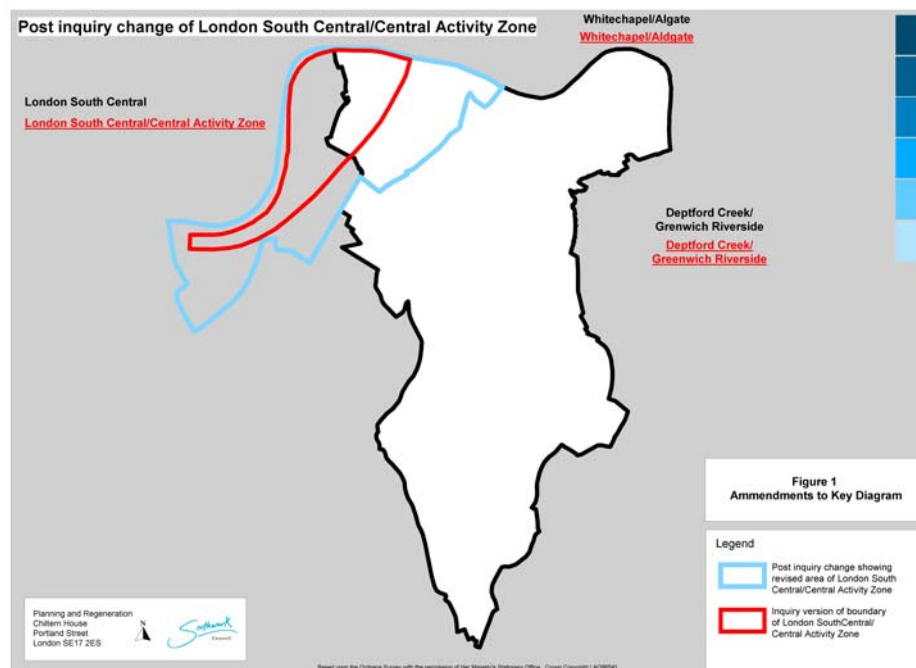
130 6.2.2 Proposals Map

131 The Proposals Map designates certain parts of the borough for particular types of land uses and identifies areas where particular **planning** policies will apply. These designations are either limiting or facilitating change. Certain of these designations are drawn from the London Plan, and others are locally identified and defined.

132 Designations on the Proposals Map are categorised and described as follows:

- 133 i. **Special Policy Areas** which have a regional significance. They are London South Central. The Thames and **Transport Development Areas**;
- 134 ii. **Opportunity Areas** which are designated by the London Plan as areas for **regeneration** and growth;
- 135 iii. **Local Policy Areas** where regeneration, growth and enhancement opportunities are concentrated. These are **Action Areas** and **Neighbourhood Areas**;
- 136 iv. **Protection Areas** for particular types of land use which allow certain areas to continue to fulfil an important function. These include: **Archaeological Priority Zones, Conservation Areas**, employment, **open spaces** and transport; and
- 137 v. Specific **development** sites (Appendix 3 contains a Schedule of the designated Proposals Sites).

138 The council will be prepared to use compulsory purchase powers where necessary to ensure that land is made available for **development** when it is necessary to meet Southwark's strategic **regeneration** objectives.



## 139 7 Special Policy Areas

140 7.1 Two **Special Policy Areas** have been identified in the London Plan, as having a regional significance. These are London South Central and The Thames **Policy Area**.

141 7.2 London South Central

142 This is a strategic **regeneration** priority area identified in the London Plan. It stretches across the northern part of the three boroughs of central London south of the Thames (Southwark, Lambeth and Wandsworth) and contains four distinct **Opportunity Areas**, two of which are in Southwark (London Bridge and the Elephant and Castle). The whole area is likely to experience general intensification of **development** over the lifetime of the Plan.

143 Area based **regeneration** initiatives are coordinated across the borough in partnerships which include the City of London and the City of Westminster to the north.

144 The main priorities are:

- 145 i. To remove barriers to employment and improve the skills of local people;
- 146 ii. To promote business **development**;
- iii. To make improvements to the **public realm** which improve conditions for business and visitors, and enhance the quality of life for residents; and
- iv. To tackle transport problems which hinder business competitiveness, limit access to jobs and **reduce** the quality of life for local residents.

