

CORE STRATEGY
DRAFT PREFERRED OPTIONS

April 2009 Executive Version

CONTENTS

SECTION 1: INTRODUCTION	4
1.1 What is the Core Strategy?	4
1.2 What other important documents do you need to know about?	4
1.3 Finding your way around this report	5
SECTION 2: WHAT TYPE OF PLACE SHOULD SOUTHWARK BE?	6
2.1 Southwark today.....	6
2.2 What has already been agreed?	7
2.3 Southwark in the future	7
SECTION 3 : VISION AND OBJECTIVES	8
3.1 What do we want places in Southwark to be like?.....	8
Central Activities Zone	9
River Thames	9
Elephant and Castle opportunity area.....	10
Borough, Bankside and London Bridge opportunity area	10
Canada Water (and Rotherhithe) action area	11
Peckham and Nunhead action area.....	12
Nunhead.....	13
Aylesbury action area	13
Herne Hill town centre	14
Camberwell town centre	14
The Blue	14
Dulwich town centre.....	15
Lordship Lane town centre.....	15
Old Kent Road regeneration area	15
West Camberwell housing regeneration area	16
Bermondsey Spa	16
3.2 What are we trying to achieve (objectives)	16
Theme: Improve individual life chances	16
Objective 1A. <i>Creating employment and linking local people to jobs</i>	16
Objective 1B. <i>Achieve educational potential</i>	16
Objective 1C. <i>Be healthy and active</i>	17
Objective 1D. <i>Culture, creativity and diversity</i>	17
Objective 1E. <i>Be safe</i>	17
Theme: Make the borough a better place for people.....	17
Objective 2A. <i>Create mixed communities</i>	17
Objective 2B. <i>Promote sustainable use of resources</i>	17
Objective 2C. <i>Provide more and better homes</i>	17
Objective 2D. <i>Create a vibrant economy</i>	18
Objective 2E. <i>Have a liveable public realm</i>	18
Objective 2F. <i>Conserve and protection historic and natural places</i>	18
Theme 3: Deliver quality public services	18
Objective 3A. <i>Accessible, customer focused, efficient and modern public services</i>	18
Theme 4: Making sure positive change happens	18
Objective 4A. <i>Provide enough funding for regeneration to positively transform the image of Southwark</i>	18

SECTION 4: THE PREFERRED OPTIONS	21
Policy 1 - Sustainability assessment	21
Policy 2 - Sustainable transport.....	22
Policy 3 - Shopping , leisure and entertainment	24
Policy 4 - Places to learn and enjoy	27
Policy 5 - Providing new homes	28
Policy 6 - Homes for people on different incomes	30
Policy 7 - Family homes	33
Policy 8 - Student homes	34
Policy 9 - Homes for Gypsies and travellers.....	35
Policy 10 - Numbers and places for people to work	35
Policy 11 - Open spaces and wildlife.....	37
Policy 12 - Design and conservation	39
Policy 13 - High environmental standards	41
SECTION 5: DELIVERY AND IMPLEMENTATION	44
SECTION 6: REVIEWING PROGRESS	44
APPENDICES	45
Appendix A: Core Strategy Proposals Map	45
Appendix B: Possible housing sites.....	46
Appendix C: Changes to the Southwark Plan Proposals Map.....	47
Appendix D: Consultation Questionnaire and demographic monitoring form	
49	
Appendix E: Useful council contacts	58
Appendix F: More information on the Local Development Framework	59
Appendix G: Useful Links to Related Documents.....	63
Appendix H: Southwark today – interesting facts and information	67
Appendix I: Glossary	69
FIGURES	
Figure 1: Key diagrams / Proposals Map	19
Figure 2: Borough and Bankside	20
Figure 3: Affordable Housing Approach	31

SECTION 1: INTRODUCTION

1.1 What is the Core Strategy?

The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016).

The Core Strategy will affect everyone living, working and visiting Southwark and so it is important that you let us know what you think of this plan. Within this document we set out the kind of place we want Southwark to be in the future. We set out our approach to many important issues including:

- What different places in the borough, such as Elephant and Castle, Bankside, London Bridge, Peckham, Canada Water, Dulwich and Aylesbury should be like in the future
- How much affordable and private housing we will require in different areas
- How much family housing we will require
- Where new shops, schools, health centres, faith centres, community centres and leisure facilities should be
- Where we will protect employment areas and where new jobs will be created
- Where we will continue to protect open spaces and where we will create new open spaces
- Transport including walking, cycling, public and river transport, and driving
- How we will make sure new development is environmentally friendly

This document is also our Site Allocations Development Plan Document. Within this document we will allocate important sites for future development.

CONSULTATION QUESTIONS

What do you like about Southwark? What do you think should be changed? What do you think should stay the same?

We received many comments on our issues and options Core Strategy, and it is now really important that you comment on this preferred options Core Strategy.

You can use the response form in appendix D to make your comments.

1.2 What other important documents do you need to know about?

National and regional documents

The Core Strategy sets out our approach to development and planning in Southwark. It also links to many other documents and must not go against national policies and regional policies. Appendix F provides further information on national policies through Planning Policy Statements and other similar documents, and regional policies through the London Plan.

Other Southwark planning documents

We are also producing a number of other planning documents. These are set out in Appendix G.

Supporting documents for the Core Strategy

We have a number of supporting documents providing background information including:

- **Background paper (the evidence base):** This report provides more information on the preferred option, sets out all the research, evidence and statistics we have collected to help prepare the Core Strategy. This includes looking at why we chose the preferred options instead of the alternatives in the issues and options paper.
- **Sustainability Appraisal:** This tests the preferred options we are looking to take forward to make sure it has positive social, environmental and economic impacts.
- **Equalities Impact Assessment:** This examines how the Core Strategy meets the needs of the whole community and makes sure that the Core Strategy does not disadvantage anyone in the community.
- **Consultation Plan and Strategy:** These explain how and when we will consult the community in preparing the Core Strategy.
- **Statement of Consultation and Officer Responses:** The statement sets out a summary of the consultation on the previous stages of the Core Strategy. The officer responses set out all the representations we received at the Issues and Options stage and on the Scoping Report and how we have taken the comments into consideration when writing the preferred options.

1.3 Finding your way around this report

- This document first sets out the vision and objectives for the Core Strategy in Section 2.
- Section 3 is the policies for the borough with reasons why these are our policies. The links sections within the policies, sets out key documents informing the policy and lets you know whether any of our maps link to the policy.
- Section 4 provides information on how we will implement, deliver and monitor the Core Strategy.
- Within the document there are five maps. Figure 1 is the key diagram, which shows the main strategic areas of activity in Southwark and town centres in neighbouring boroughs. Figure 2 show Borough and Bankside in more detail. Figure 3 shows our requirements for affordable and private housing across the whole borough. Appendix A is the Core Strategy proposals map which shows the designations for different land uses and where different policies apply. Appendix B shows all potential housing development sites over 0.25 hectares. Strategic sites will be on the proposals map with detailed information about quantities of development and implementation at the publication/submission stage.

- Throughout the document are some consultation questions to help you to think about whether you agree or disagree with the preferred options we are suggesting. Appendix D provides a form for you to give us your comments.
- The appendices provide further background information.

SECTION 2: WHAT TYPE OF PLACE SHOULD SOUTHWARK BE?

2.1 Southwark today

Although Southwark is described as an ‘inner city’ borough it really covers a huge range of areas. The borough includes areas of ‘leafy suburbia’, fashionable riverside flats, Victorian terraces, modern offices and open spaces and conservation areas. The borough is very diverse and the population is growing.

Appendix H provides further interesting facts and information on Southwark at the moment.

We are faced with many challenges in making sure the Core Strategy meets the needs of our diverse population and environment. These include:

- How we can achieve sustainable development by balancing environmental, social and economic needs to ensure a good quality of life for now and in the long term.
- How we can continue to reflect our diverse cultures positively in places.
- How we can reduce the inequalities between people and communities through creating successful places.
- How we can build more housing and how it can meet the needs of such a diverse population. This includes how we can we provide family housing, housing for first time buyers, social rented housing and different types of housing such as flats and houses.
- How we can balance the need for more housing with other demands on the land such as for faith centres, new offices and leisure centres
- How we can continue to develop our economy to keep Southwark as a player on the world stage, which despite being one of the largest in England, also has huge differences between the wealthy areas and the more deprived areas
- How we can make sure we provide space for new small businesses and creative industries and encourage innovative industries to move to Southwark.
- How can we invest in children through improvements to schools, youth provision, play spaces links to jobs and provision of good quality homes.
- How we can continue to improve the accessibility of Southwark including safeguarding land for possible new public and river transport and improving walking and cycling routes.
- How we can make the south of Southwark to see little change.
- How we can protect historic areas and ensure well cared for and used open spaces.

- How we can work with Lambeth, Lewisham and boroughs to the south of Southwark to make sure our growth and opportunity areas complement each other.
- How we can work with Lambeth and other boroughs in the Central Activities Zone to improve the north west of Southwark as a central London place.

CONSULTATION QUESTIONS

Do you agree that these are the main challenges facing our borough? Is there anything missing?

2.2 What has already been agreed?

We are not starting from scratch in producing the Core Strategy as our Southwark Plan was only adopted in 2007 after 7 years of consultation. We have already agreed the regeneration of some areas of the borough, such as Borough, Bankside and London Bridge, Elephant and Castle, Aylesbury and Bermondsey Spa, and much of this is already well under way.

2.3 Southwark in the future

In our consultation on the issues and options stage of the Core Strategy we offered two options for development: a growth areas approach or a housing led approach. The growth areas approach focused on development in town centres and areas with good public transport, whilst the housing led approach focused on housing across the whole borough.

Based on the feedback we received on our issues and options report, we have decided to take forward mainly the growth areas approach, with some ideas from the housing led approach, as our preferred option. We set out the reasons why we have chosen this option in our background papers and consultation report.

We will prioritise development in the growth areas

- Central Activities Zone
- Elephant and Castle opportunity area
- Peckham action area
- Canada Water action area
- Bankside, Borough and London Bridge opportunity area
- Aylesbury action area
- West Camberwell housing regeneration area
- Old Kent Road regeneration area.

Most new development will happen in the growth areas, particularly in the core action areas and the opportunity areas. The proposals map (appendix A) shows where these are. We are aiming to balance providing as many homes as possible with growth of other activities that create successful places such as places to work, leisure arts and culture, sports, health centres and tourist

activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive.

We are currently preparing area based planning documents to provide more detailed policies and guidance on each area to meet the needs of each local community. We have agreed supplementary planning documents/guidance for the Elephant and Castle core opportunity area and also the Enterprise Quarter. We are preparing three area action plans for Aylesbury, Canada Water and Peckham and Nunhead action areas. We are preparing two supplementary planning documents for Borough, Bankside and London Bridge opportunity area and also Dulwich. We will be preparing more guidance for Camberwell and the Old Kent Road after the core strategy is adopted.

CONSULTATION QUESTIONS

Do you agree with our growth area approach, focusing development in town centres and areas with good public transport? Do you think there are any other areas that should be growth centres? Do you think any of the identified growth centres should not be growth centres?

SECTION 3 : VISION AND OBJECTIVES

3.1 What do we want places in Southwark to be like?

Southwark is an exciting, diverse place with lots of development. Nearly half of the residents are from ethnic minorities and there are lots of young people and people who only live here for a few years. The level of poverty is very high in some places such as Peckham, Elephant and Castle and Aylesbury and the level of wealth is very high in other places such as Herne Hill, Dulwich, London Bridge and Bankside. The southern part of Southwark has more open space and conservation areas. Less development takes place here. The middle and northern part of the borough has a number of different places where development is planned and is taking place. There are very successful developments along the river in Bankside, Borough and London Bridge. These are tourism and office areas. There are also changing areas such as Elephant and Castle, Bermondsey and Canada Water where regeneration is taking place.

This is our vision for the whole of Southwark.

Southwark as an ambitious, diverse place where people who live, learn, work and have fun here can benefit from the vibrancy of our cultures and communities. Southwark as a place of fast paced change with more than 25,000 new residents and thousands of new businesses since 1991 and more than 25,000 homes and thousands more businesses anticipated by 2017. Southwark as a borough is made up of lots of different identities and localities so we have set out unique visions to show the successful places that we want them to be.

The section below provides more detail on what types of places we want in different areas.

Central Activities Zone

We have targets from the Mayor for over 8, 500 new homes and 34, 200 new jobs by 2026.

We will continue to support the regeneration of the area and there are opportunities for a considerable amount of new development. We will support new homes, businesses and tourism and other services, improved streets and spaces and community facilities. New hotels and student accommodation are changing the character of some areas. We are considering limiting these where they have negative impacts and encouraging them where they can benefit local areas. We will facilitate improvements to the stations, public transport, walking and cycling infrastructure as these are important to enable people to get to and around the area. It is particularly important to link the Elephant and Castle with Borough, Bankside and London Bridge. We will also facilitate local employment and training schemes which are needed to make sure that local people can access jobs.

The River Thames, Elephant and Castle opportunity area and Borough, Bankside and London Bridge opportunity area are all within the Central Activities Zone. The Central Activities Zone covers parts of the London Boroughs of Camden, Westminster, City, Tower Hamlets, Islington, Hackney, Kensington and Chelsea, Wandsworth and Lambeth.

River Thames

We will continue to protect and improve the Thames policy area to maintain the characteristics that help make it a special area. These characteristics include a diverse range of activities in many parts, the Thames Path, historic conservation areas, and some of London's finest panoramas and views. We will continue to encourage the many different types of development using the central activities zone and strategic cultural areas policies. These include tourism such as the Tate in Bankside and offices in London Bridge mixed in with new homes. There is little potential for development in the riverside sites

from Shad Thames along to Rotherhithe, except for Chambers Wharf which is being developed at the moment.

Also the Thames can act as a barrier to attracting businesses into Southwark and for residents travelling into central London for work. We will encourage river transport to increase use of the Thames and we will continue to link the south of the river with the City to ensure continued and improved access. The height of tall buildings is lower than in the rest of Southwark in the Thames policy area at 25 metres. This is to provide more control of developments next to the riverside to make sure the character is retained. We will continue to require all new developments along the Thames to provide access to the river walk as there are still some areas where people cannot walk along the river.

Elephant and Castle opportunity area

There is an Supplementary Planning Guidance for the central part of the Elephant and Castle and an Supplementary Planning Document for the enterprise zone. We will need to review these once the Core Strategy has been prepared to find out if there is any guidance that needs updating. As the Elephant and Castle is an Opportunity Area in the London plan, we will need to work with the Mayor to make sure that we have a framework for development and are meeting his targets.

