

## **APPENDIX C**

### **ELEPHANT AND CASTLE TOWN CENTRE - COMPULSORY PURCHASE ORDER**

#### **Planning Policy**

##### *Background*

1. A Development Plan sets out a local authority's policies and proposals for land use in their area. The Development Plan for Southwark consists of the Southwark Plan 2022 and the London Plan 2021.
2. Relevant policies from the Development Plan are listed in the notes at the end of this Appendix.

##### *Site Allocation*

3. In the London Plan, the site is located within the Elephant and Castle Opportunity Area, the Central Activities Zone (CAZ) and forms part of an area designated as a Major Town Centre. The site is suitable for Tall Buildings under policy P17 (Tall Buildings) of the Southwark Plan because it is in the CAZ and a Major Town Centre.
4. In the Southwark plan, the site is the subject of Proposal Site policy NSP48 (Elephant and Castle Shopping Centre and London College of Communication), a large area at the centre of Elephant and Castle identified as being suitable for comprehensive mixed-use redevelopment. In terms of housing policy, the site is in an area where a minimum of 35% affordable housing is required.
5. The allocation requires redevelopment to enhance connectivity to the existing cycle network and walking routes, improving the accessibility to the bus, tube and station interchange and enable the Low Line walking route along the railway viaduct.
6. The site sits within Zone 1 and has a Public Transport Accessibility Level (PTAL) of 6b - which is the best.
7. The London View Management Framework 2012 provides that Elephant and Castle sits in the background of townscape view 23A1 looking from the Serpentine Bridge in Hyde Park to Westminster.

##### *National Planning Policy Framework (NPPF), July 2021*

8. The NPPF sets out the Government's strong commitment to delivering sustainable development. It advises that there are three elements to sustainable development; economic, social and environmental. Sustainable development is the principal theme underpinning both London-wide and Southwark policies, where the regeneration of areas such as the Elephant and Castle is of high priority.
9. The NPPF acknowledges the important role that town centres play at the heart of local communities. Paragraph 86(a) of the NPPF states that planning policies should define a network and hierarchy of town centres and promote their long-term vitality and

viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.

10. Paragraph 92 of the NPPF provides that planning policies and decisions should aim to achieve healthy, inclusive and safe places which
  - (a) promote social interaction for example through street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
  - (b) are safe and accessible – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, which encourage the active and continual use of public areas; and
  - (c) enable and support healthy lifestyles – for examples through the provision of safe and accessible green infrastructure and layouts that encourage walking and cycling.
11. With regards to public realm and pedestrian connectivity, NPPF paragraph 112 states that development should give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas, and create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
12. Paragraph 119 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
13. Paragraph 121 of the NPPF recognises that local planning authorities should take a proactive role in identifying and bringing forward land that may be suitable for development needs, using the full range of powers available to them. This includes identifying opportunities for land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.
14. Paragraph 187 of the NPPF provides that planning decisions and policies should ensure that new development is integrated effectively with existing businesses and community facilities, which should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or facility could have a significant adverse effect on new development in its vicinity, the applicant (or “agent of change”) should be required to provide suitable mitigation before the development has completed.

#### *Elephant & Castle Opportunity Area*

15. The site is located within the Elephant and Castle Opportunity Area. The London Plan considers Opportunity Areas to be “*significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and*

capacity. Opportunity Areas typically contain capacity for at least 5,000 net additional jobs or 2,500 net additional homes or a combination of the two. When developing policies for Development Plans, allocations and frameworks, boroughs should use the indicative capacity figures as a starting point, to be tested through the assessment process” (Paragraph 2.1.1).

16. Table 2.1 (Opportunity Area Indicative capacity for new homes and jobs) of the London Plan provides that Elephant and Castle has an indicative capacity of 5,000 homes and 10,000 jobs based on the 2017 SHLAA capacity from 2019-2041.