147 The LPA will also seek to protect and extend the cultural, entertainment and leisure facilities offered in London South Central, both to meet the needs of local people and of London as a whole, recognising this sector's contribution to the local economy and to improve the quality of life of the growing number of people who live in, work in and visit London South Central.

148 7.3 The Thames **Policy Area**

149 The River Thames is a feature of major significance to most of London, defining its character and unifying different areas. The **Thames Policy Area (TPA)** has been identified on the Proposals Map to allow special control of **developments** adjacent to the riverside, and to create and capitalise on opportunities to enhance the character of the area and ensure continued and improved access to the river.

150 **7.4 Transport Development Areas**  
151 **Transport Development Areas** are designated where an integrated land use/transport approach is required for new **development**. They operate around urban public **transport interchanges** or nodal points well served by public transport where a more specific relationship between **development** density and public transport service level is required. Two **Transport Development Areas** have been identified in Southwark, these are the Elephant and Castle and London Bridge **Opportunity Areas**.

## 152 8 Opportunity Areas

153 **8.1 Opportunity Areas** are within the **Central Activity Zone** and are designated in the London Plan. They are undergoing or about to undergo a great deal of change. This change will need to be carefully planned and co-ordinated.

154 The London Plan identifies two areas where major changes are possible and desirable to help meet London's strategic objectives: the Elephant and Castle (including Walworth Road) and London Bridge. These areas require planning guidance, which will guide the preparation of master plans.

### 155 8.2 Elephant and Castle (including Walworth Road) Opportunity Area

#### 156 8.2.1. London Plan Guidance

157 The draft London Plan states:

158 'Elephant and Castle: The **planning** framework for the area around the Elephant and Castle should draw on its good public transport **accessibility**, closeness to the Central Activities Zone and relatively affordable land. This could be a suitable location to meet some of Central London's longer term needs for extra office space and is generally suitable for tall buildings. Large scale, car-based retail **development** should not be encouraged.

159 The framework should seek a significant increase in housing and integrate this with a more efficient **transport interchange**. Environmental and traffic management improvements are crucial to the successful redevelopment of this southern gateway to central London'. (The London Plan paragraph 5.36)

160 The London Plan sets minimum targets for homes and jobs to be achieved up to 2016 in areas of opportunity. For the Elephant and Castle, within an identified area of 23 hectares, the targets are 4,200 new jobs, and 4,200 new homes.

161 The Elephant and Castle is identified in the London Plan as part of the **Central Activity Zone**, and as an area of **mixed uses** with a strong academic character due to the presence of London South Bank University and the London College of Printing.

#### 162 8.2.2 The Vision

163 Southwark's vision for the Elephant and Castle is for

164 A thriving and successful **mixed use** major town centre, safe, full of vitality and accessible to and from a highly integrated public transport system. Combining historic character with a high quality design and layout of new buildings. A place where people will want to live, to work and visit for shopping and leisure.

### 165 8.3 London Bridge

#### 166 8.3.1. London Plan Guidance

167 The London Plan states:

168 'London Bridge: Among the larger opportunities, and complementing the areas **heritage** and environmental character, the riverside between London Bridge station and Tower Bridge can accommodate a significant increase in office stock. Redevelopment and intensification of London Bridge station and its environs are proposed together with improved public transport and interchange facilities and better pedestrian integration with the surrounding area. This is a good location for a tall, landmark **mixed use development**. The **planning** framework should draw visitors eastwards along the riverside'.

169 (London Plan paragraph 5.33)

170 The London Plan sets minimum targets for homes and jobs to be achieved by 2016 in areas of opportunity. For London Bridge, within an identified area of 30 hectares, the targets are 24,000 new jobs and 500 new homes.

171 London Bridge is identified as part of the **Central Activity Zone** and as an area of **mixed uses** with a strong arts and cultural character.

172 8.3.2 The Vision

173 Southwark's vision for London Bridge is for:

174 'A successful central London **mixed use** district town centre, full of vitality and providing commercial activity, jobs, an evening economy and high quality homes, supported by thriving tourism, arts, entertainment and cultural activity, and a very accessible, integrated public transport system within a unique historical area.