We have targets from the Mayor for over 6,000 new homes and 4,200 new jobs.

Elephant and Castle has lots of potential for redevelopment and we will be transforming it into an attractive part of central London. It will become a desirable place for high density living, shopping, leisure and study that is very accessible from other places in Southwark and London. We will use our land at the heart of the area to stimulate development of up to 75,000 sqm of new shops community, health and leisure facilities and 6,000 new homes. We will support London Southbank University to grow and there will be up to 12,000 sqm of more offices, hotels, small businesses, cultural, creative and other activities that will increase vitality and create 4,200 jobs especially in the Enterprise Zone and Core Area. We will protect a route for a tram or public transport corridor, to pass through the centre. Public transport will become more accessible with increasing capacity on the Northern line and new connections for pedestrians between the Bakerloo and Northern lines at surface level. This will be linked up and improved with a new street pattern that will make it easy and safe to get around. The Elephant will lead the way on sustainability with a decentralised network of heat, power, green water and data services. New open spaces will be created.

Borough, Bankside and London Bridge opportunity area

We are preparing a supplementary planning document for Borough, Bankside and London Bridge opportunity area. We will be consulting on this from September 2009.

We have targets from the Mayor to provide over 2,500 new homes and 30,000 new jobs by 2026.

Borough and Bankside

We will continue to maintain the character which helps make Borough and Bankside a unique location, facilitating positive change that combines the area's historic character with the best attributes of new developments. We need to achieve this in the context of significant pressure for development. We will protect and facilitate growth of businesses, culture, arts and tourism along with allowing new housing. We will also encourage provision of new community and youth facilities. Although these activities are important for the area to thrive, we need to balance growth with protection of the area's historic character and improvements to support increased population living and working in the area. To achieve this we will not support tall buildings except at the northern end of Blackfriars Road. Design excellence will be required to make sure developments enhance this varied and interesting place. We will also focus on improvement of current open spaces to provide essential areas for relaxation and play and we will continue to make the area easier to get around by enhancing cycling routes and the public realm. New hotels and student accommodation are changing the character of some areas. We are considering limiting these where they have negative impacts. Borough market provides a popular, unique shopping experience. Borough High street has some great cafes and local shops and is used by residents, office workers and some tourists. However many of the shops are not providing local services so we are preparing a strategy to improve the quality of shopping.

Figure 2 shows the area in more detail.

London Bridge

We will continue to create a more cohesive and vibrant London Bridge within the context of the area's historic character through new developments. Although already busy, there are a number of large development sites that could contribute to more thriving activity through new homes and businesses mixed with the hospital, health organisations and tourism. We will be supporting excellently designed tall buildings to add interest to the skyline, increase the capacity for homes and jobs and to provide local landmarks. We will improve the public realm within a strategy for improving access around the area by walking and cycling. This development strategy to continue to increase office workers, residents and tourists will protect and encourage new shops along with providing a wider range of shops and services and filling the high number of vacancies.

Canada Water (and Rotherhithe) action area

We are preparing an area action plan for Canada Water. We finished consulting on the issues and options stage in February 2009 and will be consulting on the preferred options stage from June to August 2009.

We have targets from the Mayor to build at least new homes and new jobs in Canada Water by 2026.

Over the next 15 years, we will work with landowners and the local community to transform Canada Water into a town centre. It will have a much more diverse range of shops than at present, including a new department store and independent shops. These will be accommodated in generally mixed use developments with new homes above. As well as shops and homes, the centre will have leisure and civic facilities, offices, restaurants and cafes. The centre will have a distinctive identity which reflects its unique location around the former dock basin. It will have an open environment with a high street feel, and high quality public realm and open spaces. Car parking will be shared between town centre uses. The centre must reach out to the wider area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In conjunction with this, we will work with Transport for London to improve the road network around Lower Road.

Outside the town centre and core area of the AAP, development will be less dense and should reflect the leafy and suburban character of much of the AAP area.

Across the AAP area, development will contribute to achieving a great network of parks and open spaces, which together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination to visit, relax in and have fun. It will provide a good range of quality homes and successful schools to help make Rotherhithe a desirable place to live, particularly for families.

Peckham and Nunhead action area

No targets, growth planned to be set out at publication/submission stage

Peckham town centre is the largest in Southwark and will continue to play a major role and provide a mix of activities. We are preparing an area action plan covering Peckham that will help regenerate the area and build on its growing role as a centre for creativity. Consultation on the issues and options closes on the 25th May 2009.

There are a number of development opportunities in Peckham. We will work with landowners to bring forward key sites for development, including bringing accommodation above shops into use, that will have knock-on benefits for the area so that it becomes a safer place with a healthy community. This will include providing more housing to provide choice for people on a range of incomes. Also and a mix including shops, cafes, businesses and culture and leisure. We are currently consulting on what could be built on particular sites in and around the town centre, this includes the possibility of creating a new public square in front of Peckham Rye Station. There is also the opportunity to extend the town centre so that exciting new spaces and activities are provided in and around the railway lines and Copeland Road industrial land.

There will be an improved environment so that the area looks better, including more trees and improvements to parks. New developments will build on Peckham's history but there will be a mix of historic buildings and exciting new architecture, such as the Peckham Library. We are consulting on whether to have a new conservation area in the town centre as this could help regenerate Peckham. This could have positive impacts like the interesting, modern new buildings on Bermondsey Street, which shows how conservation areas can be used to stimulate regeneration. The scale of development would stay much the same except in the town centre where there could be some taller buildings and more intense development on some sites. We are consulting on these options through the area action plan. Shop fronts will be improved and new development will need to make sure it does not impact on the residential areas which immediately surround the town centre.

There will be huge improvements to transport if the tram or a similar scheme comes to Peckham. There are other improvements planned even if the tram does not arrive such as the East London Line Extension. Also we will look at how traffic can flow better through the area and alternatives to the tram to create faster journeys to central London.

Nunhead

No targets or growth planned.

We will protect the character and scale of development in Nunhead so that it continues to be mostly low density housing. There will not be much new development apart from small infill housing development. There are local shopping areas in Nunhead that will be protected and will be improved through streetscape and shop front schemes.

Nunhead has a number of important large open spaces including Nunhead Cemetery which will continue to be protected.

Aylesbury action area

We have prepared an area action plan for Aylesbury. This will be submitted to the Secretary of State in May for Examination before final agreement by the council.

Planned growth 4,200 new homes.

We will use the guidance in the Aylesbury Area Action Plan to achieve a phased redevelopment of the Aylesbury Estate between 2009 to 2027. This will deliver a new community with different types of housing and far better living conditions. The Plan will deliver quality private, intermediate, and social rented housing. There will be lots of family homes with 23% houses, together with all the facilities needed by families, to make sure that the whole area is family-friendly. The new development will be safer and easier to travel around with attractive streets. The new homes will overlook the streets and spaces so

that there will be much better natural security. Good urban design and high quality architecture will enable us to provide homes for 4,200 households, many more than at present. These will benefit from the accessible position of the Aylesbury area with its good transport links to the centre of London and the emerging centre at Elephant and Castle. Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood. To reinforce its image as a place for families to live, the Plan will also deliver an excellent range of quality public and private open spaces, and will provide new local opportunities for shopping and employment in Thurlow Street and East Street, as well as supporting existing town centres.

Herne Hill town centre

No targets and no growth

Herne Hill is partly in Lambeth and partly in Southwark and there are few development sites in the Southwark area. We are consulting on a Dulwich supplementary planning document until June 2009 which includes the Southwark part of Herne Hill. This will inform the next stage of the core strategy. We will also be contributing to a master plan for the whole area.

We will continue to protect shops and services to keep the range of independent shops, art galleries, bars and restaurants that give Herne Hill character. We will support development of the railway arches into niche businesses or other activities that provide vibrancy to the town centre. We will work with Lambeth to tackle traffic congestion.

Camberwell town centre

No targets and no growth

We will continue to protect this successful town centre which has many small and medium sized businesses. Many of them are independently run which helps to give Camberwell a special character. Butterfly Walk is the only large development site and there are few small sites, so the emphasis is on protection rather than development. We will also facilitate Camberwell as a creative place with artistic influences clustering around Camberwell College of the Arts. We will also support large health institutions as they add to the vibrancy of the area and provide employment. We will work with Transport for London to improve the traffic congestion, safety and accessibility to and within Camberwell by bike, foot and public transport. We will continue to improve Camberwell Green as an important open space within the town centre.

The Blue

No targets and no growth

The Blue has a market place and the potential for a busy local shopping area along Southwark Park road. There are high vacancies and a lack of local shops for residents. We will be preparing a strategy to improve the quality of the shops and services for local people to encourage them to use the Blue. We need to find niche shops that will build up momentum for rejuvenating the area and that will encourage other more mainstream local shops and services to start up. We will be improving the quality of the environment and links into and around the area to encourage people to walk through and use the area. We will be increasing the numbers of homes in the Spa and other areas around the Blue which will increase the number of potential shoppers.

Dulwich town centre

No targets and no growth

We are consulting on a Dulwich Supplementary Planning Document until July 2009. This will inform the next stage of the core strategy.

We will continue to protect Dulwich Village as a historic area for homes, shops, local services and open spaces that retains an original shopping street and nearly all of its original 18th and 19th century buildings.

Lordship Lane town centre

No targets and no growth

We are consulting on a Dulwich Supplementary Planning Document until June which includes Lordship Lane. This will inform the next stage of the core strategy.

We will continue to protect Lordship Lane as a distinct and vibrant area with a variety of shops, cafes and bars providing amenities for the local residents. This is to retain the interesting character of this popular area created by the specialist businesses, cafes and unusual shop fronts.

Old Kent Road regeneration area

No targets – we will provide housing and jobs figures at the publication/submission stage

We will prepare an area action plan to facilitate regeneration of the Old Kent road. We will set out an integrated plan for housing and employment and small, local shops to complement the multiple retailers already there. We want to exploit the expected significant growth in innovative industries in this area. Particularly new sectors in green manufacturing, bio-sciences and the knowledge economy. These could provide a range of jobs for Southwark residents from highly skilled research to call centres. We want to create a stronger sense of place at a scale that is comfortable to walk around. We would like new homes to overlook new streets and spaces so that there will be much better natural security. The area will benefit from good urban design and high quality architecture to change the image to a place rather than a busy road. These must be within a strategy for improved accessibility for

pedestrians, cyclists and public transport users, and an enhanced public realm.

West Camberwell housing regeneration area

No targets- we will provide housing figures at the publications/submission stage.

West Camberwell is a large area of council housing, with a few small businesses. This could be developed as a catalyst for regeneration taking advantage of the good transport links. Although we are not proposing to plan out this regeneration in the short term, there is potential for growth so we are setting this up in the core strategy.

Bermondsey Spa

No targets, no further growth to that set out in the Southwark Plan.

Bermondsey Spa was an action area in the Southwark plan. This was because there was a large housing regeneration project taking place. Most of the housing has been built or projects are underway. There are only a few sites left to develop so this area no longer needs to be described as an action area with targets and an implementation plan as the regeneration is nearly complete.

CONSULTATION QUESTIONS

Do you agree with our vision for Southwark?

Do you agree with the visions for each of the areas?

3.2 What are we trying to achieve (objectives)

We will achieve our vision by implementing the objectives set out below through our policies. These objectives are based on those in our Sustainable Communities Strategy, Southwark 2016. Within each policy we have shown the objectives it helps to implement.

Theme: Improve individual life chances

Objective 1A. Create employment and link local people to jobs

Southwark as a prosperous, inner London borough providing a wide range of employment opportunities that facilitate regeneration. The Central Activities Zone will contain a mix of tourism, cultural and creative industries, finance and office jobs. Local centres will provide retail, services and local employment whilst preferred industrial locations provide places for small businesses and industry. Southwark without concentrations of poverty and with good opportunities because there is good access to these jobs as residents have the training and skills needed by businesses.

Objective 1B. Achieve educational potential

Southwark schools, universities, pre-schools and colleges as places where children and young people can achieve and gain the knowledge and skills to

gain a job and have a positive future by building, redeveloping and improving schools. Improving Southwark, will help to attract good teachers to work in the borough. All of the community has access to good educational facilities.

Objective 1C. Be healthy and active

Southwark's community is healthy and active. High quality sports and leisure centres are located across the whole borough and everyone has access to them. Open spaces are protected and the local community enjoys using these spaces, including parks and nature reserves. Good quality and accessible health facilities are located across the whole borough. Southwark will be without concentrations of people with poor health because everyone has access to good health, sports and leisure facilities, and open spaces.

Objective 1D. Culture, creativity and diversity

Southwark as a prosperous, inner London borough providing a wide range of activities and facilities for the diverse community. Southwark will contain successful creative industries. There will be a wide range of arts and cultural facilities for Southwark's multicultural and very diverse community.

Objective 1E. Be safe

Southwark as a safe place for people to live, visit and work. Everyone feels safe at all hours of the day.

Theme: Make the borough a better place for people

Objective 2A. Create mixed communities

People want to live in Southwark. The whole of the borough has a good mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, faith centres and leisure facilities. People choose to live in Southwark because we have all the facilities and types of housing needed by a diverse community.

Objective 2B. Promote sustainable use of resources

Southwark as a green borough. New developments are built to high environmental standards to reduce the impact on the environment and climate change. New housing is located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport to reduce pollution and congestion, and the need to travel far.

Objective 2C. Provide more and better homes

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing.

Objective 2D. Create a vibrant economy

Southwark as a successful and profitable place. The town centres will offer a range of shops and services, along with offices, tourism and cultural facilities. The Central Activities Zone, opportunity areas and action areas will have lots of different activities as well as housing.

Objective 2E. A liveable public realm

It will be easy to get to and around places on foot and by bike with excellent public transport links.

Objective 2F. Conserve and protect historic and natural places

Southwark's historic buildings will be protected and improved particularly in conservation areas and listed buildings. Open spaces and biodiversity will be protected, made more accessible and improved.

Theme 3: Deliver quality public services

Objective 3A. Accessible, customer focused, efficient and modern public services

Public services will be easily accessible by all members of the community including being accessible by walking, cycling and public transport.

Theme 4: Making sure positive change happens

Objective 4A. Provide enough funding for regeneration to positively transform the image of Southwark.

We will work with landowners and developers to achieve regeneration, continuing to make Southwark a place that people aspire to be and that developers and landowners want to invest in. We will have a clear and flexible plan to make sure the right investment decisions are made and that regeneration happens on time.

CONSULTATION QUESTIONS

Do you agree with our objectives? Is there anything we have missed out?