*Southwark Plan 2022*

17. The adopted site designation NSP48 (Elephant and Castle Shopping Centre and London College of Communication) in the Southwark Plan encompasses the East Site, all of the railway arches along Elephant Road and the LCC site. The site vision requires employment uses including new offices (E(g)(i) use class), retail, cafes and bars to at least the existing level of provision, at least the same amount of education space as is currently on the site, new homes, civic space, public realm enhancements including along the railway viaduct, a new tube station entrance, and high quality active frontages. The site designation also advises that a new community health hub may be provided. The site designation plan shows two improved pedestrian connectivity routes: one linking the Elephant and Castle peninsula and underground station with the railway station and out onto Elephant Road, and the other providing a link from Elephant Road through arches to the south of the railway station into the East Site and beyond, towards the open space of St Mary’s Churchyard Newington.
18. Policy ST1 of the Southwark Plan provides the targets for the distribution of jobs, which for the Elephant and Castle Opportunity Area is 10,000. Policy ST2 sets out the development targets:

Table A: Delivery in Vision Areas

Site Area	Employment floorspace (sqm)		Retail, leisure and community uses floorspace* (sqm)		Approximate housing capacity within the borough through site allocations by area (net, units)	Net open space provision within site allocations in GIA (sqm)	
	Proposed provision (gross)	Uplift (net)	Proposed provision (gross)	Uplift (net)			
Elephant and Castle	Site Allocations	27,309	-2,884	30,946	2,261	1,686	1,640
	Elephant Park	60,000	60,000	6,014	6,014	683	8,000
	Planning applications	47,792	27,542	0	0	0	0
	Total	135,101	84,658	36,960	8,275	2,369	9,640

19. Policy SP4 (Green and Inclusive Economy) sets out town centre employment and jobs targets. For Elephant and Castle Opportunity Area the target for jobs is 10,000. The policy also sets targets for the distribution of the retail floorspace, which for the Elephant and Castle Major Town Centre is 10,000 sq.m.
20. Design and accessibility guidance in NSP48 provides that it is anticipated that the existing shopping centre will be demolished to facilitate a restructuring of the area’s layout, walking and cycle routes should be enhanced and a comprehensive mixed-use redevelopment of the site can include taller buildings, subject to consideration of impacts on existing character, heritage and townscape.

21. Policy AV.09 sets out the vision for Elephant and Castle Area, which is to provide an attractive destination for visitors with a strong daytime and night-time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents. The policy requires that development in Elephant and Castle should provide as many homes as possible at a range of different tenures including second housing. Development should also provide opportunities for existing small businesses, particularly those from minority ethnic groups, to relocate and continue trading; and should support the creation of a distinctive environment through a mix of innovative and enduring new architecture, heritage buildings, open spaces and quality public realm that provides greenery, safety, connectivity and reduces exposure to air pollution, whilst enabling new transport infrastructure links with the surrounding areas by providing safe and accessible walking, cycling and public transport routes.
22. Policy P33 provides that where small or independent businesses or small shops may be displaced by development, a business relocation strategy, written in consultation with affected businesses, must be provided. The strategy must set out viable relocation options.
23. Policy P34 supports the use of railway arches within the borough for commercial or community uses.
24. Policy P35 notes that town centres should be the main focus for new developments providing new shops, education, healthcare and community facilities, offices and workspaces, leisure facilities and entertainment venues. This includes encouraging a diverse night-time economy with a range of appropriate activities throughout the evening and night-time.
25. With regards to pedestrian connectivity, Policy P51 states that development must enhance the borough's walking networks by providing footways, routes and public realm that enable access through development sites and adjoining areas. Similarly, Policy P49 requires development to improve accessibility to public transport by creating and improving walking and cycling connections to public transport stops or stations.