## 175 9 Local Policy Areas

176 9.1 **Local policy areas** should be **mixed use** areas of activity providing jobs, homes, shops, services, schools, health and leisure facilities which are all accessible, being well served by public transport.

177 There are two types of **local policy areas**, each providing different roles:

178 **Action Areas** are designated by the LPA in line with London Plan requirements. These areas are also undergoing or are about to undergo significant change; and

179 **Neighbourhood Areas** are designated by the LPA. There is a need to protect and increase the vitality and quality of retail and other services as these areas provide an important function for local people.

180 9.2 **Action Areas**

181 9.2.1 The London Plan requires LPAs to identify areas where changes (sometimes with intensification) are expected in the coming years to work towards meeting London's strategic objectives. Six areas: Peckham, Canada Water, Old Kent Road, Bankside and The Borough, Bermondsey and West Camberwell are identified as requiring further strategies to guide these changes. Each **action area** has a vision to guide **development** and help manage change.

182 9.3 Peckham

183 The vision for Peckham is for:

184 'An attractive, easily accessible, and safe, Major Town Centre, full of vitality providing a broad range of homes, shops, employment opportunities, **community facilities** and public spaces for the diverse local community and the wider Peckham area'.

185 9.4 Canada Water

186 The vision for Canada Water is for:

187 A **mixed use** district town centre providing an attractive **public realm** and **community facilities**, new retail and leisure outlets, increased employment opportunities, additional residential dwellings with a range of sizes and tenures, and transport improvements to encourage sustainable modes of travel.

9.5 Old Kent Road

188 The vision for Old Kent Road **Action Area** is for:

189 'A **mixed use** area providing housing and employment, local retailing and other town centre uses, with improved **accessibility** for pedestrians, cyclists and public transport users, and an enhanced **public realm** which creates a stronger sense of place.'

190 9.6 Bankside and The Borough

191 The vision for Bankside and The Borough is for:

- 192 'A unique location combining historic character with the best attributes of new **developments**. Bankside and The Borough should be a **mixed use** district town centre full of vitality with a range of housing and employment opportunities, cultural and visitor attractions, increased densities, high quality services and improved transport infrastructure'.
- 193 9.7 Bermondsey Spa  
 194 The vision for Bermondsey Spa is for:  
 195 'An accessible area with an integrated mix of high quality homes, shops, offices, public spaces and **community facilities** around a spine of **employment uses** along the railway line'.
- 196 9.8 West Camberwell  
 197 The vision for West Camberwell is for:  
 198 'A high quality housing area providing a mixture of dwelling tenure and type'
- 199 **9.9 Neighbourhood Areas**  
 200 Neighbourhoods are important because shopping and commercial centres often define a neighbourhood, providing a focus for the community. They provide a wide range of shops and other services used by local communities. Generally there are few large **development** sites within the neighbourhood centres. The focus of **planning** guidance is on protecting, improving, and bringing back into use retail and residential uses, especially above shops.  
 201 Each centre is unique and requires its own strategy to build on its strengths and improve the **environment**, quantity and range of services that it offers according to the needs of those who use the centre. Camberwell Green, Lordship Lane, Dulwich, Herne Hill, Nunhead and the Blue are designated as neighbourhood centres. Like the **action areas**, the **neighbourhood areas** also have a vision to guide future **development**.
- 202 9.10 Camberwell  
 203 The vision for Camberwell is for:  
 204 'An easily accessible district town centre that provides a range of arts, leisure and retail services, some specialist shopping opportunities, **community facilities**, homes, and local employment'.
- 205 9.11 Lordship Lane  
 206 The vision for Lordship Lane is for:  
 207 'A district town centre, serving the local community and providing local employment'.
- 208 9.12 Dulwich  
 209 The vision for Dulwich Village is for:  
 210 'An historic area with homes, retail, local services and **open spaces** that retain much of the original built form, and are accessible to local people'.
- 211 9.13 Herne Hill, Nunhead and The Blue  
 212 The vision for Herne Hill, Nunhead and The Blue is for:  
 213 'Vibrant neighbourhoods providing essential services for local people'.
- 214 **10 Southwark Spatial Strategy**  
 215 10.1 As detailed in Section 4, the Plan is delivering the land use element of the community strategy priorities aimed at meeting the needs of people who live in, work in, and visit Southwark. The reasons for the overall strategy and priorities of the Plan are explained below.  
 216 10.2 Tackling Poverty and encouraging Wealth Creation