Figure 1: Key diagram

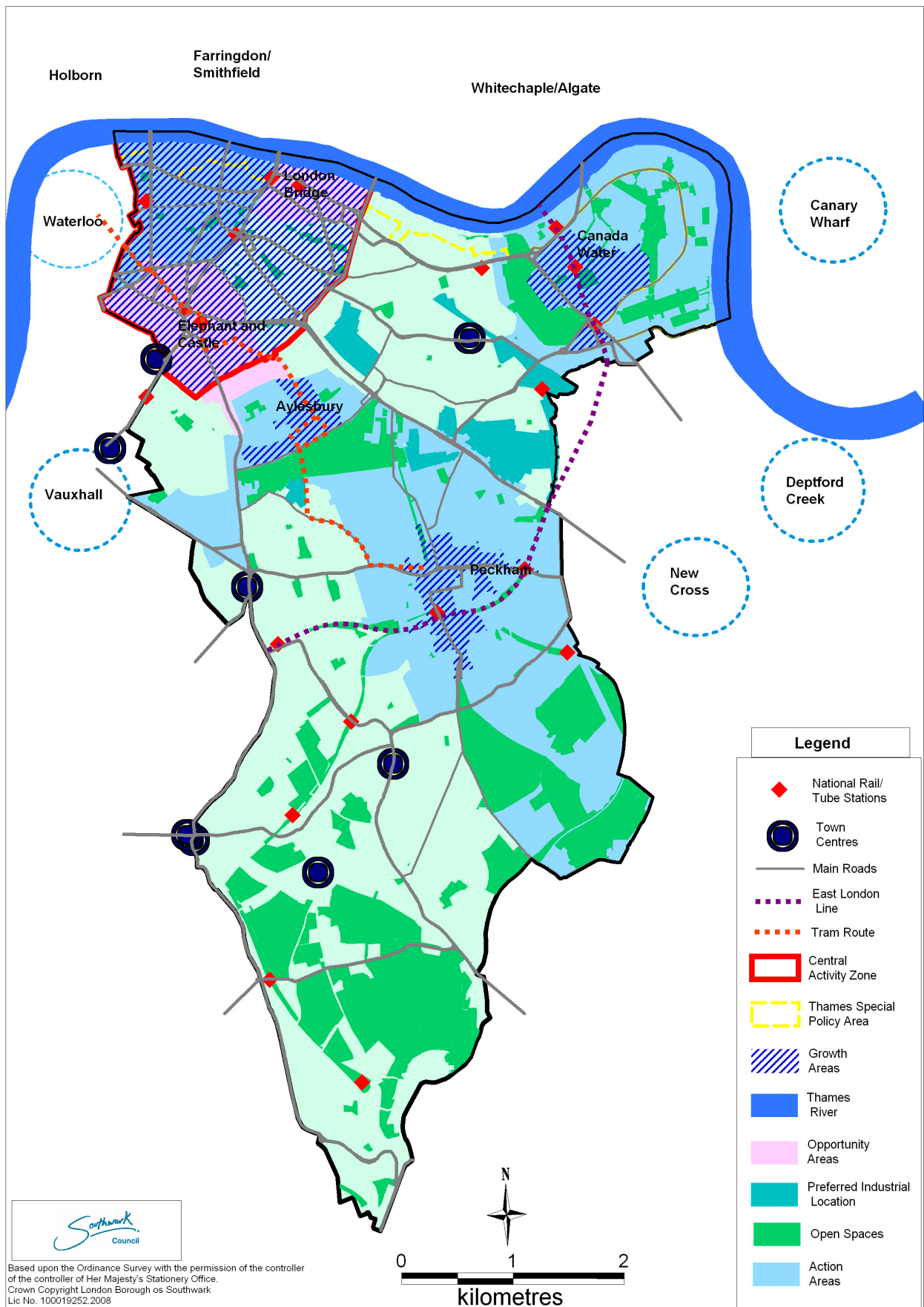
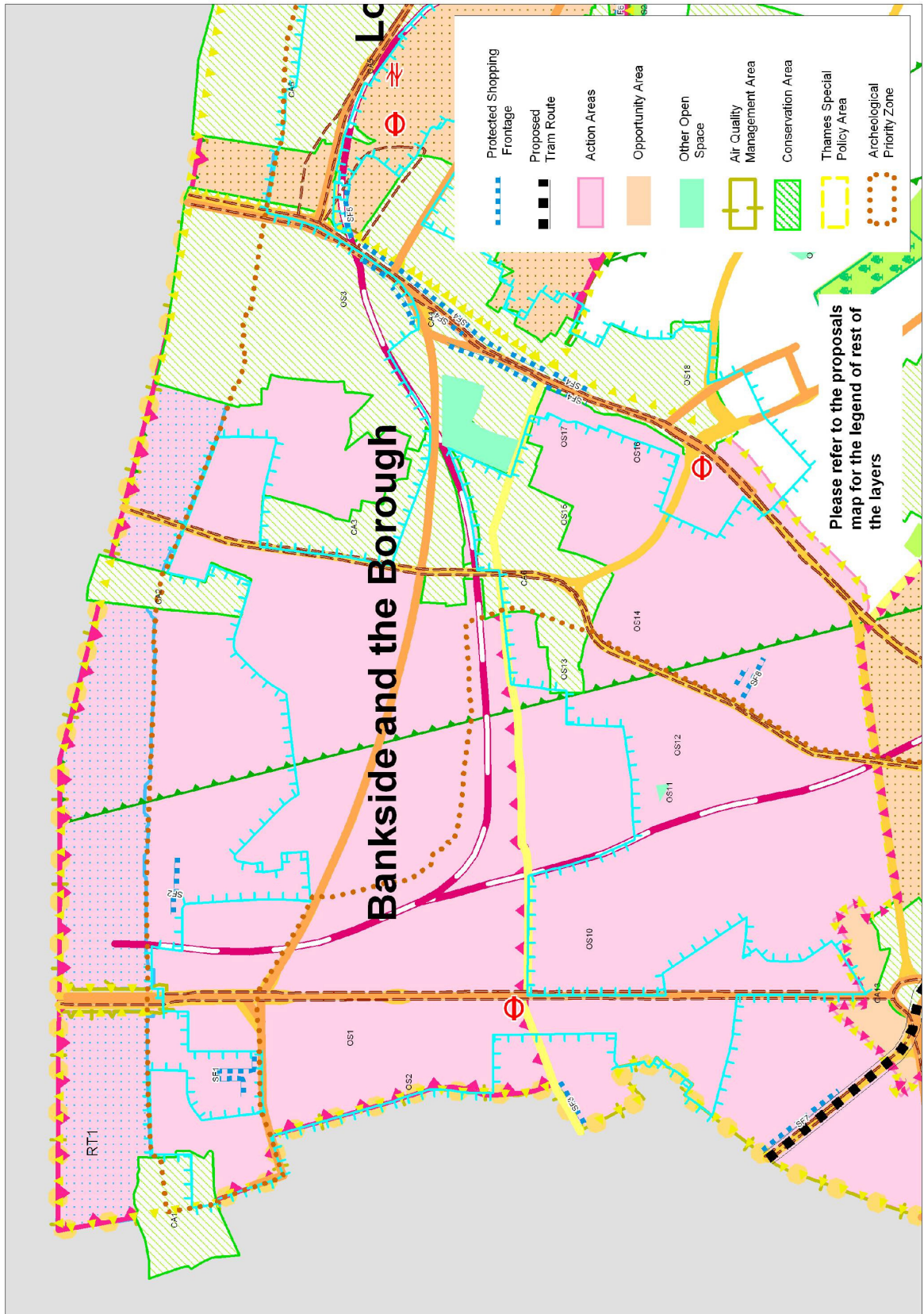


Figure 2: Borough and Bankside
 Tall buildings area to be updated as on proposals map.



SECTION 4: THE PREFERRED OPTIONS

Policy 1 – Sustainability assessment

Core Strategy objectives: 1A, 1B, 1C, 2A, 2B, 2F

We are trying to

Make sure that all developments balance up the benefits and drawbacks of development. We want to make sure that all new development is sustainable with the best development for a place based on an assessment of social, economic and environmental needs.

We will do this by

- Regenerating areas like the Aylesbury, Elephant and Castle and Canada Water to very high standards.
- Requiring a sustainability assessment for all major applications. This must look at the economic, environmental and social impacts of the application, including the impact on equalities target groups.
- Testing the impact of our planning documents by carrying out sustainability appraisals and equalities impacts assessments and consulting on them widely.
- Expecting developers to involve local residents early in the design and application process and explain how they have done this in a design and access statement.
- Requiring payments for schools, community centres, transport, open spaces, health facilities, employment training and other local facilities, to make sure that the facilities which are needed to support development can be put in place.

We are doing this because

We need to make sure that the most beneficial approach is put forward for each proposal. By assessing the environmental, economic and social impacts of the development, the most beneficial approach can be developed.

CONSULTATION QUESTIONS

Do you agree with our approach to sustainability assessments?
Is there anything else we should require?

Links

Sustainable Community Strategy 2016

http://www.southwark.gov.uk/Uploads/FILE_25753.pdf

Sustainable Design and Construction Supplementary Planning Document

http://www.southwark.gov.uk/Uploads/FILE_40484.pdf

Sustainability Assessments Supplementary Planning Document

http://www.southwark.gov.uk/Uploads/FILE_40422.pdf

Fact box: Major development

Any residential or mixed use development of 10 or more dwellings, or if that is not known where the site area is 0.5 hectares or more.

For other types of development, a major development is where the floorspace is 1000 square metres or more, or the site area is 1 hectare or more.

Fact box: Equalities target groups

Southwark has an equalities and human rights scheme that sets out how it will meet its legal obligations to overcome discrimination and to recognise and value difference whilst also holding on to what we all have in common.

In particular we need to make sure that people are not disadvantaged because of their gender, ethnicity, faith, age, sexuality or disability.

Policy 2 - Sustainable transport

Core Strategy objectives: 2A, 2B, 2E, 3A, 4A

We are trying to

Make Southwark very accessible so that people can get around the borough and to destinations outside the borough very easily. In particular, we want to make Southwark accessible by sustainable types of transport, such as walking, cycling and public transport where possible, rather than the car. This approach will reduce congestion and pollution and make places easier to get to and around. We also want to improve our town centres so that people do not need to travel far to get to shops, libraries, open spaces, health and leisure centres.

We will do this by

- Focusing large housing, employment, shopping and entertainment developments that attract lots of people in areas that are easy to get to by public transport, cycling and walking.
- Safeguarding large public transport improvements that may happen in the future. These include:
 - Cross River Tram (or public transport corridor)
 - East London Line extension
 - Thameslink 2000
 - Bus priority network
 - Tube extensions
- Requiring transport assessments for all major applications and minor applications where they may have a transport impact. This must look at

making sure people can walk, cycle and use public transport to get to the place as well as how much parking is needed.

- Asking for payments for transport improvements when developments are going to increase travel so that people can get there using walking routes, cycle routes and public transport, including river transport.

We are doing this because

People need to get to places for work, living, shopping and other activities. So new developments mean that more people need to travel. We need to make sure that this is in places that people can walk, cycle or take public transport to. They need to be friendly and safe. We also need to try to minimise the need to travel long distances by putting housing and employment close to local facilities in the town centres, opportunity and core action areas.

We also need to save land for important new public transport improvements so that these improvements can easily be made and so that transport services can keep up with increased development.

CONSULTATION QUESTIONS

Do you agree with our approach to sustainable transport?

Is there anything else we could do to make Southwark more accessible?

Links

Southwark Local Implementation Plan

<http://www.southwark.gov.uk/YourServices/transport/lip/>

Sustainable Transport Supplementary Planning Document

http://www.southwark.gov.uk/Uploads/FILE_37530.pdf

Appendix A: Proposals map

Fact box: Town centres

Town centres act as a focus for both the community and public transport by providing a range of facilities. These include shops, restaurants, bars, leisure facilities, offices, toilets, cultural facilities and tourism facilities. The retail hierarchy sets out town centres based on their size and the scale and type of facilities they should include. Major town centres include the broadest range of town centre facilities and look to attract more people to the centre, whilst local centres act as more of a focus for the local community.

Fact box: Opportunity Areas

Opportunity Areas are locations within London suitable for large scale development and change. They are designated in the London Plan. They are areas where there will be lots of new employment and housing, typically more than 5000 new jobs or 2500 new homes, or a mix of the two, all with good public transport accessibility. We have two opportunity areas in Southwark : Elephant and Castle, and London Bridge, Borough and Bankside

Fact box: Action Areas

Action Areas are locations where we plan lots of change and development. We are in the process of preparing three area action plans for the areas we have designated: Peckham and Nunhead, Canada Water and Aylesbury. Within each of these planning documents we have identified the overall action area and a core action area which is where the majority of the new developments will be focused.

Policy 3 - Shopping, leisure and entertainment

Core Strategy objectives: 1A, 1D, 2A, 2D, 3A

We are trying to

Make sure we have a network of successful town centres which have a wide range of shops and services and things for people to do. Our centres will be well used because they are vibrant, easy to get to, friendly and safe.

We will do this by

- Setting out a hierarchy of town and local centres which reflects the size and role of the centres. See the town and local centres fact box.
- Improving our largest centres by providing additional leisure and shopping space at the Elephant and Castle / Walworth Road, Canada Water (Canada Water would move up the hierarchy to become a major centre), and Peckham.
- Directing all large shopping, leisure and entertainment developments into the town and local centres. These developments will only be allowed on out-of centre sites where developers demonstrate that no town centre, or edge-of-centre sites are available (the sequential test) and that the proposal will not harm other centres.
- Protecting and enhancing our centres by ensuring that the scale of new development is appropriate to the character of our centres, that a balance of different uses, including shops, bars, restaurants and cafes, is maintained, and that we keep and encourage markets.

We are doing this because

Town centre activities, including shops, leisure and entertainment facilities can have a big impact on the environment as many people visit. It is important these activities are located in places which are easily accessible by sustainable types of transport, including walking, cycling and public transport as this helps reduce the need to use cars.

Although Southwark residents generally do their food shopping in the borough, most people do not shop for things like clothes, shoes, music and books in Southwark. Our strategy is to improve the choice available in our centres, particularly at Elephant and Castle/Walworth Road, Canada Water and Peckham which have the most capacity for growth. As well as improving choice, this should reduce the number of trips made to places further away outside the borough and also boost the local economy.

We want to maintain our strong tradition of markets in the borough because they provide a variety of shops in our town centres. They also provide a route into setting up small businesses.

