

Appendix 2: Planning policies and material considerations

Planning policy and material considerations

National Planning Policy Framework

1. The revised National Planning Policy Framework ('NPPF') was published in July 2021 which sets out the national planning policy. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 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 5 Delivering a sufficient supply of homes
 Chapter 6 Building a strong, competitive economy
 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 15 Conserving and enhancing the natural environment
 Chapter 16 Conserving and enhancing the historic environment.

The London Plan 2021

2. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG4 Delivering the homes Londoners need
 D3 Optimising site capacity through the design-led approach
 D4 Delivering good design
 D5 Inclusive design
 D6 Housing quality and standards
 D7 Accessible housing
 D8 Public realm
 D11 Safety, security and resilience to emergency
 D12 Fire safety
 D14 Noise
 H1 Increasing housing supply
 H4 Delivering affordable housing
 H5 Threshold approach to applications
 H6 Affordable housing tenure
 H7 Monitoring of affordable housing
 H8 Loss of existing housing and estate redevelopment

H10 Housing size mix
 S4 Play and informal recreation
 E11 Skills and opportunities for all
 HC1 Heritage conservation and growth
 HC3 Strategic and local views
 G5 Urban greening
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 SI1 Improving air quality
 SI2 Minimising greenhouse gas emissions
 SI4 Managing heat risk
 SI5 Water infrastructure
 SI7 Reducing waste and supporting the circular economy
 SI12 Flood risk management
 SI13 Sustainable drainage
 T1 Strategic approach to transport
 T2 Healthy Streets
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car parking
 T6.1 Residential parking
 T7 Deliveries, servicing and construction
 T9 Funding transport infrastructure through planning
 DF1 Delivery of the Plan and Planning Obligations.

GLA Supplementary Guidance

3. Homes for Londoners Affordable Housing and Viability SPG (August 2017)
 Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014).

Core Strategy (2011)

4. 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 policy 2 – Sustainable transport
 Strategic policy 3 – Shopping, leisure and entertainment
 Strategic policy 5 – Providing new homes
 Strategic policy 6 – Homes for people on different incomes
 Strategic policy 7 – Family homes
 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.

Southwark Plan (2007) saved policies

5. The Council's cabinet on 19 March 2013, as required by 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 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 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 3.19 Archaeology
 Policy 3.28 Biodiversity
 Policy 4.2 Quality of residential accommodation
 Policy 4.3 Mix of Dwellings
 Policy 4.4 Affordable Housing
 Policy 4.5 Wheelchair Affordable Housing
 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.

Peckham and Nunhead Area Action Plan (2014)

6. The Peckham and Nunhead Area Action Plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework for delivering development in Peckham and Nunhead. The AAP identifies a "wider action area" and a "core action area" the latter of which is expected to be the focus of development and intensification. The application site is within the wider action area, within the Nunhead, Peckham Rye and Honor Oak character area. It is not an identified proposal site.

Policy 15 Residential parking
 Policy 16 New homes

Policy 17 Affordable and private homes
 Policy 18 Mix and design of new homes
 Policy 19 Open space and sites of importance for nature conservation
 Policy 20 Trees
 Policy 21 Energy
 Policy 22 Waste, water, flooding and pollution Policy 23 Public realm
 Policy 24 Heritage Policy 25 Built form
 Policy 26 Building heights Policy 31 Land use
 Policy 32 Transport and movement Policy 33 Built environment
 Policy 48 Presumption in favour of sustainable development
 Policy 49 Section 106 planning obligations and community infrastructure levy.

Southwark Supplementary Planning Documents

7. 2015 Technical Update to the Council's Residential Design Standards SPD (2011)
 Development Viability SPD (2016) Draft Affordable Housing SPD (2011)
 Sustainable Design and Construction SPD (2009)
 Section 106 Planning Obligations and CIL SPD (2015 and amended November 2020).

Emerging policy

8. The New Southwark Plan is now at an advanced stage. 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 and April 2021. The Inspectors wrote a post hearings letter on 28 May 2021 and under Section 20(7)(c) of the Planning and Compulsory Purchase Act (2004) the Council asked the Inspectors to recommend Main Modifications to ensure the Plan is sound. The Council is consulting on the Main Modifications as recommended by the Inspectors from 6 August 2021 to 24 September 2021. The Inspectors will write a report once the consultation has concluded and they have had the opportunity to consider representations.
9. It is anticipated that the plan will be adopted later in 2021 and will replace the saved policies of the 2007 Southwark Plan, the 2011 Core Strategy, the Aylesbury Area Action Plan 2010, the Peckham and Nunhead Area Action Plan 2014 and the Canada Water Area Action Plan 2015.
10. 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.
11. The Inspectors have heard all the evidence submitted at the Hearings and in previous stages of consultation. The Main Modifications comprise the changes to policies the Inspectors consider are needed to ensure the Plan is sound.
12. The Inspectors agreed to consult on main modifications. Since concluding the

consultation on the main modifications, the council recently has received a draft of Inspectors Report on the NSP. These emerging policies can now be applied and given significant weight.

13. The most relevant emerging policies of the NSP are as follows:

- SP1a Southwark's development targets
- SP1b Southwark's places
- SP1 Quality affordable homes
- SP2 Regeneration that works for all
- P1 Social rented and intermediate housing
- P2 New family homes
- P7 Wheelchair accessible and adaptable housing
- P12 Design of places
- P13 Design quality
- P14 Residential design
- 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
- P21 Borough views
- P27 Access to employment and training
- P48 Public transport
- P49 Highway impacts
- P50 Walking
- P52 Cycling
- P53 Car parking
- P54 Parking standards for disabled people and mobility impaired people
- P55 Protection of amenity
- P58 Green infrastructure
- P59 Biodiversity
- P60 Trees
- P61 Reducing waste
- P63 Contaminated land and hazardous substances
- P64 Improving air quality
- P65 Reducing noise pollution and enhancing soundscapes
- P66 Reducing water use
- P67 Reducing flood risk
- P68 Sustainability standards
- P69 Energy
- IP2 Transport infrastructure
- IP3 Community infrastructure levy and section 106 planning obligations.

14. 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.