217 Southwark currently ranks at the eighth largest economy in London with 160,000 jobs and the nineteenth largest economy in Britain. It benefits from close links with the dynamic economy of the City and the West End and is increasingly being seen as part of central London. It has experienced significant growth in recent years with a 34% increase in VAT registered stock between 1994 and 2002. Local people however have not always benefited from this growth. Between 1991 and 2002 total employment grew by 30% but unemployment remains unacceptably high.

218 There are nearly 11,000 businesses in Southwark of which 9,000 are small businesses. These are very diverse in their nature and reflect the social and ethnic **Diversity** of the borough. The presence of a large number of very diverse small businesses helps to bring local opportunities to people in the more deprived parts of the borough. The presence of small businesses also reflects an entrepreneurial culture and the importance of the role of business start-up and self employment as an effective means for many of overcoming the barriers to work and providing a way out of poverty.

219 The Mayor of London's vision is to develop London as an exemplary sustainable world city. This is based on three interlocking elements:

- 220 1. Strong and diverse economic growth;
- 221 2. Social inclusively to allow all Londoners to share in London's future; and
- 222 3. Fundamental improvements in environmental management and the use of resources.

223 Tackling poverty is one of the five priorities of the Southwark Community Strategy. One of the main ways in which this will be achieved is to continue to encourage wealth creation and create more jobs and this is developed in Southwark's Enterprise Strategy which has four main objectives:

- 224 1. To build an entrepreneurial culture;
- 225 2. To retain and support existing businesses and promote inward investment;
- 226 3. To enhance enterprise opportunities in the key business districts and **town centres**; and
- 227 4. To promote a safe, high quality and accessible **environment** for business.

228 The Southwark Plan provides the land use and **development** policies to support this. It seeks to maintain the provision of a range of business premises to suit the needs of all business sectors, including small businesses. In particular:

- 229 i Opportunities for major investment in the London South Central area are identified;
- 230 ii Areas are designated where industrial and office uses are protected;
- 231 iii **Mixed use** including employment generating uses are encouraged throughout the borough retaining and enhancing jobs close to where people live;
- 232 iv The role of **town centres** in providing local employment and thereby reducing the need to travel is fully recognised;
- 233 v The roles of cultural industries and tourism are taken into account with policies to encourage such **development** where appropriate; and
- 234 vi Small businesses are given special consideration in the plan.

### 235 10.3. Life Chances

#### 236 10.3.1 Community and Health Services

237 Southwark's Community Strategy and the London Plan highlight the importance of facilities to enable local communities to become more cohesive, and the important role of voluntary organisations in building communities, reducing social problems and assisting local people with **planning** issues. Southwark needs more health services to provide for the growth in population and to improve health provision for local people delivering national, London-wide and local objectives and strategies. Community and healthcare provision is a key requirement in Sections 8 and 9 for all **developments** within Opportunity and **Action Areas** where the largest growth in population is predicted to take place. Community facility and health provision should be an integral part of masterplans and larger **developments**. The type and quantity of provision should be set through discussions with local community and

health providers especially the Local Strategic Partnership, Strategic Health Authority, Primary Care, Acute and Foundation Trusts and hospitals. This will be measured as a requirement of the **Sustainability assessment** Appraisal policy, which requires consideration of health, and community issues in the context of social, economic and environmental impacts of **major developments**. There is a general change in health provision towards more healthy living centres, doctors and satellite hospital facilities within residential areas serving the local population in addition to the large centralised sites.