Restaurants, bars and cafes can add to the vitality and life of town centres but can also have negative impacts on the community such as noise until late at night. We have licensing saturation policies in some areas so we need to make sure our decisions about bars, cafes and restaurants are linked in with these.

CONSULTATION QUESTIONS

Do you agree with the town and local centre hierarchy?

Do you think we should direct all large shopping and leisure developments to these centres?

Should we continue to protect important shopping parades?

Links

Appendix A: Proposals map

Fact box: Town and local centre hierarchy

Southwark has a variety of centres which have different levels of importance and which provide different ranges of services. We have arranged the centres into a hierarchy which is based on the number and types of shops in the centre, and the distances people will travel to visit them.

Southwark's hierarchy of centres is set out below:

Major Town Centres:

There are important shopping and service centres. They have a mixture of different types of shops, and usually some leisure and entertainment facilities. Generally they serve people from across the borough and possibly outside the borough, and can have over 50,000 sqm of retail floorspace.

- Elephant and Castle (including Walworth Road)
- Peckham
- Canada Water*

District Town Centres:

These provide shops and services for more local communities. They can contain groups of shops with at least one supermarket and a range of non retail services such as banks, building societies and restaurants. They usually also include local public facilities such as a library.

- Bankside and Borough
- London Bridge
- Camberwell
- Lordship Lane
- Herne Hill**

Local Centres:

These provide shops for the local community and cover a smaller catchment area than district centres. They usually include a small supermarket, newsagent and pharmacy,

- The Blue
- Dulwich Village
- Nunhead

* Canada Water is listed as a district town centre in the Southwark Plan

** Herne Hill is listed a local centre in the Southwark Plan. Herne Hill is shared between Lambeth and Southwark and we have moved it up the hierarchy to reflect its size and to be consistent with its classification in Lambeth's Core Strategy.

Policy 4 – Places to learn and enjoy

Core Strategy Objectives: 1B, 1C, 1D, 1E, 2A, 3A

We are trying to

Make sure we have enough community facilities, such as schools, libraries, health centres and faith premises to help meet people's needs. These facilities can improve people's lifestyles, make places unique and help create areas which are friendly and safe. We want to ensure that larger facilities are located in town centres and places which are easy to travel to. Smaller facilities that only serve the local community can be located anywhere.

We will do this by

- Having a more joined up approach to how we will use our existing community buildings, schools and facilities.
- Protecting all community facilities unless the developer can prove they are not needed.
- Encouraging new community facilities, where local groups can show that they have the revenue to run them, particularly in the opportunity and action areas and town centres.
- The Primary Care Trust are identifying places for new health facilities. This may include health centres in Canada Water, Peckham, Elephant and Castle, Aylesbury and Dulwich.
- Building new schools and improving schools (Southwark Schools for the Future) to provide education for children in Southwark.
- Asking for payments for community facilities and schools that new people living in an area will use.

We are doing this because

We need to make sure that there are enough places for local community activities for the increasing number of people. We need to make sure local groups have access to facilities that meet their needs, including good quality schools, health facilities and community centres. It is important that new community facilities have identified users that can afford to pay the revenue costs to upkeep and rent the centre. If community groups can not be found to use centres, they can become empty buildings that nobody uses.

CONSULTATION QUESTIONS

Should we continue to protect existing community facilities?

Should we encourage new community facilities?

Is there anything else we can do to have an improved partnership to how we use our existing community facilities?

Links

Southwark Schools for the Future
www.southwark.gov.uk/ssf

Transforming Southwark's NHS

Fact box: Community facilities

Community facilities are all those facilities used by the local community. These are:

- Buildings used by voluntary sector groups
- Libraries or public reading rooms
- Social Service and Day Centres
- Places of public worship or religious instruction
- Medical or health services, and Healthy Living Centres (except for the use of premises attached to the residence of the consultant or practitioner)
- Facilities for youth provision
- Sport, leisure and -Recreational facilities
- Arts and Culture facilities
- Crèche, day nurseries or other childcare facilities
- Ancillary community uses

Policy 5 – Providing new homes

Core Strategy objectives: 1A, 1C, 1D, 2A, 2C,2D, 2E, 2F, 4A

We are trying to

Help meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas. Meet our targets set out in the London Plan, to build more than 31,000 new homes between 1997 and 2017. We will encourage new housing, as long as the local character, the environment, open spaces and Southwark's heritage are not harmed.

We will do this by

- Developing housing on sites we own, including sites in Elephant and Castle, Bermondsey Spa, Canada Water and Peckham, through our regeneration programmes.
- Focusing large developments (over 0.25 ha) in the opportunity areas and core action areas.
- We have set out the sites that could be available for the development of housing in appendix B. This is to consult on the boundaries of strategic sites that we may put on the proposals map at the publications/submissions stage. This will show how we intend to meet out housing targets. This does not mean that we consider housing to be appropriate on all of these sites. This is an early consultation stage, we will be setting out more detail about the type of development and how much development could go on each site at the next stage of consultation

- Ensuring that development is of the right size and character (density) for the area so that we can build as many homes as possible while creating attractive places which fit well with their surroundings.
- Allowing housing to be built on employment or industrial sites that are no longer needed. This does not include those protected in policy 10.
- Working with landlords to make properties that have been empty for a long time into places where people can live.

We are doing this because

Our sustainable community strategy, Southwark 2016 highlights the need to provide more and better homes in the borough, whilst conserving open spaces and making best use of existing housing.

By focusing housing in growth areas that are being regenerated and have good accessibility we can continue to protect our open spaces and the character of all of the different places in Southwark.

Setting density ranges for areas means that:

- In opportunity and core action areas we can continue to transform areas to successful places for people to live
- In areas with little change we can make sure that the new homes are a similar size to those already there to keep our attractive places.

Applying these measures should enable us to meet Southwark's housing target in the London Plan.

Target

The London Plan has set us a target to build at least 31,000 new homes between 1997 and 2017. We have to plan out where we think our new homes will be built until 2026 so we have kept the same target as we have at the moment. The target may change in the publication/submission Core Strategy if the Mayor sets us a new target. Or we find new evidence from our consultation, or if we find out that our numbers are too optimistic or pessimistic from all of our research.

CONSULTATION QUESTIONS

Should we focus large development in all of the opportunity areas and core action areas?

Do you agree with the boundaries on the strategic sites we have identified as possible housing development?

Do you agree with the density ranges and the areas they apply to?

Links

Southwark Housing Strategy

<http://www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/>

Appendix B: Possible housing sites

Fact Box: Density

Density is the measure of the amount (intensity) of development. It is calculated by dividing the number of habitable rooms in a development by the net area of the site (measured in square metres).

Different areas in the borough have different density ranges depending on their location, access to public transport, their character and planned future development. We have set out the different ranges for each area density zone below, and show the areas on maps 1 and 2. The different density zones also have different parking standards. More detail on our parking standards will be provided in our Development Management Development Plan Document.

- Central Activities Zone – 650 to 1100 habitable rooms/hectare
- Urban Zone- 200 to 700 habitable rooms/hectare. This is only if the new suburban zones north and middle are introduced.
- Suburban Zones – North, Middle and South – 200-350 habitable rooms/hectare

Within the opportunity areas and core action areas, density may exceed 700 habitable rooms /hectare when the following criteria are met:

- a. An exemplary standard of design, as set out in our Residential Design Standards Supplementary Planning Document
- b. An excellent standard of living accommodation, as set out in our Residential Design Standards Supplementary Planning Document
- c. A significant contribution is made to environmental improvements in the area, especially for pedestrian, cycle and public transport movement, safety and security and improvements to the public realm.

We have changed some of these areas from the designations in the Southwark Plan. We have put more of the borough within the suburban zone to make sure that we build homes and developments that are a similar size to those already there, in places where there will be little development.

We will no longer allow higher density in areas just because they have high levels of public transport accessibility. Instead we will only allow high densities in the opportunity areas and core action areas as this is where we want to focus the majority of our new development.

Policy 6 - Homes for people on different incomes

Core Strategy objectives: 2A, 2C, 3A, 4A

We are trying to

Provide homes that are affordable on a wide range of incomes, including social rented, intermediate and private housing.

We will do this by

- Asking for different amounts of affordable and private homes in different areas. This is set out on Figure 3.

- We will be setting out a target of how many affordable homes will be built up to 2026

We are doing this because

Our monitoring shows that at the moment we have most social housing in Peckham, Camberwell and South Bermondsey and that this is also where most new social housing is being built. Also we have most private housing in Bankside where most private housing is being built.

We want to provide a choice of homes in all different areas. We are investing in many council estates to improve the quality of accommodation and choice of homes.

CONSULTATION QUESTIONS

Do you agree with an area based approach to affordable and private housing?

Do you agree with the areas we have set out on figure 3?

Do you agree with the tenure split within the affordable housing?

Links

Southwark Housing Strategy

<http://www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/>

Fact box: Affordable and private housing

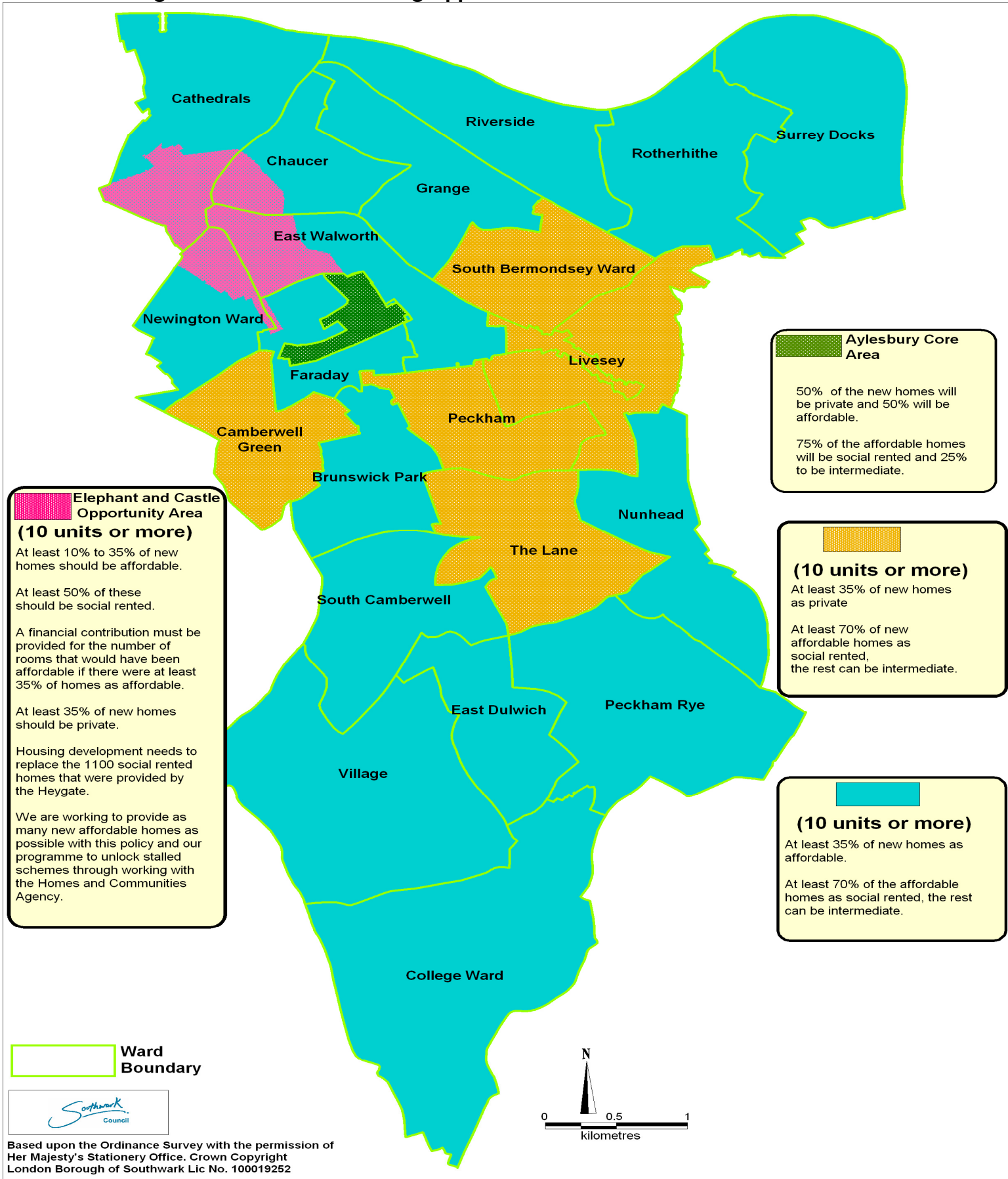
There are two types of housing:

1. Private (or market) housing that is available to either buy or rent privately on the open market
2. Affordable housing that is accessible to those households who cannot afford to buy or rent private housing that meets their needs.

There are two types of affordable housing:

1. Social Rented Housing is housing that is available to rent either from the council, a housing association (known as Registered Social Landlords or other affordable housing providers). Access to social housing is based on housing need.
2. Intermediate affordable housing is housing at prices and rents above those of social rented but below private housing prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.

Figure 3: Affordable Housing Approach



Policy 7 – Family homes

Core Strategy objectives: 2A, 2C

We are trying to

Provide more family housing with 3 or more bedrooms for people of all incomes to help make Southwark a borough which is attractive for families.

We will do this by

- Asking for developments of 10 or more units to have homes with different numbers of bedrooms. These are:
 - At least 60% of homes in a development to have 2 or more bedrooms
- At least 30% of homes in a development to have 3, 4 or 5 bedrooms
- Around 50% of 3, 4 or 5 bedroom units to be private or intermediate and 50% social rented housing
 - A maximum of 35% of homes in a development to have 1 bedroom
 - A minimum of 50% of homes with 2 or more bedrooms must have two double bedrooms.
 - A maximum of 5% of homes will be allowed to be studios and only for private housing.
 - There is a different approach in the Elephant and Castle Opportunity Area where 10% of homes in a development must have 3 bedrooms or more.

We are doing this because

Traditionally it is more profitable to build higher amounts of 1 and 2 bedroom flats so we need to have strong controls to make sure the right mix of housing is built to meet the community's needs. At the moment many people live in overcrowded housing or have to move out of Southwark when they have children. We need more family housing for people on all incomes especially in growth areas where there will be more development.

We are not asking for as much family housing in the Elephant and Castle opportunity area because this would mean lots of families would need to live in tower blocks and would not have a garden.

CONSULTATION QUESTIONS

Do you think we should require more family housing?

Do we require the correct percentages of each types of housing?