*London Plan 2021*

26. The London Plan was adopted in March 2021 following extensive consultation and an Examination in Public in 2019.
27. Policy SD1 (Opportunity Areas) of the London Plan states that the designated Opportunity Areas should maximise the delivery of affordable housing and create mixed and inclusive communities.
28. The London Plan allocates Elephant & Castle as an Opportunity Area. In addition, Policy SD6 (Town Centres and High Streets) applies to Elephant and Castle Town Centre and requires the vitality and viability of London's varied town centres to be promoted and enhanced through appropriate town centre development.
29. Table A1.1 - Town Centre Network of the London Plan sets out the vision for the Elephant and Castle Town Centre.
30. Elephant & Castle has a Major centre classification in the Town Centre Network. The London Plan defines Major centres as "*Major centres – typically found in inner and*

*some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sq.m of retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.”*

31. Elephant and Castle is classified as an NT2 in the night-time economy classification. The town centre is of regional or sub-regional significance with regard to the night-time economy.
32. Elephant and Castle is classified as Medium under the commercial growth potential. The London Plan defines Medium growth as “Medium growth – includes town centres with moderate levels of demand for retail, leisure or office floorspace, and with physical and public transport capacity to accommodate it.”
33. The London Plan provides that town centres are likely to be able to accommodate high or medium levels of residential growth, or incremental residential development and boroughs should be planning proactively to seek opportunities for residential growth in and around town centres. Elephant and Castle is classified in the London Plan as High under residential growth potential.
34. Elephant and Castle is classified as A/B and part CAZ. The CAZ areas have significant potential for an office function. Classification A establishes that the town centre has “*Speculative office potential – These centres have the capacity, demand and viability to accommodate new speculative office development.*” Classification B establishes that the town centre has “*Mixed-use office potential – These centres have the capacity, demand and viability to accommodate new office development, generally as part of mixed-use developments including residential use.*”
35. The site sits within the CAZ, the strategic priorities and functions for which are set out in policies SD4 and SD5 of the London Plan; this includes enhancing and promoting the roles of the CAZ based on a rich mix of local and strategic uses.
36. The plan states that the Mayor is proposing to extend the Bakerloo Line from Elephant to Lewisham which will improve the route’s connectivity and capacity supporting new homes in the Old Kent Road and elsewhere in South-East London. The Bakerloo Line Extension has been delayed.
37. Policy GG1 (building strong and inclusive communities) requires those involved in planning and development to (among other things): seek to ensure changes to the physical environment to achieve an overall positive contribution to London; provide access to good quality community spaces and infrastructure that accommodate, encourage and strengthen communities, increasing active participation and social integration; ensure that streets and public spaces are consistently planned for people to move around and spend time in comfort and safety; ensure that new buildings and the spaces they create are designed to reinforce or enhance the identity, legibility, permeability and inclusivity of neighbourhoods; and support and promote the creation of a London where all Londoners, including those with protected characteristics, can move around with ease.
38. Policy GG2 (making the best use of land) states that those involved in planning and development must (among other things): enable the development of brownfield land, particularly in Opportunity Areas; and plan for good local walking, cycling and public transport connections to support a strategic target of 80% of all journeys using sustainable travel, enabling car free lifestyles that allow an efficient use of land, as well

as using new and enhanced public transport links to unlock growth.

39. In relation to the relocation of Corsica Studios and the night-time economy, Policy HC6 states that the night-time economy should be promoted, where appropriate, particularly in the CAZ, strategic areas of night-time activity, and town centres where public transport such as the Night Tube and Night Buses are available. It states that boroughs should improve access, inclusion and safety, and make the public realm welcoming for all night-time economy users and workers. The policy seeks to protect and support evening and night-time cultural venues such as pubs, night clubs, theatres, cinemas, music and other arts venues.
40. Also relevant in this context is Policy D13 (The Agent of Change). This places the responsibility for mitigating impacts from existing noise emitting activities or uses on the proposed new noise-sensitive development. This means that the responsibility for mitigating the impact of noise is on the proposer of eg the new residential development. As a consequence, the developer of residential units close to a noise emitting activity (such as a music venue like Corsica Studios) may need to design them in a more sensitive way to protect the new occupiers from noise impacts and/or to pay for soundproofing of the existing music venue.
41. Regarding public realm and pedestrian connectivity, Policy D8 states that development should ensure that public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Proposals should maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible.
42. Policy T1 (Strategic approach to transport) requires Development Plans to support, and development proposals to facilitate the delivery of the Mayor's strategic target of 80% of all trips in London to be made by foot, cycle or public transport by 2041, requiring all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.
43. In accordance with the Mayor's Healthy Streets initiative, Policy T2 states that development proposals should deliver patterns of land use that facilitate residents making shorter, regular trips by walking or cycling. Part D of the policy states that development proposals should be permeable by foot and cycle and connect to local walking and cycling networks as well as public transport.