238 10.3.2 Raising Educational Standards

239 Raising standards in our schools is one of the five priorities identified in Southwark Community Strategy 2003 - 2006. An essential element of improving educational standards is raising the educational capital in the borough and specifically within communities. Educational achievement in Southwark is low - but it is improving. Lasting prosperity will be achieved through the provision of good quality education. The strategy requires high quality schools serving the whole of their community through provision of education to children of statutory school age and facilities that can be accessed by the community for lifelong learning. The **development of community facilities** on school sites will help to establish a greater connection between schools and their communities, offering opportunities for all members of those communities to contribute to improvements in educational attainment.

240 Additionally, the Community Strategy identifies tackling poverty and cutting crime and the fear of crime. Schools have a part to play in delivering these Community Strategy priorities. Better out of school hours provision will contribute to crime reduction and provide opportunities for members of local communities to increase their employability. Furthermore, the expansion of school provision and community activities on school sites will, in themselves, provide employment opportunities.

241 The Southwark Plan designates land for new schools and school expansions and accommodates new ways of managing education with a collegial approach — clustering of schools to promote interschool collaboration and specialisation on the extended school principle.

242 Provision for schools has been planned to take into account projected population changes up to 2023 so that although growth in the school population may be slow in many parts of the borough for the next few years a substantial growth in demand has been identified over the longer term. Many of the older schools will need to be completely rebuilt over this period.

243 10.4 Clean and Green

244 The Community Strategy places the **environment** at the top of its agenda to ensure that Southwark is a safe, healthy and attractive place. The policies in this plan aim to control **development** in a way that positively contributes to achieving **sustainability**.

245 All **developments** have the potential to adversely affect the **environment**. The policies in this plan seek to ensure that these potential impacts are identified so that **amenity** is protected and that detrimental environmental effects are minimised.

246 One of the ways that this can be achieved is through the protection and conservation of certain areas and land uses within the borough.

247 **Conservation Areas, Archaeological Priority Zones** and areas of special character such as the **Thames Policy Area** have been designated to ensure that the **heritage** of the borough is protected.

248 As part of improving the **amenity** of the borough the Plan encourages a high standard of design in all **developments** including incorporating measures to improve the **sustainability** of buildings. The main tool for ensuring that **sustainability** is considered is requiring that all **major developments** complete a **sustainability** assessment.

249 **Open spaces** significantly contribute to character of the borough, contributing to **nature conservation** and providing space for leisure and recreation activities. **Open spaces** have been given three tiers of protection: **Metropolitan Open Land (MOL)**, **Borough Open Land (BOL)** and **Other Open Space** all of which are identified on the Proposals Map. **Sites of Importance for Nature Conservation** and **Local Nature Reserves** are also protected.

250 National and regional targets have been set with regard to a presumption in favour of more sustainable methods of waste **disposal** [as set out in the waste hierarchy]. This includes the reduction in waste taken to landfill and the increase in the amount of waste recycled. To ensure that Southwark has adequate capacity to deal with the borough's waste and that sustainable waste management practices can be enhanced. The Old Kent Road Gas Works site has been designated for waste management purposes.

251 10.5 Housing

252 10.5.1 London Plan Requirements

253 The London Plan sets a minimum target of 29,530 additional residential units in Southwark between 1997 and 2016. This includes at least 19,148 new homes. The remaining additional units can also include non self-contained accommodation and bringing vacant homes back into use. Overall, approximately 1,500 additional units are required each year.

254 Within Southwark **Opportunity Areas**, the Mayor has set targets for a total of 4,700 new dwellings between 1997 and 2016. Other significant housing sites are designated within the **Action Areas**. Estimated numbers of new dwellings for Action Areas are set out below:

Action Area	Estimated number of dwellings (1997-2016)
Canada Water	3378-5008
Bermondsey Spa	1526-2335
Peckham	736-1717

255 These, together with mixed-use sites throughout the borough will deliver a significant proportion of housing. However, much of the housing will also be provided outside **Local Policy Areas**, by intensification, particularly where there is better access to public transport, by reusing previously developed land and existing buildings, and by bringing empty homes back into use.

256 Fifty percent of new dwellings should be affordable. This will include **social rented** and **intermediate housing** including homes for key workers.