Links

Housing Strategy

Fact box: Family Housing

A self-contained housing unit containing three or more bedrooms. Rooms must meet our minimum room sizes and the location of the family unit within the development, along with the provision of amenity space should meet the requirements as set out in the Residential design standards supplementary planning document.

Fact box: Bedroom sizes and habitable rooms

A habitable room is a room that could be used for sleeping, whether or not it is. It includes bedrooms and living rooms. We measure things such as density, number of family units and affordable housing based on the number of habitable rooms in a development.

Rooms must meet our minimum room sizes set out in the Residential Design Standards Supplementary Planning Document. The minimum standard for a double bedroom is 12 sqm.

Policy 8 - Student homes

Core Strategy objectives: 1B, 2A, 2B, 2C, 2D

We are trying to

Encourage new student homes which meet the needs of local universities and colleges. However, we have to balance building student homes with ensuring we have enough sites on which to build other types of homes, including affordable homes.

We will do this by

- Allowing student homes when they are for local universities or colleges. They should be located in areas with good access to public transport or where they are close to the university or college with which they are linked.
- Requiring student homes to provide an element of affordable housing.
- Asking for money to overcome the negative impacts of development as we do for other types of housing.
- We will limit the amount of student housing that can be built in particular areas through applying a saturation policy. We will set this out at the next stage of consultation.

We are doing this because

We have the second largest number of student homes in London. We want to welcome students but we need to make sure that we do not provide so many student homes that we can not provide housing for all income groups especially affordable housing.

At the moment developers do not have to meet our affordable housing policies when they build student housing. We are changing this to help us build more affordable housing.

CONSULTATION QUESTIONS

Do you agree with our approach of linking local universities with student homes?

Should we require an element as affordable housing?

Should we ask for money to overcome the negative impacts of development?

Should we limit student accommodation? Where should we allow it?

Links

Section 106 SPD

http://www.southwark.gov.uk/Uploads/FILE_29686.pdf

Policy 9 – Homes for Gypsies and travellers

Core Strategy objectives: 2A, 2C

We are trying to

Give careful consideration to the needs of Gypsies and travellers and will endeavour to meet the targets which the Mayor of London sets us for providing sites for Gypsies and travellers, when these are published.

We will do this by

- Setting out in the publication/submission version how we will try to meet the need for Gypsy and traveller pitches within Southwark.

We are doing this because

The Government says that we need to find out what the need is in Southwark for Gypsies and travellers. We are waiting for the Greater London Authority research to set out the Mayor's view and any targets that may be suggested for Southwark. Once we have this we need to consider how we can try to meet this need in Southwark in the publication/submission Core Strategy.

Links

Planning Circular 01/06, *Planning for Gypsy and Traveller Caravan Sites*

<http://www.communities.gov.uk/publications/planningandbuilding/circulargypsytraveller>

Policy 10 -Numbers and places for people to work

Core Strategy objectives: 1A, 1B, 1D, 2A, 2D

We are trying to

Increase the number of jobs in Southwark, reduce the barriers that prevent people from finding work, and create an environment in which businesses can thrive. We want to maintain and encourage a range of types of business space to suit a variety of users, including small and medium sized enterprises (SMEs). We will also try to ensure that local people benefit from new jobs which are generated when development is being built and also when businesses move into the development.

We will do this by

- Providing new business space as part of big council regeneration schemes, including: Elephant and Castle and Canada Water.
- Protecting existing business space and encouraging further business space in:
 - The Central Activities Zone
 - Town centres

- The core action areas
- Strategic Cultural Area
- Protecting small business units in the locations listed above.
- Protecting industrial and warehousing and enabling growth in new sectors such as green manufacturing and technology in the following strategic and local preferred industrial locations:
 - Bermondsey (we will change the boundary of the existing preferred industrial location by taking out the Tower Industrial Estate on St James' Road).
 - Old Kent Road ;
 - Parkhouse Street (which will also be protected for a possible depot for trams or alternative forms of public transport); and Mandela Way
- Protecting arts, cultural and tourist facilities in Southwark and encouraging them, particularly in strategic cultural areas.
- Restricting hotel growth in some areas to prevent them becoming too dominant and encouraging them in other areas where they will have positive impacts.
- Targeting new jobs and training opportunities which arise from development towards local people, through s106 planning obligations.

We are doing this because

As part of a world city, we will continue to be an attractive location for innovative industries. We will use that dynamism to improve employment and business opportunities for local people. We are expecting significant growth in jobs in the coming years, particularly in financial and business services and also in cultural industries. It is important that these are located in areas with good public transport as many of these jobs are office based.

London's economy is changing fast. Although traditional manufacturing has declined, new sectors are emerging in green manufacturing, biosciences and the knowledge economy. Clusters of industrial and warehousing activities should be protected to meet existing needs and to enable Southwark's economy to diversify into emerging sectors. These sectors provide a range of job opportunities from highly skilled research jobs, to call centre jobs. Diversifying the range of job opportunities in the preferred industrial locations, into new sectors would benefit local people.

SMEs make up over 99% of the total number of businesses in Southwark. In addition to providing a valuable source of employment for local people they also help make the local economy more resistant to changes in the global economy.

Arts, cultural and tourism activities have flourished in Southwark in the last decade, particularly in the Strategic Cultural Areas. London Bridge, Bankside and The Borough have also seen strong growth in hotels, apart-hotels and short-term residential lets. While these help meet a need, this needs to be

balanced against our aim of fostering a stable residential community and further growth in hotels will be restricted where there is evidence that it is harming our communities.

Although the number of jobs in Southwark has grown significantly since the 1990s, we still have high rates of unemployment and many people dependent on benefits. We have successfully been using schemes such as Building London Creating Futures to help ensure that job and training opportunities created by development are targeted towards local people through s106 planning obligations and will continue to do so.

CONSULTATION QUESTIONS

Do you agree with where we are going to protect existing business spaces and encourage more?

Do you agree that we should continue to the preferred industrial locations and take out Tower Industrial Estate?

Should we protect Parkhouse street as a tram depot?

Should we continue to protect arts, cultural and tourist facilities in special areas?

Should we restrict the building of hotels?

Links

Southwark Employment strategy

http://www.southwark.gov.uk/Uploads/FILE_22421.pdf

Southwark Enterprise strategy

<http://www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/Enterprise.html>

Appendix A: Proposals map

Policy 11 - Open spaces and wildlife

Core Strategy objectives: 2B, 2E, 2F

We are trying to

Protect and improve open and green spaces in Southwark as this makes places attractive and popular and provides sport and leisure opportunities. We want new development to create gardens, encourage wildlife and improve green spaces.

We will do this by

- Protecting a network of open spaces of various types and sizes, including large spaces of importance to all of London (Metropolitan

Open Land) and smaller spaces of more local and borough-wide importance (Borough Open Land and Other Open Space).

- Protecting nature reserves, woodlands, wildlife and trees.
- Protecting allotments and sports grounds.
- Asking for new open spaces with developments.
- Creating and improving outdoor sports facilities.
- Asking for payments for improving open spaces, access to open spaces, sports facilities, trees and nature conservation from developments so that we can try to create more and improve open spaces especially in dense areas where there is lots of development.
- Reviewing open spaces to see if there are any more we should protect.
- Protecting some of the open spaces in Dulwich and Peckham as part of the South East London Green Chain.

Fact Box : South East London Green Chain

The aim of the Green Chain is to link together open space across south east London to form a 20 mile long chain of green spaces. Although these open spaces are already protected, showing them on the proposals map will make sure that planning applications take account of them and may help get more funding in the future to improve them.

The proposed Green Chain are shown on the proposals map in appendix A..

Protecting more open spaces as Sites of Importance for Nature Conservation such as:

- Warwick Gardens,
- Durand's Wharf,
- Cherry Gardens,
- Green Dale,
- Long Meadow,
- Deal Porters Walk,
- King Stairs Gardens,
- Nursery Row,
- Bermondsey Spa Gardens
- Surrey Canal Walk.

We are doing this because

Open spaces are important for relaxing, sport, wildlife, and to break up built-up areas and add to the character of places. They also help control flooding and keep built-up areas cool.

CONSULTATION QUESTIONS

Do you think we should protect any other open spaces?

Do you think we should designate some of our open spaces as Green Chains?

Are there any other open spaces we should designate as Sites of Importance for Nature Conservation?

Links

Southwark Tree Review

http://www.southwark.gov.uk/Uploads/FILE_36470.pdf

Southwark Biodiversity Action Plan

http://www.southwark.gov.uk/Uploads/FILE_28648.pdf

Appendix A: Proposals map

Fact box: Sites of Importance for Nature Conservation (SINCs)

SINCs are open spaces considered very important for nature conservation due to their wildlife and biodiversity.

Fact Box: Different levels of open space protection

We value our large open spaces and we want to protect and improve them so we do not allow development except where it is necessary to improve the use of the open space. There is a hierarchy of open spaces. There are large open spaces which are important to all of London. These are protected by the Mayor and are called Metropolitan Open Land. These have the highest level of protection and must be kept open in nature with development only in exceptional cases. There are also smaller spaces which we protect. Some of these are important to all people in Southwark. They are called Borough Open Land and we give these strong protection. Small open spaces that are important at a neighbourhood area are protected as Other Open Space.

Policy 12 - Design and conservation

Core Strategy objectives: 1E, 2B, 2C, 2F

We are trying to

Achieve high standards of design to create distinctive places which are attractive and fit well with their surroundings, which are safe, easy to get around and feel comfortable to live, work, study and relax in.

We are also trying to make sure that Southwark's places of historic value, including its conservation areas, listed buildings, archaeological priority zones and monuments, are protected or improved.

We will do this by

- Introducing the highest possible design standards for our developments of housing, schools, shops and other buildings and places.
- Requiring design and access statements which explain and justify the design of development.

- Making sure that developments protect or improve conservation areas, archaeological priority zones, listed and locally listed buildings and monuments.
- We are updating our plan to show new conservation areas which have been agreed since we adopted the Southwark Plan and also adding to and extending our archaeological priority zones (see fact box).
- Encouraging tall buildings in the right locations in the opportunity and core action areas where they make a positive contribution to regeneration and have exceptional design quality. These areas are shown in our proposals map in appendix A.
- Not allowing tall buildings in the rest of Southwark.

We are doing this because

By making sure all new development is built to a high quality of design, we will improve how Southwark looks and make sure people continue to enjoy living, visiting and working here. We will also continue to protect our heritage and to create unique places with a local character. We are creating more archaeological priority zones as more archaeological remains, mainly from Roman times have been found.

Tall buildings can help make the best use of land and signify the regeneration of an area. They can also help create a more interesting skyline, and create places which are more varied, which are easier to find your way around, and which have a more distinctive character. However, in the wrong locations tall buildings can be overbearing and out of character and create overshadowing or wind tunnel effects. Tall buildings also need very good access to public transport to support the numbers of people who live and work in them. For these reasons, we are focussing tall buildings in particular locations.

CONSULTATION QUESTIONS

Do you agree with the APZs we are designating and extending?
Do you agree with the areas we have designated for tall buildings?

Fact box: Tall buildings

Tall buildings are those which are higher than 30 metres (and 25 metres in the Thames Policy Area) or significantly taller than surrounding buildings. 30 metres is the height of approximately a 10 storey residential development or a 7-10 storey commercial development.

Fact box: Archaeological priority zones

These are areas where there is significant potential for archeological remains. It is important that proposals in sites in APZs assess any remains which may be on site.

The APZs are:

1. Borough, Bermondsey and Rivers** (Bankside, Borough High Street, Bermondsey, Rotherhithe and Thames Riverside)
2. Kennington Road and Elephant and Castle
3. Walworth Village (Central Walworth Road)
4. Old Kent Road** (Watling Street)
5. Camberwell Green
6. Peckham Village (Peckham Hill Street, Peckham High Street and Rye Lane)
7. Dulwich Village
8. Bermondsey Lake** (Willow Walk, South Bermondsey and Livesey)
9. London Bridge to Lewis Street* (Asylum Road, Queens Road Station and Ivedale Road)

* These are new APZs that we are designating in the Core Strategy

** These are existing APZs that we are extending in the Core Strategy

Links

Appendix a: Proposals map

Policy 13 - High environmental standards

We are trying to

Achieve high standards and positive designs to improve the quality of places, provide higher living and working standards, improve the environment and reduce the impacts on climate change.

We will do this by

- Introducing the highest possible standards for all developments, measured by the Code for Sustainable Homes or BREEAM.
- Requiring a sustainability assessment to measure the environmental impacts of all major developments.
- Saving a strategic site for a waste management facility on the Old Kent Road.
- Building a state of the art waste centre so that we can process more of our waste in Southwark and increase recycling.
- Working jointly with 4 other London Boroughs (Bromley, Bexley, Greenwich and Lewisham) to meet our waste targets, increase recycling and recovering heat and power from waste as set out in the Joint Waste Technical Paper.

- Requiring a waste strategy with applications for new development to show how waste has been minimised during construction and operation of the building.
- Requiring all new development to be designed and built so that it minimises the amount of energy used and carbon dioxide emissions. All applications will require an energy assessment explaining how this has been done.
- Expecting all major developments to set up and / or connect to local energy generation networks where possible.
- Requiring developments to use renewable sources of energy.
- Encouraging the use of carbon reduction and renewable energy technologies for existing buildings
- Requiring developments to use less water and connect to a local water supply where possible.
- Setting high standards for reducing air, land and noise pollution and avoiding amenity and environmental problems.
- Allowing developments to occur in the protected Thames flood zone where they are designed to be safe.
- Requiring developments to help reduce flood risk by reducing water run-off and using sustainable urban drainage systems.

Fact Box: Energy and Carbon Dioxide

Most scientists agree the earth's temperature is getting warmer due to human activity. Rising levels of carbon dioxide (CO₂) in the atmosphere from burning fossil fuels to produce electricity, drive transport, construct and heat buildings and produce goods, contribute to this effect. Energy use in buildings is responsible for a large amount of CO₂ emissions in Southwark.

To reduce the amount of CO₂ produced in Southwark all development must be designed to minimise energy consumption and carbon dioxide emissions. This is achieved through good design minimising the development's energy needs, making the most of energy efficient heating and cooling systems and finally using renewable sources of energy for the building.

We are doing this because

We want Southwark to be a leader for environmental design and performance. This is also important to reduce the impacts of development on climate change and the environment. As some climate change is unavoidable we need to make sure that buildings are designed and ready for hotter drier summers and warmer wetter winters.

The London plan requires us to be able to manage 85% of the apportioned waste for Southwark by 2020. This is 133,000 tonnes municipal waste and 246,000 tonnes commercial and industrial waste.