*Elephant and Castle Supplementary Planning Document ("SPD")*

44. The SPD provides a framework to guide development until 2027. The Opportunity Area is divided into character areas and the site forms part of the central character area. The strategy for this area is to:
  - Use development opportunities to redevelop or remodel the shopping centre and expand its appeal to a larger catchment.

- Provide a range of unit sizes and affordable retail units which are made available to existing occupiers displaced by development from across the opportunity area.
  - Provide a range of arts, cultural, leisure and entertainment uses, including food and drink uses which make a positive contribution to the evening economy.
  - Support the growth of the London College of Communication.
  - Strengthen links between the shopping centre site and Walworth Road ensuring that it becomes a key shopping axis.
  - Require developments to be mixed use and introduce active uses at ground level wherever possible.
  - Ensure that development opportunities provide opportunities for existing and future small and medium sized businesses.
  - Transform leisure opportunities by building a new leisure centre.
  - Make significant improvements to the interchange between buses, tube and rail and increase capacity in the Northern Line station.
  - Replace subways with surface level crossings.
  - Improve east-west pedestrian connections by providing direct links through the shopping centre site and railway viaduct.
  - Take opportunities to activate and soften key public spaces around the central area and provide a new civic space at the front of the shopping centre.
  - Ensure all development and public realm enhancements are of the highest quality to provide a positive perception of the area.
  - Use tall buildings to signal the regeneration of the area, help define gateways into the central area and create an interesting skyline.
  - Potential sites for tall buildings include the shopping centre and leisure centre sites. However, they must not detract from heritage assets, including the view of the Palace of Westminster from the Serpentine Bridge.
  - Provide the potential to link key sites, including the shopping centre and leisure centre, within a district CHP/communal heating network.
45. With regard to land use, guidance note SPD21 advises that a redevelopment/remodelling of the shopping centre will be supported. Proposals for the shopping centre site should:
- Support the objective of consolidating the Elephant and Castle as a major town centre.
  - Improve the retail offer by providing a range of types of retail, including comparison goods floor space.

- Provide a range of unit sizes and affordable retail units which are made available to existing occupiers displaced by development.
  - Increase the number of employment opportunities on the site and ensure that there is no net loss of non-residential floor space.
  - Provide a range of arts, cultural, leisure and entertainment uses, including food and drink uses which make a positive contribution to the evening economy.
  - Introduce residential use as part of mixed-use development where feasible.
  - Provide space for an increase in the capacity of the Northern Line ticket hall.
46. SPD 6 of the SPD states that proposals involving arts, cultural, leisure and entertainment uses which contribute towards consolidating Elephant and Castle and Walworth Road as a major town centre will be supported. Paragraph 4.3.5 of the supporting text acknowledges that the development of the evening and night-time economy in the area will help keep the town centre lively and safe at different times of the day and provide more leisure opportunities for local people, visitors and people working in the area.
47. SPD 11 seeks to provide a high-quality network of pedestrian and cycle routes in the opportunity area. Development in the opportunity area should provide convenient, direct, safe, and attractive pedestrian and cycle links which follow desire lines, whilst facilitating east-west pedestrian and cycle movement through the opportunity area and reducing severance created by the railway viaducts and main roads.

#### *Conclusion*

48. In conclusion, the development plan and national policy framework confirms strong support for a high density, mixed-use development on this brownfield site. Across both East and West Sites there will be an increase in retail floorspace in accordance with the London Plan, the Southwark Plan and the SPD. The proposed development will fully accord with the principle of accommodating large-scale development within Opportunity Areas and will deliver many of the key objectives set out in the development plan and the SPD for the central character area, including extensive public realm improvements and significant enhancement to pedestrian experience and connectivity. The permeability of development sites for pedestrians is a key aspect of development plan policy, and the proposed development would create such permeability. The development will also include a new and enhanced home for the cultural electronic and dance music venue on Elephant Road, in line with policy to protect the night time economy; and relocation opportunities for the displaced occupiers of 6 and 7 Farrell Court, in accordance with policy to offer opportunities to displaced small businesses to relocate and continue trading.