257 10.5.2 Southwark Housing Provision

258 Approximately 9427 new homes have been completed between 1997 and the end of 2005. About 3,067 of these homes were non-self contained accommodation or bringing empty homes back into use.

259 Between 1997 and the end of 2005, approval was given for approximately 4201 additional units over the number of units required by the London Plan during this period. The majority of these units were approved on windfall sites, or by the intensification of existing housing sites.

260 This Plan will ensure the continued delivery of housing the following ways; Firstly, sites have been specifically allocated for housing to give this priority over other uses such as car parking. Secondly, the LPA has reassessed all previously designated sites, particularly employment sites. Approximately 100 hectares of land previously designated for employment has been released for housing or **mixed use**. Policies relating to employment protection outside designated areas have also been revised so **employment uses** are only protected in the most appropriate locations. This removes the uncertainty for windfall sites and establishes the



expected balance of uses between employment and housing. Thirdly, density policies have been included to maximise the efficient use of land and therefore secure the greatest number of units appropriate on any one site. Estimates of housing capacity are set out in Appendix 3 for all of the sites specifically designated on the Proposals Map. In many cases, these estimates show a broad range of potential capacity based on the site size and the residential density standards applicable to that site. Where relevant, other required uses on the site as part of a mixed-use **development**, and the PTAZ designations have also been taken into account. Although they are estimates, the figures set out in Appendix 3 are a good indication of the capacity of **development** sites to contribute towards achieving the overall target of 29,530 new homes between 1997 and 2016.

Year	Number of units constructed (net)	Estimated number of dwellings likely to come forward from proposals sites (per year)	Estimated number of Dwellings likely to come forward from windfall sites (per year)
1997	1537		
1998	567		
1999	491		
2000	654		
2001	717		
2002	855		
2003	1375		
2004	1461		
2005	1170		
2006 – 2016		1243 (per year)	747 (per year)
<b>TOTAL</b>	<b>8, 827</b>	<b>13, 673</b>	<b>8, 217</b>

This table indicates the number of units constructed per year since 1997 and the number of units expected to come forward from proposals sites and windfall sites over the plan period, expressed as an average figure per year.

- 261 Outside areas that have been designated for other uses, any site is considered to be suitable for housing, provided an acceptable living **environment** is achievable and this use does not compromise existing legitimate uses.
- 262 **10.5.3 Affordable Housing Provision**  
 The most recent Housing Needs Survey indicates that around 1,900 new **affordable housing** units are required every year to eliminate the existing backlog and meet newly arising need. This exceeds the overall housing target, and shows that the highest level of **affordable housing** must be sought from the maximum number of **developments**. The greatest need for **affordable housing** is units with 3 or more bedrooms, as well as affordable units for those in wheelchairs.
- 263 The council intends to secure **affordable housing** in two ways.:
- 264 i By the most efficient distribution of public subsidy to build **developments** with a very high percentage of or wholly **affordable housing**. These may be built by the council or by Housing Associations. The council intends to spend the majority of public subsidy in this way to get the best value for money; and
- 265 ii The council will secure **affordable housing** as part of private **development**. The **affordable housing** sought from private **development** must be at a level which ensures the viability of housing **development** throughout Southwark.