The London plan also requires us to minimise the levels of waste generated, and exceed levels of recycling and composting in municipal waste of 35% by 2010 and 45% by 2015; and 70% for commercial and industrial waste by 2020.

Targets

Residential development should exceed Code for Sustainable Homes Level 3. We will investigate how feasible it is to ask for all major residential development to achieve Code Level 4. This would provide very high reductions in carbon dioxide emissions but would be technically and financially harder to achieve than Code Level 3.

All non-residential development should exceed BREEAM “very good”.

All new health facilities must achieve BREEAM “excellent”.

Major development should achieve a 25% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy generation. Where we require developments to meet Code Level 4 they will need to achieve a 44% saving over the Building Regulations..

Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local renewable energy generation.

Major development must reduce surface water run-off by more than 50%

Major housing developments must achieve a potable water use target of 105litres per person per day.

We must manage 85% of the apportioned waste for Southwark by 2020.

We must minimise the levels of waste generated, and exceed levels of recycling and composting in municipal waste of 35% by 2010 and 45% by 2015; and 70% for commercial and industrial waste by 2020.

CONSULTATION QUESTIONS

Do you agree with the standards and targets we have set?

Do you agree with the designation of our waste site on Old Kent Road?

Links

Sustainable Design and Construction Supplementary Planning Document
http://www.southwark.gov.uk/Uploads/FILE_40484.pdf

Sustainability Assessment Supplementary Planning Document
http://www.southwark.gov.uk/Uploads/FILE_40422.pdf

Fact Box: Code for Sustainable Homes (CfSH) and BREEAM

Code for Sustainable Homes is a national standard for measuring the impact of a new building on the environment. The Code gives a rating to development which ranges from 1 to 6. The higher the rating the more sustainable a home is. The assessment looks at things like how much energy and water will be used, how much pollution will be released, and how much waste will be created.

For other types of buildings, a tool known as BREEAM (the Building Research Establishment Environmental Assessment Method) is used. This is similar to the Code for Sustainable Homes, but gives a rating of Poor to Excellent.

SECTION 5: DELIVERY AND IMPLEMENTATION

At the next stage of consultation in November we will include a delivery and implementation plan. We have started doing this in our policies where we set out ways in which we deliver the policies. The next stage will provide more information on how the things we propose in the Core Strategy will actually happen. This will include information on the following:

- Who will be expected to deliver the vision and objectives of the Core Strategy. This will include the council, Registered Social Landlords, Homes and Communities Agency, private developers, the Primary Care Trust, utilities companies, Transport for London and the Mayor of London.
- The ways in which we will make land available for development. If necessary this may involve using compulsory purchase orders.
- Infrastructure. This will include information on how we will make sure the supporting infrastructure is in place for the scale of the development proposed in the Core Strategy, such as waste, water and energy infrastructure.
- How we will continue to use our planning obligations policy from the Southwark Plan and our section 106 supplementary planning document. Together these set out how we require planning obligations from developers for things such as affordable housing, transport improvements, open space improvements and health facilities.

SECTION 6: REVIEWING PROGRESS

We will set targets for the Core Strategy and regularly monitor whether the plan is working how we want it to and, if not, what can be done to put it back on track. These will be based on national, London and local indicators using figures already being measured through local area agreements and best value along with new local indicators. We will do this through our Annual Monitoring Report.

APPENDICES

Appendix A: Core Strategy Proposals Map

The proposals map designates certain parts of the borough for different types of land use and identifies where particular planning policies apply.

This is available on our website or please contact us if you would like a hard copy.

Appendix B: Possible housing sites

We have set out the sites that could be available for the development of housing. This is to consult on sites that could help meet our housing targets. This does not mean that we consider housing to be appropriate on all of these sites. This is an early consultation stage, we will be setting out more detail about the type of development and how much development could go on each site at the next stage of consultation.

This is available on our website or please contact us if you would like a hard copy. There is also a spreadsheet on our website, detailing the addresses of all these sites.

Appendix C: Changes to the Southwark Plan Proposals Map

This appendix sets out the changes that the Core Strategy makes to the Southwark Plan proposals map. The new Core Strategy proposals map in appendix A shows the new designations.

Density Zones

We have removed the Public Transport Accessibility Zones.

We have changed the boundaries of the urban and suburban zones.

We have introduced a suburban zone north, suburban zone middle and renamed the suburban zone suburban south.

We have removed the subdivision to the urban zone.

Preferred Office Locations

We have removed the preferred office location designation.

Open Spaces

We have designated the following as open spaces (in addition to our existing open spaces):

Calyпсо Park

Sumner Park

Surrey Walk

Central Venture Park

Part of Cross Bones Graveyard

We have corrected the boundary of Western Street (OS20) Borough Open Land.

Sites of Importance for Nature Conservation

We have designated the following as Sites of Importance for Nature Conservation (in addition to our existing Sites of Importance for Nature Conservation):

- Warwick Gardens,
- Durand's Wharf,
- Cherry Gardens,
- Green Dale,
- Long Meadow,
- Deal Porters Walk,
- King Stairs Gardens,
- Nursery Row,
- Bermondsey Spa Gardens
- Surrey Canal Walk.

Archaeological Priority Zones

We have designated two new archaeological priority zones and extended two archaeological priority zones. These are:

- New:
 - Bermondsey Lake (Willow Walk, South Bermondsey and Livesey)
 - London Bridge to Lewis Street (Asylum Road, Queens Road Station and Ivedale Road)
- Extensions:
 - Borough, Bermondsey and Rivers (Bankside, Borough High Street, Bermondsey, Rotherhithe and Thames Riverside)
 - Old Kent Road (Watling Street)

Green Chains

We have designated some of our open spaces as Green Chains. These are:

Dulwich Upper Wood
Dulwich Wood
Sydenham Hill Wood
Dulwich Park
Camberwell Old Cemetary
One tree Hill
Camberwell New Cemetary
Nunhead Cemetary
Iydale Fields
Peckham Rye Park and Common
Homestall Road Sports Ground
Acquarius Golf Course
Brenchley Gardens
Dawsons Heights
Belair Park
Cox's Walk
Dulwich Picture Gallery and Gardens
Dulwich and Sydenham Golf Course

Waste site

We have changed the boundaries of the Old Kent Road Gas Site.

Proposed Tram/Public transport route

We have changed the route of the proposed tram/public transport route.

Tall buildings

We now show an area within the proposals map where tall building will be allowed.

Appendix D: Consultation Questionnaire and demographic monitoring form

CORE STRATEGY PREFERRED OPTIONS QUESTIONNAIRE

Use this questionnaire to respond to the Core Strategy preferred options report.

All documents can be found at www.southwark.gov.uk/corestrategy. You can also use our online questionnaire.

Copies are available at libraries, One Stop Shops, the Town Hall or by contacting the planning policy team on **0207 525 5471**.

You need to respond by 5pm Tuesday 21 July 2009.

You can also email this questionnaire to corestrategy@southwark.gov.uk

Or you can mail a paper copy to **Planning Policy, Regeneration and Neighbourhoods Department, Freepost SE19/14, London, SE17 2ES**, or fax a copy to **0207 084 0347**.

Your name and address:	If you are submitting a representation on behalf of someone other than yourself, please state your client's name and address:
Postcode: Telephone: Email:	Postcode: Telephone: Email:
Organisation you represent (if applicable):	Organisation you represent (if applicable):

CORE STRATEGY PREFERRED OPTIONS QUESTIONNAIRE

1. Do you agree with the main challenges we think are facing the borough?

(See Section 2.1 of the preferred options report)

Yes

No – there are others we should consider

If you answered no, please tell us what other issues you think we should consider:

2. Do you agree with our growth areas approach?

(See section 2.3 of the preferred options report)

Yes
approach

No –we should consider a different

If you answered no, please tell us what approach you think we should consider

3. Do you agree with our overall vision for Southwark and our area visions?

(See section 3, of the preferred options report)

Yes

No

If you answered no, please tell us what approach you think we should consider

4. Do you agree with our objectives?

Yes

No

If you answered no, please tell us how we should change our objectives

5. Do you agree with policy 1 – sustainability assessment?

Yes

No

Do you agree with our approach to sustainability assessments?
Is there anything else we should require?

6. Do you agree with policy 2 – sustainable transport?

Yes

No

Do you agree with our approach to sustainable transport?
Is there anything else we could do to make Southwark more accessible?

7. Do you agree with policy 3 - Shopping, leisure and entertainment?

Yes

No

Do you agree with the town and local centre hierarchy?
Do you think we should direct all large shopping and leisure developments to these centres?
Should we continue to protect important shopping parades?

8. Do you agree with policy 4 – Places to learn and enjoy?

Yes

No

Should we continue to protect existing community facilities?
Should we encourage new community facilities?
Is there anything else we can do to have a more joined up approach to how we use our existing community facilities?

9. Do you agree with policy 5 - Providing new homes?

Yes

No

Should we focus large development in the opportunity areas and core action areas?
Do you agree with the boundaries on the strategic sites we have identified as possible housing development?
Do you agree with the density ranges and the areas they apply to?

10. Do you agree with policy 6 - Homes for people on different incomes?

Yes

No

Do you agree with an area based approach to affordable and private housing?
Do you agree with the areas we have set out on figure 3?
Do you agree with the tenure split within the affordable housing?

11. Do you agree with policy 7 – Family homes?

Yes No

Do you think we should require more family housing?
Do we require the correct percentages of each types of housing?

12. Do you agree with policy 8 – Student homes?

Yes No

Do you agree with our approach of linking local universities with student homes?
Should we require an element as affordable housing?
Should we ask for money to overcome the negative impacts of development?
Should we limit student accommodation? Where should we allow it?

13. Do you agree with policy 9 - Homes for Gypsies and travellers?

Yes No

14. Do you agree with policy 10 – Numbers and places for people to work?

Yes

No

Do you agree with where we are going to protect existing business spaces and encourage more?
Do you agree that we should continue to the preferred industrial locations and take our Tower Industrial Estate?

Should we continue to protect arts, cultural and tourist facilities?

Should we restrict the building of hotels?

15. Do you agree with policy 11 – Open spaces and wildlife?

Yes

No

Do you think we should protect any other open spaces?

Dou you think we should designate some of our open spaces as Green Chains?

Are there any other open spaces we should designate as Sites of Importance for Nature Conservation?

16. Do you agree with policy 12 – Design and conservation?

Yes

No

Do you agree with the APZs we are designating and extending?

Do you agree with the area we have designated for tall buildings?

17. Do you agree with policy 13 – High environmental standards?

Yes No

Do you agree with the standards and targets we have set?
Do you agree with the designation of our waste site on Old Kent Road?

18. Do you agree with how we are going to implement and deliver the Core Strategy?

Yes No

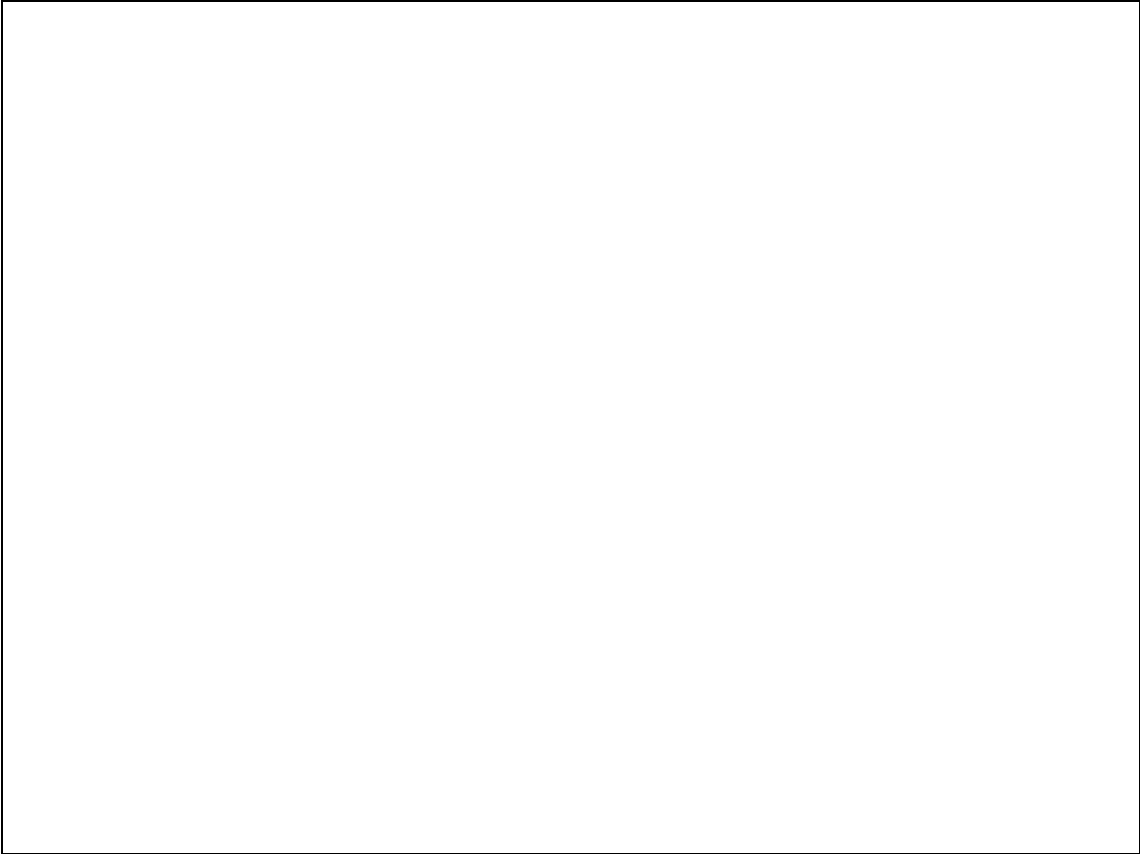
Is there anything else we should do to make sure we can implement the Core Strategy?

19. Do you agree with how we are going to monitor the Core Strategy?

Yes No

Is there anything else we could do?

20. Do you have any other comments?



Demographic Monitoring Form

Southwark Council is committed to making sure that the consultations we carry out are done so in a fair and non-discriminatory way. We would be grateful if you could complete the following table. This information will be treated as confidential.