#### **Notes**

##### *The London Plan 2021 – relevant policies*

Policy GG1 - Building strong and inclusive communities

Policy GG2 – Making the best use of land

Policy SD1 - Opportunity Areas

Policy SD4 - The Central Activities Zone (CAZ)

Policy SD5 - Offices, other strategic functions and residential development in the CAZ



Policy SD6 - Town centres and high streets  
Policy SD7 - Town centres: development principles and Development Plan Documents  
Policy SD8 - Town centre network  
Policy SD9 - Town centres: Local partnerships and implementation  
Policy SD10 - Strategic and local regeneration  
Policy D1 - London's form, character and capacity for growth  
Policy D2 - Infrastructure requirements for sustainable densities  
Policy D3 - Optimising site capacity through the design-led approach  
Policy D4 - Delivering good design  
Policy D5 - Inclusive design  
Policy D6 - Housing quality and standards  
Policy D7 - Accessible housing  
Policy D8 - Public realm  
Policy D9 - Tall buildings  
Policy D10 - Basement development  
Policy D11 - Safety, security and resilience to emergency  
Policy D12 - Fire safety  
Policy D13 - Agent of Change  
Policy D14 - Noise  
Policy H1 - Increasing housing supply  
Policy H4 - Delivering affordable housing  
Policy H5 - Threshold approach to applications  
Policy H6 - Affordable housing tenure  
Policy H7 - Monitoring of affordable housing  
Policy H9 - Ensuring the best use of stock  
Policy H10 - Housing size mix  
Policy H11 - Build to Rent  
Policy S1 - Developing London's social infrastructure  
Policy S2 - Health and social care facilities  
Policy S3 - Education and childcare facilities  
Policy S4 - Play and informal recreation  
Policy S5 - Sports and recreation facilities  
Policy E1 - Offices  
Policy E2 - Providing suitable business space  
Policy E3 - Affordable workspace  
Policy E8 - Sector growth opportunities and clusters  
Policy E9 - Retail, markets and hot food takeaways  
Policy E11 - Skills and opportunities for all  
Policy HC1 - Heritage conservation and growth  
Policy HC3 - Strategic and Local Views  
Policy HC4 - London View Management Framework  
Policy HC5 - Supporting London's culture and creative industries  
Policy HC6 - Supporting the night-time economy  
Policy HC7 - Protecting public houses  
Policy G1 - Green infrastructure  
Policy G4 - Open space  
Policy G5 - Urban greening  
Policy G6 - Biodiversity and access to nature  
Policy G7 - Trees and woodlands  
Policy G8 - Food growing  
Policy G9 - Geodiversity  
Policy SI 1 - Improving air quality  
Policy SI 2 - Minimising greenhouse gas emissions  
Policy SI 3 - Energy infrastructure

Policy SI 4 - Managing heat risk  
Policy SI 5 - Water infrastructure  
Policy SI 6 - Digital connectivity infrastructure  
Policy SI 7 - Reducing waste and supporting the circular economy  
Policy SI 12 - Flood risk management  
Policy SI 13 - Sustainable drainage  
Policy T1 - Strategic approach to transport  
Policy T2 - Healthy Streets  
Policy T3 - Transport capacity, connectivity and safeguarding  
Policy T4 - Assessing and mitigating transport impacts  
Policy T5 - Cycling  
Policy T6 - Car parking  
Policy T6.1 - Residential parking  
Policy T6.2 - Office Parking  
Policy T6.3 - Retail parking  
Policy T6.4 - Hotel and leisure uses parking  
Policy T6.5 - Non-residential disabled persons parking  
Policy T7 - Deliveries, servicing and construction  
Policy T9 - Funding transport infrastructure through planning