- 267 The LPA has lowered the threshold at which **developments** must provide **affordable housing** to any schemes of 10 or more dwellings, as explained more fully at Policy 4.4. The threshold is set at this level to secure a reasonable level of **affordable housing** to meet the London Plan targets and contribute to meeting local and regional need. Research demonstrates that major housing and **mixed use developments** of 10 or more dwelling units, over a range of sites can support a proportion of **affordable housing**, with no public subsidy, at the levels stated within the Plan.
- 268 Valuation research shows that **developments** within Southwark can support the levels of **affordable housing** given in Policy 4.4 and 4.5. To ensure the continued supply of new housing, the Plan gives developers clear policy direction to inform their financial decisions, including the level and type of **affordable housing** developers will be expected to provide. Where the council has identified some lower value areas, it will negotiate a different proportion of social to intermediate units to enable **development** to proceed. In exceptionally low value areas, or where other site circumstances make it impossible to deliver the required amount of **affordable housing** as demonstrated by an open book economic appraisal, and where residential **development** can not be secured by adjusting the tenure mix, the council will consider other means to ensure that residential **development** remains viable.
- 269 Of all new dwellings currently delivered by major residential **development**, up to 50% in any one year are from schemes of 10 - 14 dwellings. These have not been subject to any requirement to provide **affordable housing**, and represent a major potential source of **affordable housing**. Valuation research shows that these **developments** can make a contribution to **affordable housing** without slowing the overall supply and pace of housing **development**. As noted above, in order to meet **affordable housing** the LPA must seek to secure the maximum level of **affordable housing** from the maximum number of sites. By lowering the threshold, and requiring a contribution from **developments** of 10 - 14 units, the LPA will increase the supply of **affordable housing**. It is also noted that, in the past, the levels of **affordable housing** provided by housing associations has been supported by payments in lieu from larger **developments**. As large **developments** now make on-site provision, a new funding stream is necessary to replace this and therefore achieve the target of 50% of all new housing as affordable.
- 270 **10.6 Sustainable Transport**
- 271 To improve London's **accessibility** is one of the six fundamental objectives of the London Plan and reflects the Mayor's vision of London as an accessible city with fast, efficient and comfortable means of transport and access to affordable homes, education and training, health, leisure and recreation. The London Plan also promotes the most efficient use of land in areas with high public transport **accessibility** to make the best use of existing and proposed resources.
- 272 Southwark's Community Strategy priorities include tackling poverty and making the borough cleaner and greener and safe, efficient transport and providing services locally to **reduce** the need to travel are key to achieving these objectives. The approach of the Mayor and of the LPA are fully supported by government strategies the **planning** implications of which are set out in **Planning Policy Guidance Note 13**.
- 273 The Plan sets out ways to achieve these objectives by integrating **development** with public transport to ensure that there is a proper fit between **development** and the capacity of the public transport network that serves it; taking appropriate opportunities to intensify the use of land where current or future transport capacity allows. In addition, provision for new public transport infrastructure such as the Cross River Tram and the East London Line Extension will aim to increase the capacity of public transport by fifty percent, enabling parts of Southwark to become more easily accessible in relation to central London. This will increase employment opportunities and **reduce** the need to travel by car.

- 274 There are currently high levels of congestion and pollution within Southwark. The Plan tackles congestion through levels of restraint of car use appropriate to the density and parking zones described below. The provision of alternatives, including better and safer facilities for pedestrians and cyclists is also required as is the provision of the sustainable movement of freight within and around London, including the use of water and rail.
- 275 Two **Transport Development Areas** have been identified, these being the Elephant and Castle and London Bridge Opportunities Areas, which contain the major **transport interchanges** in the borough, and the Canada Water, Walworth Corridor, Bermondsey Spa and Peckham **Action Areas**. Within these areas, there is significant opportunity to improve the integration of **development** with the existing public transport, walking and cycling networks.
- 276 10.7 Residential Density and Parking Zones
- 277 The borough has been divided into central, urban and suburban areas, as proposed by the London Plan, for the purposes of determining appropriate residential densities and car parking standards.
- 278 For each zone a broad range of residential densities measured in **habitable rooms** per hectare has been defined. An additional zone has designated in areas that have better access to public transport, the Public Transport **Accessibility Zone**. Within this zone, densities are assessed on a case-by-case basis. However, higher densities will only be allowed subject to conditions relating to design and **planning obligations**. This is explained in Appendix 2. The purpose is to encourage the efficient use of land and maximise the supply of good quality new housing. The housing density guidelines will be a factor to be taken into account in assessing the suitability of a housing scheme for a particular site.
- 279 **11 Implementing the Plan**
- 280 11.1 The Plan
- 281 The main way in which the Plan will be implemented will be through the consideration of applications for **planning** permission. The Plan is a Unitary **Development** Plan in that it contains an overall strategy (Part I) as well as the detailed policies to implement it (Part II). Together with the London Plan it will be the main guide for **planning** decisions whether made by the LPA or by the Mayor (who may direct refusal of **planning** permission based on strategic issues in some circumstances), or by the Secretary of State (the Deputy Prime Minister, who makes the final decision when a proposal has been called in or is the subject of an appeal.) The LPA will take enforcement action to require the breach of **planning** control to be remedied where it considers it expedient to do so in accordance with relevant legislation.
- 282 11.2 Supplementary **Planning** Documents
- 283 The Southwark Plan may be supported by **Supplementary Planning Documents** (SPDs) that provide further explanation of the policies, and clarification such as examples of the measures that will be required from developers to ensure that their applications for **planning** permission meet the requirements in the Plan's policies. In **planning** decisions they do not have the legal status or weight of the formally adopted plan. Where relevant, SPDs will be treated as material considerations in the determination of **planning** applications with greater weight being accorded to them when, following appropriate consultation, they are adopted by the LPA. They must comply with all of the policies and proposals in the Plan, and should have been subject to public consultation in order to have more weight in the **planning** process. Southwark has indicated its intention to prepare SPDs on a number of different themes and on a number of specific geographical areas to support this plan.
- 284 11.3 **Planning** Briefs