Gender	Age group (Please tick one)	Do you have a disability?
Male <input type="checkbox"/>	Under 16 <input type="checkbox"/>	Yes <input type="checkbox"/>
	16-24 <input type="checkbox"/>	
	36 -55 <input type="checkbox"/>	No <input type="checkbox"/>
Female <input type="checkbox"/>	56 and over <input type="checkbox"/>	
	25-35 <input type="checkbox"/>	

Ethnicity (Ethnic group refers to people with the same cultural background and national identity. It does not always mean where you were born). Please tick one box.		
A) White		
	British	<input type="checkbox"/>
	Irish	<input type="checkbox"/>
	Other White Background (Please specify)	<input type="checkbox"/>
B) Mixed		
	White and Black Caribbean	<input type="checkbox"/>
	White and Black African	<input type="checkbox"/>
	White and Asian	<input type="checkbox"/>
	Any other mixed background (Please specify)	<input type="checkbox"/>
C) Asian or Asian British		
	Bangladesh	<input type="checkbox"/>
	Indian	<input type="checkbox"/>
	Pakistani	<input type="checkbox"/>
	Any other Asian background (Please specify)	<input type="checkbox"/>
D) Black or Black British		
	Caribbean	<input type="checkbox"/>
	African	<input type="checkbox"/>
	Any other Black background (Please specify)	<input type="checkbox"/>
E) Chinese or other ethnic group		
	Chinese	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Southwark Council is registered as a data controller under the Data Protection Act 1998.

We have a legal requirement to keep your information safe and secure. We will not share your data with any external parties without your consent, unless we are required by law to do so.

Appendix E: Useful council contacts

PLANNING POLICY

Regeneration and neighbourhoods
LBS Planning Policy
0207 525 55471

PLANNING APPLICATIONS

Regeneration and neighbourhoods
LBS Duty Officer
Helpline
020 7525 5403

Section 106

Regeneration and neighbourhoods
LBS S106 Monitoring Officer
020 7525 5443

PLANNING COMMITTEE CLERK

Strategic Services
LBS Committee Clerk
0207 525 7055

EDUCATION

Education Department
LBS Education Planning Officer
020 7525 5018

EMPLOYMENT

Regeneration and neighbourhoods
LBS Economic Development
0207 525 5676

TRANSPORT

Regeneration and neighbourhoods
LBS Group, Transport
020 7525 5564

OPEN SPACE

Environment and housing
0207 525 2000

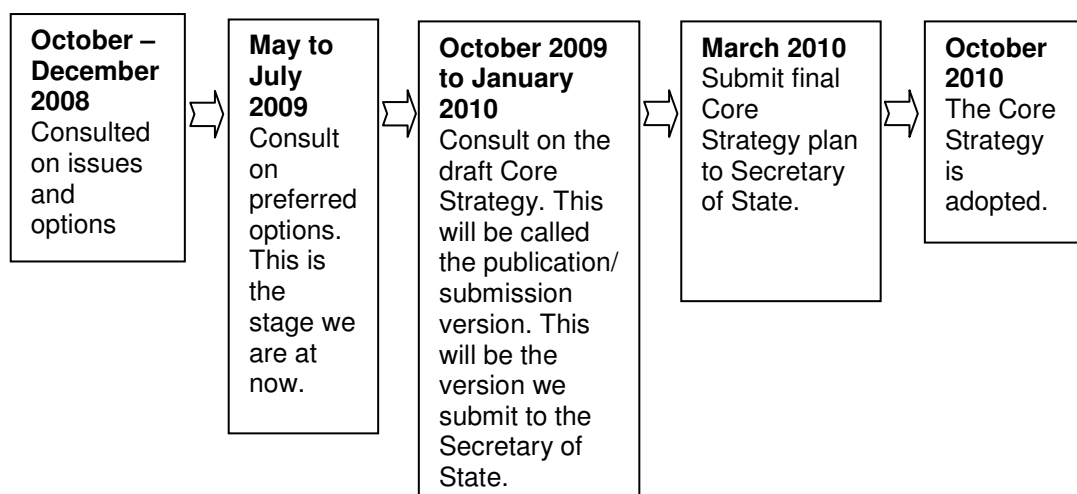
Appendix F: More information on the Local Development Framework

How will the Core Strategy be prepared?

The Core Strategy will be prepared over a number of stages. The document you are now reading is the second stage of preparation and is called the preferred options report. This sets out how we think growth in the borough should happen and is based on your responses to the issues and options consultation and recent information from research reports and statistics.

We will use your responses to this preferred options consultation to prepare the next stage, which is writing the draft Core Strategy. The draft Core Strategy will be consulted on from late 2009 to early 2010. The figure below includes the dates of the future stages of consultation in preparation.

How does the Core Strategy link to other planning documents?



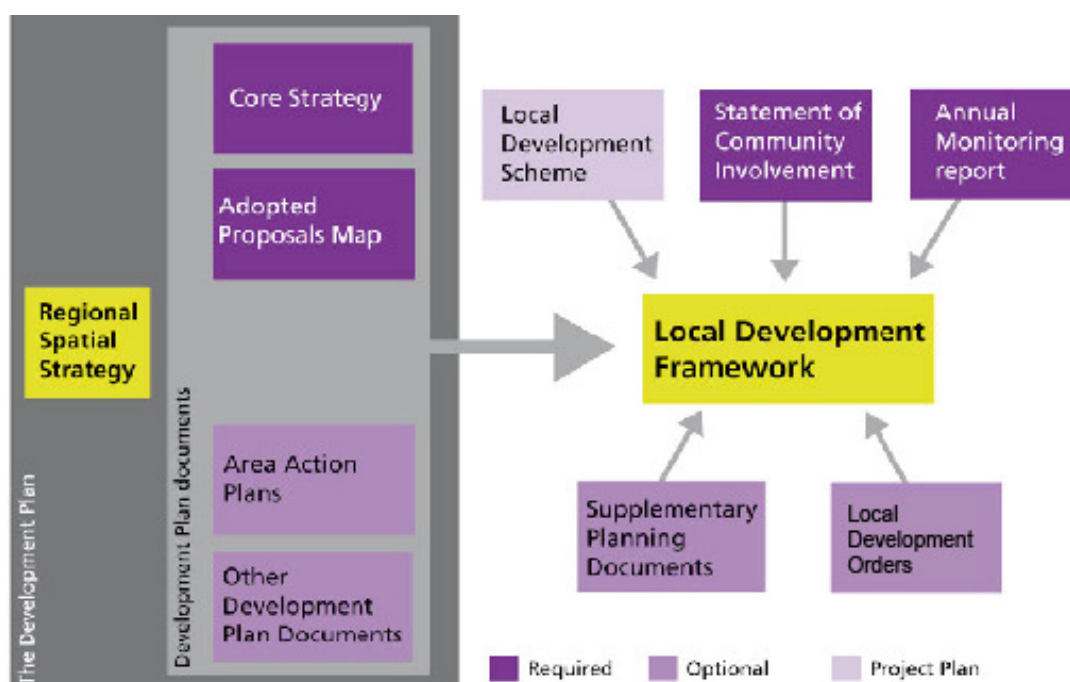
The main document which is currently used to guide development in Southwark is the Southwark Plan which was adopted in 2007. We also have a number of supplementary planning documents which provide extra advice and guidance on particular topics, such as how to make new buildings more environmentally friendly.

In 2004 the Government made changes to the planning system and required all councils to produce a new set of planning documents, called the local development framework (LDF). The local development framework contains a number of different planning documents and is illustrated below.

The local development framework will eventually replace the Southwark Plan. The Core Strategy is one of the most important documents in the local development framework. It will set out the overall vision and strategy for future development in the borough and identify where new housing and jobs will be provided up to the year 2026. The Core Strategy will cover the entire borough.

Once adopted, the Core Strategy will be used to assess planning applications in Southwark.

All other LDF documents need to be consistent with the Core Strategy and there are a number of other planning documents that are currently being prepared alongside the Core Strategy. These include the Peckham and Nunhead Area Action Plan, the Aylesbury Area Action Plan and the Canada Water Area Action Plan.



The Core Strategy also needs to follow national planning guidance and be consistent with the London Plan, which is the planning strategy for all of London.

The Core Strategy will also take into account Southwark 2016, our Sustainable Community Strategy and other council plans and strategies.

We have set out below further information on each of these important documents. Along with these, the Core Strategy background paper explains other important research and policy documents.

Planning policy statements

The Government produces planning guidance on a number of issues such as housing, heritage conservation and open spaces. Planning Policy Statement 1 sets out the Government’s vision for planning. The main aims are:

- promoting regeneration and economic development,
- creating healthy, safe and crime free places,
- encouraging land to come forward for development for uses that will benefit communities the most,

- making sure that land is used efficiently, with higher densities in areas with good transport and access community facilities, employment and shops,
- reducing the need to travel.

The Core Strategy will take forward these aims in Southwark.

The London Plan

This sets out guidance for all development in London and its aims are to:

- make London a better city to live in,
- accommodate a growing population whilst protecting the green belt and open spaces,
- achieve economic growth and prosperity,
- regenerate deprived areas to give everyone the opportunity for a good quality of life
- improve accessibility and green spaces.

The London Plan is available at www.london.gov.uk/thelondonplan/

The Southwark Plan (UDP)

The Southwark Plan was adopted in 2007 and sets out the planning policies for the borough. As this document was recently adopted not all the policies will be changing. A detailed explanation of which policies we intend to carry through and keep the same is provided in the Core Strategy background paper.

For more information go to

www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/southwarkplanudp/

The Sustainable Community Strategy (Southwark 2016)

The Sustainable Community Strategy (Southwark 2016) sets out how the council and other organisations such as the PCT and police will work together to improve life in Southwark. Key aims of the Sustainable Community Strategy are:

- Improving individual life chances for Southwark's people to achieve economic well-being, better health, housing and access to leisure
- Making the borough a better place that has mixed communities, more quality homes, a vibrant economy and safe, well-cared for streets and open spaces
- Delivering quality public services that are accessible, efficient and modern

The objectives for the Core Strategy come from the Sustainable Community Strategy.

For more information go to www.southwark.gov.uk/Uploads/FILE_25753.pdf

Annual Monitoring Report

This is published every year and explains if our planning policies are working as they should. It does this by looking at what sort of development has taken

place and how this matches the aims and objectives of our planning documents.

The annual monitoring report will be used to keep track of how effective the Core Strategy is.

You can see the latest annual monitoring report at www.southwark.gov.uk/Uploads/FILE_40026.pdf

Neighbouring boroughs' local development frameworks

Development in Southwark can affect surrounding areas and vice versa. We therefore need to be aware of the UDPs, Core Strategies and Area Action Plans of other London boroughs, particularly our neighbours: Lambeth, Lewisham, Bromley, Tower Hamlets and City of London.

Appendix G: Useful Links to Related Documents

National

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) (31 January 2005)

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pps1/>

Planning Policy Statement 3: Housing (PPS3) (29 November 2006)

<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

Planning Circular 01/06 (ODPM): Planning for Gypsy and Traveller Caravan Sites (2 February 2006)

<http://www.communities.gov.uk/publications/planningandbuilding/circulargypsytraveller>

The Code for Sustainable Homes: Setting the standard in sustainability for new homes (27 February 2008)

<http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards>

BREEAM

<http://www.breeam.org/index.jsp>

Regional

The London Plan (consolidated with Alterations since 2004) (February 2008)

<http://www.london.gov.uk/thelondonplan/>

Local

Sustainable Community Strategy (Southwark 2016) (2006)

<http://www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/WhatSouthwark2016.html>

The Southwark Plan (Unitary Development Plan) (2007)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/southwarkplanudp/>

Annual Monitoring Report (AMR) (April 2007 – March 2008)
<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/annualmonitoringreport.html>

Statement of Community Involvement (SCI) (Jan 2008)
<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/SCI.html>

Southwark Housing Strategy 2005 to 2010 (November 2005) **and Related Documents**
<http://www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/>

Southwark Local Implementation Plan (LIP) – Transport (2006)
<http://www.southwark.gov.uk/YourServices/transport/lip/>

Southwark Schools for the Future
www.southwark.gov.uk/ssf

Southwark Employment Strategy (June 2006)
<http://www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/employmenthomepage.html>

Southwark Enterprise Strategy (June 2006)
<http://www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/Enterprise.html>

Southwark Biodiversity Action Plan (April 2006-2010)
<http://www.southwark.gov.uk/YourServices/ParksSection/biodiversity/southwarkswildlife.html>

Transforming Southwark's NHS
<http://www.southwarkpct.nhs.uk/a/4349>

Peckham and Nunhead Area Action Plan (PNAAP) (March 2009)
<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/PeckhamAreaActionPlan.html>

Canada Water Area Action Plan (November 2008)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/canadawaterareaactionplan.html>

Aylesbury Area Action Plan (January 2009)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/aylesburyareaactionplan.html>

Section 106 Supplementary Planning Document (SPD) (July 2007)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/S106/>

Design and Access Statements Supplementary Planning Document (SPD) (September 2007)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/DesignandAccessSPD.html>

Affordable Housing Supplementary Planning Document (SPD)

(September 2008)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/AHSPD.html>

Sustainability Assessment Supplementary Planning Document (SPD)

(February 2009)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/sustainabilityassessmentsupplementaryplanningdocument.html>

Sustainable Design and Construction Supplementary Planning Document (SPD) (Feb 2009)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/SustainableDesignandConstructionSPD.html>

Residential Design Standards Supplementary Planning Document (SPD)

(September 2008)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/rdsspd.html>

Sustainable Transport Supplementary Planning Document (SPD) (August 2008)

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/transportspd.html>

Elephant and Castle Enterprise Quarter Supplementary Planning Document (SPD) (August 2008)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/ElephantandcastleenterprisequarterSPD.html](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/ElephantandcastleenterprisequarterSPD.html)

123 Grove Park Supplementary Planning Document (SPD) (September 2007)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/123GroveParkSPD.html](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/123GroveParkSPD.html)

Walworth Road Supplementary Planning Document (SPD) (September 2008)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/walworthroadsupplementaryplan.html](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/walworthroadsupplementaryplan.html)

Dulwich Supplementary Planning Document (SPD) (March 2009)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/dulwichspd.html](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/SPDsandSPGs/dulwichspd.html)

Southwark Tree Review (March 2008)

http://www.southwark.gov.uk/Uploads/FILE_36470.pdf

Retail capacity study 2009 (February 2009)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/)

Strategic Flood Risk Assessment (SFRA) (February 2008)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/)

Southwark affordable housing valuations research (January 2005)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/)

Southwark Density Survey (January 2005)

[http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/plannin
gpolicy/researchandinformation/)

Appendix H: Southwark today – interesting facts and information

The area includes more jobs than it has workers, that is more employees commute in to the borough than need to go outside to work. The biggest concentration of businesses is around London Bridge and Elephant and Castle. These include major financial services firms, publishers and lawyers. Education (e.g. South Bank University) and health (Guy's Hospital) are major employers, along with the council itself and the G.L.A. In recent years many successful tourism and culture attractions have opened along Bankside such as the Tate Modern Gallery, Shakespeare's Globe, and Vinopolis.

