

## Planning policies and material considerations

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#### National Planning Policy Framework

1. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The relevant sections are:
  - Chapter 2 Achieving sustainable development
  - Chapter 6 Building a strong, competitive economy
  - Chapter 7 Ensuring the vitality of town centres
  - Chapter 8 Promoting healthy and safe communities
  - Chapter 9 Promoting sustainable transport
  - Chapter 11 Making effective use of land
  - Chapter 12 Achieving well-designed places
  - Chapter 14 Meeting the challenge of climate change, flooding and coastal change
  - Chapter 16 Conserving and enhancing the historic environment.

#### The London Plan 2021

2.
  - GG1: Building strong and inclusive communities
  - GG2: Making the best use of land
  - GG3: Creating a healthy city
  - GG5: Growing a good economy
  - GG6: Increasing efficiency and resilience
  - SD1: Opportunity Areas
  - SD4: The Central Activities Zone
  - SD6: Town centres and high streets
  - SD7: Town centres development principles and Development Plan Documents
  - D1: London's form, character and capacity for growth
  - D3: Optimising site capacity through the design-led approach
  - D4: Delivering good design
  - D5: Inclusive design
  - D8: Public realm
  - D11: Safety, security and resilience to emergency
  - D12: Fire safety
  - D13: Agent of Change
  - D14: Noise
  - S1: Developing London's social infrastructure
  - E1: Offices
  - E9: Retail, markets and hot food takeaways
  - E10: Visitor infrastructure
  - E11: Skills and opportunities for all
  - HC1: Heritage conservation and growth
  - HC4: London View Management Framework

HC5: Supporting London's culture and creative industries  
 HC6: Supporting the night-time economy  
 G1: Green infrastructure  
 G5: Urban greening  
 G6: Biodiversity and access to nature  
 G7: Trees and woodlands  
 SI1: Improving air quality  
 SI2: Minimising greenhouse gas emissions  
 SI7: Reducing waste and supporting the circular economy  
 SI12: Flood risk management  
 SI13: Sustainable drainage  
 T1: Strategic approach to transport  
 T2: Healthy streets  
 T3: Transport capacity, connectivity and safeguarding  
 T4: Assessing and mitigating transport impacts  
 T5: Cycling  
 T6: Car parking (including T6.2 office parking, T6.3 retail parking and T6.5 non-residential disabled persons parking)  
 T7: Deliveries, servicing and construction  
 T9: Funding transport infrastructure through planning  
 DF1: Delivery of the Plan and planning obligations.

The Core Strategy 2011

3. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:
- Strategic Targets Policy 1 - Achieving growth
  - Strategic Targets Policy 2 - Improving places
  - Strategic Policy 1 - Sustainable development
  - Strategic Policy 2 - Sustainable transport
  - Strategic Policy 3 - Shopping, leisure and entertainment
  - Strategic Policy 10 - Jobs and businesses
  - Strategic Policy 11 - Open spaces and wildlife
  - Strategic Policy 12 - Design and conservation
  - Strategic Policy 13 - High environmental standards
  - Strategic Policy 14 - Implementation and delivery.

The Southwark Plan 2007 (Saved policies)

4. The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF. The relevant policies of the Southwark Plan 2007 are:

Policy 1.1 Access to employment opportunities  
 Policy 1.4 Employment sites  
 Policy 1.7 Development within town and local centres  
 Policy 1.11 Arts, culture and tourism uses  
 Policy 2.5 Planning obligations  
 Policy 3.1 Environmental effects  
 Policy 3.2 Protection of amenity  
 Policy 3.3 Sustainability assessment  
 Policy 3.4 Energy efficiency  
 Policy 3.6 Air quality  
 Policy 3.7 Waste reduction  
 Policy 3.9 Water  
 Policy 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 Policy 3.15 Conservation of the historic environment  
 Policy 3.16 Conservation areas  
 Policy 3.18 Setting of listed buildings, conservation areas and World Heritage Sites  
 Policy 3.19 Archaeology  
 Policy 3.28 Biodiversity  
 Policy 3.29 Development within the Thames Policy Area  
 Policy 3.31 Flood defences  
 Policy 5.1 Locating developments  
 Policy 5.2 Transport impacts  
 Policy 5.3 Walking and cycling  
 Policy 5.6 Car parking  
 Policy 5.7 Parking standards for disabled people and the mobility impaired  
 Policy 5.8 Other parking.

Supplementary Planning Document and other relevant documents

5. Section 106 Planning Obligations and CIL SPD (2015 and addenda)  
Borough High Street Conservation Area Appraisal (2006)

Greater London Authority Supplementary Guidance

6. Character and Context SPG (2014)

**Emerging policy**

7. The New Southwark Plan (NSP) was submitted to the Secretary of State in January 2020. The Examination in Public (EiP) for the NSP took place between February to April 2021 and the amendments within the Proposed Changes to the Submitted New Southwark Plan will be considered along with the consultation responses received at each stage of public consultation. It is anticipated that the plan will be adopted later in 2021 following the EiP which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core

Strategy.

8. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework. The most relevant policies of the NSP are as follows:

P12 Design of places  
 P13 Design quality  
 P15 Designing out crime  
 P17 Efficient use of land  
 P18 Listed buildings and structures  
 P19 Conservation areas  
 P20 Conservation of the historic environment and natural heritage  
 P22 Archaeology  
 P33 Railway arches  
 P38 Shopfronts  
 P44 Healthy development  
 P48 Public transport  
 P49 Highway impacts  
 P50 Walking  
 P51 Low Line route  
 P52 Cycling  
 P53 Car parking (no substantial objections were received, comments related to minimising residential car parking)  
 P55 Protection of amenity  
 P58 Green infrastructure  
 P59 Biodiversity  
 P60 Trees  
 P61 Reducing waste  
 P63 Contaminated land and hazardous substances  
 P64 Improving air quality  
 P67 Reducing flood risk  
 P68 Sustainability standards  
 IP3 Community infrastructure levy and section 106 planning obligations.

9. Where draft policies are different from the adopted policy (or are completely new policies) and objections were received, the specifics of those objections and the differences from the adopted policy need to be considered for each planning application proposal. For example:
- P24 – River Thames – the submission version adds new point (part 8) about considering the River Thames for transport means during construction.  
 P27 - Access to employment and training – objection was received relating to the financial burden.  
 P29 - Office and business development – objections related to the two year marketing justification and differentiation of B Class uses.  
 P30 - Affordable workspace – objections relating to strengthening the policy and including viability testing.  
 P31 – Small shops - objections related to lower threshold and 10%

requirement.

P34 - Town and local centres – objections relate to a lower threshold and strengthening the policy.

P45 – Leisure, arts and culture - representations related to strengthening the policy.

P46 - Community uses – objections to strengthening this policy.

P65 - Reducing noise pollution and enhancing soundscapes – the agent of change principle in the NPPF must also be considered.

10. Where objections were received to a draft policy and these have not been resolved through revisions, that policy can have only limited weight. In these instances, the degree of change from adopted policy on these topics should also be considered. Examples of these policies include:
  - P54 - Parking standards for disabled people and mobility impaired people.
  - P69 - Energy – objections that the December 2017 version P62 being too onerous for the carbon reductions.
11. The NSP responds positively to the NPPF, by incorporating area visions, development management policies and 82 site allocations which plan for the long term delivery of housing. The NSP responds to rapid change which is occurring in Southwark and London as a whole and responds positively to the changing context of the London Plan.