285 For individual sites, the council will, from time to time, produce **planning** briefs.  
286 These will provide more detailed **planning** guidance on matters such as the range  
287 of uses or the form of new buildings that are likely to be considered appropriate for  
the site in order that all of the provisions of the Plan are satisfied.

#### 286 11.4 Masterplans or **Development** Frameworks

287 The council may also produce from time to time more detailed action plans for  
wider areas in the form of master plans or **development** frameworks.

288 These may include references to the council's aspirations for the area when it is  
acting as a **regeneration** agency in partnership with other organisations and  
landowners. These master plans or frameworks will not set **planning** policy for an  
area but must reflect it.

## 289 12 Sustainability

290 12.1 The Plan should improve peoples living and working conditions without  
harming the quality of life for future generations. This is called sustainable  
**development**, and the policies in the Plan are working towards achieving this goal.

### 291 12.2 **Sustainability** Objectives

292 The LPA is committed to achieving **sustainability** objectives and aims to raise  
awareness of **sustainability** principles as part of the **planning** process. These  
**sustainability** objectives have been produced by the council in consultation with a  
wide range of people within Southwark. They are the objectives that the whole Plan  
is trying to achieve, as detailed in 5.2.

293 The **sustainability** objectives will be implemented in two ways:

- 294 i. The **Sustainability Appraisal** of the Plan to ensure that the Plan is a  
framework for achieving the **sustainability** objectives; and
- 295 ii. The **Sustainability** Assessment required for individual **development**  
proposals at the **planning** application stage to make sure that all  
**developments** are achieving the **sustainability** objectives.

### 296 12.3 **Sustainability Appraisal** and Equalities Impact Assessment of the Plan

297 A **Sustainability Appraisal** has been carried out to evaluate how well the Plan  
supports the **sustainability** objectives.

298 This evaluated how this second draft of the Plan will contribute to the achievement  
of sustainable **development** through individual policies, Sections and as a whole.  
The assessment sets out to identify any conflicts between policies. This was to  
ensure that the objectives and chapters are compatible and that they are working  
towards a co-ordinated approach to **sustainability**.

299 The sustainability appraisal was carried out on each of the 65 policies and 5  
Sections of the Plan, against 33 sustainable **development** objectives. The  
appraisal was devised by Forum for the Future in partnership with the LPA. It was  
based on the London Plan **Sustainability** Appraisal, and Southwark's Community  
Strategy. The appraisal was carried out at each stage of the Plan's production to  
provide guidance for improving and refining policies. A separate Equalities Impact  
Assessment of the Plan was also undertaken on its likely impact on the 6 equality  
target groups. Further details of the process can be found in appendix 5.

### 300 12.4 **Sustainability Assessment** of **Planning** Applications

301 Major applications for **planning** permission will also be required to be accompanied  
by a **Sustainability** Assessment. This will encourage developers to consider the  
impacts of their **developments** on social and economic issues as well as on the  
**environment**. This will in turn help to identify improvements to make the  
**development** more sustainable through mitigation of impacts on the **environment**  
and local communities.