*Relevant GLA Supplementary Planning Guidance (SPG)*

Character and Context SPG (October 2014)  
Fire safety LPG (draft)  
Characterisation and Growth Strategy LPG (draft)  
Housing Design Standards LPG (draft)  
Optimising Site Capacity: A Design-led Approach LPG (draft)  
Small Site Design Codes LPG (draft)  
Housing SPG (May 2016)  
Large scale purpose built shared living LPG (draft)  
Play and Informal Recreation SPG  
Social Infrastructure SPG (May 2015)  
London View Management Framework (March 2012)  
Urban Greening Factor SPG (September 2021)  
Be Seen Energy Monitoring SPG (October 2021)  
Circular Economy Statement SPG (March 2022)  
Whole Lifecycle Carbon Assessment SPG (March 2022)  
Energy Assessment Guidance (2020)  
Control of Dust and Emissions (July 2014)  
Air Quality Neutral Guidance (AQN) (draft)  
Air Quality Positive SPG (draft)  
Sustainable Transport, Walking and Cycling guidance (September 2021)  
Affordable Housing and Viability Supplementary Planning Guidance (August 2017)

*Relevant Southwark Plan Policies 2022*

ST1 - Southwark's Development Targets  
ST2 - Southwark's Places  
SP1 - Homes for all  
SP2 - Southwark Together  
SP3 - Great start in life  
SP4 - Green and inclusive economy  
SP5 - Thriving neighbourhoods and tackling health inequalities  
SP6 - Climate Emergency

AV.09 - Elephant and Castle Area Vision

- P1 - Social rented and intermediate housing
- P2 - New family homes
- P3 - Protection of existing homes
- P4 - Private rented homes
- P8 - Wheelchair accessible and adaptable housing
- P13 - Design of places
- P14 - Design quality
- P15 - Residential design
- P16 - Designing out crime
- P17 - Tall buildings
- P18 - Efficient use of land
- P19 - Listed buildings and structures
- P20 - Conservation areas
- P21 - Conservation of the historic environment and natural heritage
- P22 - Borough views
- P23 - Archaeology
- P26 - Local list
- P27 - Education places
- P28 - Access to employment and training
- P30 - Office and business development
- P31 - Affordable workspace
- P32 - Small shops
- P33 - Business relocation
- P34 - Railway arches
- P35 - Town and local centres
- P36 - Development outside town centres
- P37 - Protected shopping frontages
- P38 - Shops outside protected shopping frontages, town and local centres
- P39 - Shop fronts
- P42 - Pubs
- P43 - Outdoor advertisements and signage
- P44 - Broadband and digital infrastructure
- P45 - Healthy developments
- P46 - Leisure, arts and culture
- P47 - Community uses
- P48 - Hot food takeaways
- P49 - Public transport
- P50 - Highways impacts
- P51 - Walking
- P53 - Cycling
- P54 - Car Parking
- P55 - Parking standards for disabled people and the physically impaired
- P56 - Protection of amenity
- P57 - Open space
- P58 - Open water space
- P59 - Green infrastructure
- P60 - Biodiversity
- P61 - Trees
- P62 - Reducing waste
- P64 - Contaminated land and hazardous substances
- P65 - Improving air quality
- P66 - Reducing noise pollution and enhancing soundscapes
- P67 - Reducing water use

P68 - Reducing food risk  
P69 - Sustainability standards  
P70 - Energy

*Relevant Supplementary Planning Documents (SPDs)*

Heritage SPD (2021)  
Development Viability SPD (2016)  
Technical Update to the Residential Design Standards SPD (2015)  
Section 106 Planning Obligations/CIL SPD (2015)  
Elephant and Castle Opportunity Area Planning Framework/SPD (2012)  
Affordable housing SPD (2008 - Adopted and 2011 - Draft)  
Residential Design Standards SPD (2011) Sustainable Transport SPD (2010)  
Sustainable design and construction SPD (2009) Sustainability assessments SPD (2009)  
Statement of Community Involvement (2008)