The growing population increasingly values access to high quality green spaces nearby. About 20% of Southwark is open spaces of various kinds, protected by the planning system – including parks, sports grounds, nature reserves and woodlands. Increasing appreciation of the heritage of the built environment means that 22% of the borough is covered by conservation areas.

The total population of Southwark is 274, 000. This has risen by well over 50,000 since 1981, New residents are mainly workers in their 20s and 30s.

Although the total amount of social housing (council rented plus other registered social landlords) has fallen from its peak of nearly 70% in the 1970s (still 53% in 2001). However, it is still around 46% of homes, which is nearly three times the national average and the highest of London boroughs. In 2001, 31% of homes were owner occupied. This is still well below even the inner London 40% average let alone the 70% national figure. Private renting, previously marginal here, has risen to 15% of all households. These changes reflect both 'right to buy' purchases and the construction of extensive private housing schemes since the 1980s

Over 51% of residents are women. In 2001, around 10% of households were headed by lone parents (one of the highest levels in the country); about 38% were single persons, which is less than the average for Inner London (but well above the 30% national figure) and only 28% of households included any under 16s. The under 16s make up around 20% of all residents, similar to the national average and very different to the ageing profile of the 1970s. In contrast, the over-65s have fallen from 14% to under 10% of residents since 1991 (they are 16% of the population nationally). Many new homes, including large student hostels, are occupied by students and other younger residents on a short term basis.

The population grows by "natural increase", with over 3 local births for every death each year (3000 net growth p.a.). However, this is partly offset by net migration since many families and older residents move out of the area though younger single people move in (also, households are getting smaller).

From the 1990s, African communities, now estimated at around 16% of residents, overtook the Caribbean group (now around 7%): Southwark has the largest African population of any authority in Britain,. They are mainly from

Nigeria and other parts of West Africa;. The South Asian and Chinese groups together are around 6.5% of the population (compared to 11% in Inner London).

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, reflecting a "young" population;

At 108, the Standardised Mortality ratio is well above the national average still, reflecting widespread deprivation; however, health may be improving. From 2001 to 2006 alone, life expectancy in Southwark rose by 3 years (men) and 1.7 years (women) to 76.6 and 81.6 years respectively.

Over a third (35%) of working age residents in 2001 had higher qualifications (degrees etc), which is nearly double the national norm; however the proportion of those with no qualifications at all (at 24%) was above the London average. In 2001, around 12% of residents were managers or senior professionals – 50% above the national figure, but less than in Inner London.

In 2007, Southwark had an estimated 165,800 jobs. Of these, 5.7% were in manufacturing, 3.7% construction, 14.6% retail/ hospitality, 5.5% transport/ communications, 42.4% finance and business services, 21.2% public administration/ education/ health, and 6.5% 'other services'. Compared to London as a whole, this represented more jobs in manufacturing and finance, and rather less in retail and transport occupations.

In 2007 the number of VAT registered businesses alone (which excludes the smallest firms) rose by 475 to 9,670.

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). This 'churn' makes it harder to understand their needs and the services we should provide...

Southwark in 2001 was home to 18,800 full time students (a proportion almost double the national average, and the third highest in London), and 18,500 unpaid carers.

Though changing definitions and demographic trends have led to Southwark moving down the league table of poverty, the most recent government estimates (2007) show it still in 18th position nationally for the extent of deprivation (out of 354 councils);

Unemployment (claimant count) remains nearly double the national average, and the equal 7th highest borough in London. A few years back it was the 4th highest; the improvement may reflect more professional employees joining the local workforce as well as the success of social inclusion policies in Southwark.

Appendix I: Glossary

Action Area An area expected to undergo significant changes in the coming years. These include Peckham and Nunhead, Canada Water and Aylesbury. We are preparing area action plans for these areas to make sure that development happens in the most beneficial way.

Affordable housing Housing designed to meet the needs of households who can't afford to decent and appropriate housing on the open market. Affordable housing includes both social and intermediate housing.

Annual Monitoring Report This is produced every year as part of the local development framework. It sets out how well our planning policies are performing based on a range of different indicators.

Archaeological Priority Zones These are areas identified in the Southwark Plan and the Core Strategy where there is potential for significant archaeological remains. Planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Area Action Plans These set out planning policies for action areas to make sure development happens in the most beneficial way. They should: stimulate regeneration, protect areas sensitive to change, resolve conflicting objectives in areas subject to development pressures, or focus the delivery of area based regeneration initiatives.

Area for Intensification An area identified in the London Plan that can accommodate more housing and jobs. They have good public transport links. Canada Water is the only area identified as an Area for Intensification in Southwark.

Biodiversity The diversity or variety of plants and animals and other living things in a particular area or region. It includes landscape diversity, ecosystem diversity, species diversity, habitat diversity and genetic diversity.

Central Activity Zone (CAZ) The Central Activity Zone is the area within central London where there high levels of public transports and a lot of finance, specialist retail, tourist and cultural activities. This includes Borough and Bankside, London Bridge and Elephant and Castle.

Community facilities These are

- Buildings used by voluntary sector groups;
- Libraries or public reading rooms;
- Social Service and Day Centres;
- Places of public worship or religious instruction;
- Medical or health services, and Healthy Living Centres (except for the use of premises attached to the residence of the consultant or practitioner);
- Facilities for youth provision;
- Sport, leisure and recreational facilities;

- Arts and culture facilities;
- Crèche, day nurseries or other childcare facilities; and
- Ancillary community uses.

Conservation Areas An area of special architectural or historic interest whose character or appearance is protected. They have to be formally designated under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990.

Core Strategy The key document in the local development framework. It sets how future growth will be accommodated including where new housing and business space should be built.

Creative industries Include businesses in the following sectors: visual art including painting and sculpture, crafts and creative design activities; performance based art; audio visual, encompassing interactive media, advertising and music; books and press, including publishing.

Development As defined by Section 55 of the Town and Country Planning Act 1990, development means carrying out building, engineering, mining or other operations in, on, over or under land, or changing the use of buildings or land.

District Centres Smaller than a major centre but larger than a local centre, these are medium sized centres providing a mix of shopping, businesses and services. They are identified in the local development framework.

Disabled Persons The Disability Discrimination Act (DDA) 1995 defines a disabled person as someone with a 'physical or mental impairment which has a substantial and long term adverse effect on his/her ability to carry out normal day-to-day activities'.

Diversity The differences in the values, attitudes, cultural perspective, beliefs, ethnic background, sexuality, skills, knowledge and life experiences of each individual in any group of people. This term refers to differences between people and is used to highlight individual need.

Employment uses Uses falling within Class B1, Class B2 and Class B8 of the Use Classes Order. These include offices, factories and warehouses(See Use Classes Order).

Energy Efficiency Using as little energy as possible and avoiding wasted energy when heating buildings, making electricity, using appliances, transporting and manufacturing goods.

Environment Surrounding area or conditions in which something exists or lives.

Equalities Impact Assessment Planning documents must be assessed to confirm whether they would be likely to have any unfair impacts on groups in

the community, such as people of different gender, ethnic group, age, religion, sexual orientation or disability.

Growth Areas These are areas best able to accommodate major growth in jobs and housing and include the opportunity areas of London Bridge, Borough and Bankside, Elephant and Castle, and the core action areas of Canada Water, Aylesbury and Peckham. These areas have better infrastructure, especially transport links.

Habitable Rooms Density standards for housing are measured by habitable rooms per hectare. A habitable room is defined as one that could be used for sleeping, whether it is or not (i.e. bedrooms and living rooms; not kitchens, bathrooms or hallways).

Hierarchy of town centres This is a ranking of town centres based on size. It is used to ensure that the largest developments are directed to major centres that have the infrastructure to accommodate them, rather than smaller district or local centres that serve more local communities.

Heritage The evidence of the past, such as historical sites, buildings and the unspoilt natural environment, considered collectively as the inheritance of present-day society.

Infrastructure This includes transport, health, schools and social services facilities as well as energy and water supply. Major developments should not go ahead without the necessary infrastructure to meet the needs of new residents or workers.

Intermediate Housing Housing which costs more than the maximum social housing rents, but is cheaper than housing on the open market. At the moment this is reserved for households on incomes of between £17,600 and £58,600 (as at August 2008 to be reviewed annually to reflect changes in lower quartile house prices).

Local Centre A small group of shops and services serving the needs of the local community. They typically have shops like newsagents, off-licenses, general grocery stores and post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.

Local Development Framework (LDF) This contains all the documents and policies adopted by council in order to decide planning applications. It is made up of a range of documents including the Core Strategy, area action plans, supplementary planning documents, annual monitoring report, Statement of Community Involvement and the Local Development Scheme.

Local Development Scheme (LDS) This sets out the council's timetable for preparing planning documents over a three year period. It also explains what each document is.

London Plan Sets out planning guidance for London and is prepared by the Greater London Authority.

Major town centre These are the largest town centres which provide shopping and services of importance to people from a wide catchment area. They contain shops and facilities not available in smaller centres.

Mixed Use Development that includes a mix of uses and activities within the same building or site, or across sites in close proximity to one another.

Mobility Impaired Includes any person who may or may not be disabled, but has an impaired ability to access buildings, structures, or move within public areas. This can include those using child prams/buggies or shopping trolleys.

Nature Conservation Protecting and managing plants and green spaces so that they have the most benefit for biodiversity and protect important species. This includes the creation of wildlife habitats, and letting parts of parks grow naturally.

Open Space Open land that is not built on except for small buildings needed to help the open space function. Most commonly parks, open spaces can include playing fields in schools, cemeteries, rivers and lakes, and public squares. They can be publicly or privately owned and are not always open to the public.

Opportunity Areas Locations within London capable of accommodating large scale development to provide substantial numbers of new employment and housing, typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility. In Southwark, London Bridge and Bankside and the Elephant and Castle have been identified as Opportunity Areas.

Planning Obligations These are also called planning gain or section 106 contributions. Applicants for major developments are usually required to provide payments to offset the impact of their scheme and make it acceptable. This may include improved transport, environment, employment, housing or recreation facilities. They could also be built as part of a development rather than provided as a payment.

Potable water Drinking water.

Planning policy guidance notes / planning policy statements (PPG / PPS) These are written by the Government and set out national policies on various planning topics such as housing, biodiversity, transport, retail and sustainable development. Councils must take their content into account in preparing development plans and deciding planning applications.

Preferred Industrial Location (PIL) These are areas with a concentration of employment uses, particularly light industry (Class B1), general industry (Class B2) and warehousing (Class B8), which are of importance to London's

or Southwark's economy. These areas are protected from being developed for other uses.

Protected Shopping Frontages A frontage of shops, usually with 10 or more units that provides important shopping facilities. There are controls on how the shop units can be used.

Public Realm The space between and within buildings that is publicly accessible or visible, including streets, squares, forecourts, parks and open spaces.

Regeneration Areas Areas being invested in to bring lasting improvements to their economic, social and environmental conditions to overcome deprivation.

Renewable Energy Energy derived from a source which is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material. Although not strictly renewable, geothermal energy is generally included.

Residential Social Landlords [RSLs] Organisations accepted (by the Homes and Communities Agency) as fit to provide affordable housing for those unable to afford open market accommodation. They are usually housing associations or trusts, but could be private companies.

Saturation policy In some cases it is considered a particular type of use (e.g. night clubs, bars or hotels for instance) has become too dominant in a particular area and controls are put in place to stop this getting worse.

Sites of Importance for Nature Conservation A site that provides valuable habitat and opportunities for experiencing nature. These are important in helping local plant and animal species to survive. Sites are classified according to whether they have London-wide, borough-wide and local importance.

Small Business Units Business units with a floorspace under 235 square metres.

Social Rented (Social Housing) Affordable housing which is affordable by all those in housing need. This is typically provided as rented accommodation through the local authority or a Registered Social Landlord and rents that can be charged are set by the Government.

Statement of Community Involvement This sets out how the council will consult people on the preparation of planning documents and on planning applications.

Strategic Cultural Areas. Parts of the borough thought most suitable for new art, cultural, and visitor attraction uses to be created.

Strategic Flood Risk Assessment (SFRA) This looks at how Southwark is at risk from flooding, including from the River Thames and drainage overflowing.

Strategic Housing Land Availability Assessment The SHLAA is a major piece of work being carried out by the GLA with the help of the boroughs. It aims to identify potential housing sites that could be brought forward over the next 20 years to enable councils to meet their obligations to increase the housing stock and meet housing need. It covers all sites over 0.25 hectares

Studios and bedsits Homes with only one main room, i.e. no separate bedroom. They are not seen as suitable for meeting general housing needs.

Supplementary Planning Guidance / Documents (SPG / SPD) These explain how current planning policies in the Southwark Plan, Core Strategy, area action plans, and other local development documents will be applied. They also contain background information applicants may find useful when preparing their planning applications.

Sui Generis uses Land uses which do not fall neatly into any particular use class

SUDS Sustainable Urban Drainage Systems. These aim to reduce and slow down rainwater run-off from developed sites. This helps to keep pressure off drains and avoid flooding. It also helps to stop pollution entering rivers and water bodies. Examples include soft landscaping, green roofs and storage tanks.

Sustainability Balancing social, environmental and economic factors to ensure development provides a good quality of life to everyone in the community and does not prevent future generations from meeting their needs.

Sustainable Transport Alternative modes of transport to the low-occupancy private car, including walking, cycling, public transport, car sharing, water transport and city car clubs.

Thames Special Policy Area (TPA) An area along the River Thames identified in the local development framework. Special policy requirements apply in this area to make sure new development protects and improves the river and the character and quality of the public realm along the river.

Town Centres City, town and suburban district centres which provide a broad range of facilities and services and act as a focus for both the community and public transport. It excludes small parades of shops of purely local significance. Town centres are classified according to their size and the role they play in the local area and London-wide.

Transport Assessments Major developments need to provide an assessment of the likely increase in traffic or pedestrian/ public transport movements arising from the scheme and what measures will be taken to mitigate any negative effects, e.g. congestion or pollution. A Travel Plan,

outlining sustainable transport objectives, targets and initiatives will be expected to be included within all Transport Assessments.

Unitary Development Plans (UDPs) Before the local development framework system was introduced, the UDP was the main local planning document used to decide planning applications. In Southwark the UDP is known as the Southwark Plan.

Waste Management Facilities Facilities where waste is processed including sorting, composting, recycling, and biological treatment.