

Appendix 2: Planning policies and material considerations

2020 planning permission

1. The planning permission granted by the GLA in June 2020 (council ref. 17/AP/4088) for the redevelopment of the Biscuit Factory and Campus Site is a material consideration in the assessment of this s73 application, which seeks to make changes to this approved scheme. Later non-material amendments to the 2020 permission have agreed small changes as summarised in appendix 3. The permission has been implemented with the construction of the school.

National Planning Policy Framework 2023

2. The revised National Planning Policy Framework ('NPPF') was published in December 2023 which sets out the national planning policy. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 224 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 7 Ensuring the vitality of town centres
 - Chapter 8 Promoting healthy and safe communities
 - Chapter 9 Promoting sustainable transport
 - Chapter 10 Supporting high quality communications
 - Chapter 11 Making effective use of land
 - Chapter 12 Achieving well-designed and beautiful 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

3. 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
 - GG3 Creating a healthy city
 - GG4 Delivering the homes Londoners need
 - GG5 Growing a good economy
 - GG6 Increasing efficiency and resilience
 - Policy SD7 Town centres: development principles and Development Plan Documents

- 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 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 S6 Public toilets
- Policy E1 Offices
- Policy E2 Providing suitable business space
- Policy E3 Affordable workspace
- Policy E5 Strategic Industrial Locations
- Policy E9 Retail, markets and hot food takeaways
- Policy E11 Skills and opportunities for all
- Policy HC1 Heritage conservation and growth
- Policy HC2 World Heritage Sites
- Policy HC3 Strategic and Local Views
- Policy HC4 London View Management Framework
- Policy HC5 Supporting London's culture and creative industries
- 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 SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI3 Energy infrastructure
- Policy SI4 Managing heat risk

- Policy SI5 Water infrastructure
- Policy SI6 Digital connectivity infrastructure
- Policy SI7 Reducing waste and supporting the circular economy
- Policy SI12 Flood risk management
- Policy SI13 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.

The Southwark Plan 2022

4. The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036.
5. The Southwark Plan includes Strategic Policies, Area Visions and Development Management Policies. The most relevant strategic policies are as follows:
 - ST1 Southwark's Development Targets
 - ST2 Southwark's Places
 - SP2 Southwark Together
 - SP3 A great start in life
 - SP4 Green and inclusive economy
 - SP5 Thriving and neighbourhoods and tackling health equalities
 - SP6 Climate emergency.
6. Southwark Plan's Bermondsey Area Vision (AV.03) identifies the area as an inner London neighbourhood characterised by modest worker houses associated with the historic Rotherhithe docks and local manufacturing industries such as biscuits, jam, vinegar and pickles. It is an area notable for its employment clusters as well as having good public transport links.
7. The application site forms the majority of site allocation NSP13 "Biscuit Factory and Campus". This allocation requires the provision of new homes, new and replacement business floorspace, a replacement school, two new links to The Blue under the railway viaduct, provision of active frontages for retail, community or leisure uses, a new link to the Underground station and enhancement of the Low Line route.

8. The relevant policies of the Southwark Plan are:
- ST1 Southwark's Development Targets
 - ST2 Southwark's Places
 - AV.03 Bermondsey Area Vision
 - P1 Social rented and intermediate housing
 - P2 New family 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
 - P24 World heritage sites
 - 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
 - P39 Shop fronts
 - 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
 - P52 Low Line routes
 - P53 Cycling
 - P54 Car parking
 - P55 Parking standards for disabled people and the physically impaired
 - P56 Protection of amenity
 - 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 flood risk
 - P69 Sustainability standards
 - P70 Energy
 - IP2 Transport infrastructure
 - IP3 CIL and section 106 planning obligations.
9. The Southwark Plan responds positively to the NPPF, by incorporating area visions, development management policies and site allocations which plan for the long term delivery of housing. It 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.

Supplementary Planning Document and other relevant documents

10. Of relevance in the consideration of the application are the following council SPDs and guidance as material considerations:
- 2015 Technical Update to the Residential Design Standards SPD (2011)
 - Affordable Housing SPD (2008) and draft SPD (2011)
 - Development Viability SPD (2016)
 - Heritage SPD (2021)
 - Section 106 and CIL SPD (2020 update)
 - Waste Management Guidance Note for Residential Developments.

Greater London Authority Supplementary Guidance

11. Of relevance in the consideration of the application are the following GLA LPGs and SPGs, some of which are in draft form, as material considerations:
- Accessible London SPG
 - Affordable Housing and Viability SPG
 - Affordable Housing LPG (draft)
 - Air Quality Neutral LPG
 - Air Quality Positive LPG
 - Be Seen Energy Monitoring LPG
 - Character and Context SPG
 - Characterisation and Growth Strategy LPG
 - Circular Economy Statements LPG
 - Contaminated Land Process Note
 - Crossrail Funding SPG
 - Development Viability LPG (draft)
 - Energy Planning Guidance
 - Fire Safety LPG (draft)
 - London View Management Framework SPG

- Housing SPG
- Housing Design Standards LPG
- Optimising Site Capacity: a Design-led Approach LPG
- Play and Informal Recreation SPG
- Public London Charter LPG
- Social Infrastructure SPG
- Sustainable Transport, Walking and Cycling LPG
- The Control of Dust and Emissions in Construction SPG
- Urban Greening Factor LPG
- Whole Life Carbon LPG.

National guidance

12. The following guidance form material considerations:
 - National Design Guide (2021)
 - Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017)
 - Historic England, Good Practice Advice in Planning Note 4: Tall Buildings
 - Historic England, Good Practice Advice in Planning Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)
 - Guidelines for Landscape and Visual Impact Assessment Third Edition (2013)