

Appendix 3

Policy	Consistency with NPPF
SP20 Development site uses	<p>NPPF guidance Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate para 157).</p> <p>Compliance of saved policy with NPPF Conclusion: SP20 and appendix 3 are consistent with the NPPF and should be given significant weight in determining planning applications.</p>
1.1 Access to employment opportunities	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth (para 17). • Take account of and support local strategies to improve health, social and cultural wellbeing for all (para 17). • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth (para 21). • Set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver: the homes and jobs needed in the area (para 156). • Planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development (para 204). <p>Compliance of saved policy with NPPF and the CIL Regulations Policy 1.1 forms part of a clear economic vision and strategy for the area which is established through the Core Strategy and the borough's Economic Development Strategy 2010-2016. This strategy has been endorsed by the Core Strategy EIP planning inspector: "The chosen strategy has evolved from the Issues and Options and is consistent with the growth areas approach of the CS as a whole. The Mayor of London identifies no issues with regard to conformity with the London Plan and I agree. With due regard to the submissions made and considerations of transport sustainability, it is the most appropriate strategy towards jobs and business in the Borough" (para 29 of the inspector's report).</p> <p>With regards to compliance with the tests set out in the NPPF and CIL Regulations:</p> <p><u>1. Necessary to make the development acceptable in planning terms</u> - The purpose of the policy is to reduce barriers to employment for new residents. Despite job creation in Southwark in recent years, levels of unemployment and economic inactivity are above the London and UK averages, we would expect there to be unemployment amongst the new residents. Worklessness is concentrated among certain groups, such as ex-offenders and young offenders, BME residents, women, young people, people with alcohol or drug dependency, homeless people, refugees, people with disabilities, the over 50s, those with mental health needs and families with young children, particularly lone parents. Using development to reduce barriers to employment for the new population is necessary to ensure sustainable economic growth in Southwark.</p> <p><u>2. Directly related to the development</u> - The policy helps secure on-site training and job opportunities.</p> <p><u>3. Fairly and reasonably related in scale and kind to the development</u> - The formula set out in the Planning Obligations SPD ensures that the obligations sought relate to the scale of the proposal.</p> <p>Conclusion: Policy 1.1 is consistent with the NPPF and the CIL Regs and should be given significant weight in determining planning applications.</p>
1.2 Strategic and local preferred industrial locations	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area; set criteria or identify strategic sites for local and inward investment and to meet anticipated needs over the plan period and; support existing business sectors taking into account whether they are expanding or contracting (para 21). • Avoid long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose (para 22). • Have a clear understanding of business needs and work with partners to prepare and maintain a robust evidence base (para 160) <p>The forthcoming GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be</p>

	<p>delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year.</p> <p>Compliance of saved policy with NPPF Policy 1.2 forms part of a clear economic vision and strategy for the area which is established through the core strategy. Land for strategic and local investment has been identified through the PIL designations.</p> <p>Designation of PILs has been confirmed by the Core Strategy examination and was informed by an Employment Land Review (2010). The ELR assessed the quantitative and qualitative needs for business activities and existing and future supply of land. The council has released 19 ha of industrial and warehousing space since 2006 and through the release of the Tower Bridge Business Complex and other sites outside PILs in the borough, it expects to lose a further 18 ha of industrial and warehousing space by 2026. This level complies with the London Plan 2011 and is in line with the benchmark set out for Southwark in the Land for Industry and Transport SPG (2012) and its accompanying evidence .</p> <p>Conclusion: Policy 1.2 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>1.4 Employment sites outside preferred office locations and preferred industrial locations</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area. • Set criteria, for local and inward investment to match the strategy and to meet anticipated needs over the plan period (para 21). • Avoid long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose (para 22). • Have a clear understanding of business needs and work with partners to prepare and maintain a robust evidence base (para 160). <p>Changes to the GPDO will allow change of use of B1 office space to residential. Await government response to borough's request for 'Exemptions' (CAZ, Canada Water, Peckham, Camberwell town centres and PILs).</p> <p>Also:</p> <p>The GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new state-funded school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year. and;</p> <ul style="list-style-type: none"> • A permitted development right to allow change of use to a new state-funded school from offices (B1); hotels (C1); residential institutions (C2); secure residential institutions (C2A); and assembly and leisure (D2). Any subsequent change from a new state-funded school to other uses in non-residential institution class (D1) will not be permitted. These changes will be subject to a prior approval process to mitigate any adverse transport and noise impacts. <p>Compliance of saved policy with NPPF Policy 1.4 forms part of a clear economic vision and strategy for the area which is established through the core strategy. It identifies locations in which space should be provided. Land outside these locations is released for other uses. Within the locations listed, criteria are set out which ensure that where there is no reasonable prospect of land coming forward for business use, it can be released for other purposes. The strategy is founded on a robust analysis of current and future needs for business space (the Employment Land Review, 2010).</p> <p>The strategy and approach were examined by the inspector in the Core Strategy EIP. The inspector concluded that: “The Council’s evidence represents a proportionate and credible means of assessing employment land for the purposes of setting a strategy for the Borough and for controlling the release of surplus land. It is a tailored approach to the Borough which has had due regard to government advice and is capable of monitoring... In conjunction with SP10, the saved policies of the UDP (for example Policy 1.4) will provide adequate flexibility in relation to the use of employment land and premises for alternative purposes, including residential, in the majority of the Borough” (paras 32-34).</p> <p>Conclusion: Conclusion: Policy 1.4, as updated by Core Strategy policy 10, is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>1.5 Small business units</p> <p>Linked to policies 1.2 and 1.4</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area. • Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area (para 21).

	<p>Changes to the GPDO will allow change of use of B1 office space to residential. Await government response to borough's request for 'Exemptions' (CAZ, Canada Water, Peckham, Camberwell town centres and PILs).</p> <p>Also:</p> <p>The GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new state-funded school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year. and;</p> <ul style="list-style-type: none"> • A permitted development right to allow change of use to a new state-funded school from offices (B1); hotels (C1); residential institutions (C2); secure residential institutions (C2A); and assembly and leisure (D2). Any subsequent change from a new state-funded school to other uses in non-residential institution class (D1) will not be permitted. These changes will be subject to a prior approval process to mitigate any adverse transport and noise impacts. <p>Compliance of saved policy with NPPF Policy 1.6 forms part of a clear economic vision and strategy which is established through the core strategy. The majority of businesses in the borough are small and medium sized enterprises. The policy seeks to ensure an adequate supply of space for such businesses. This policy also assists with providing affordable business space as adequate supply of small spaces are being encouraged.</p> <p>Conclusion: Conclusion: Policy 1.5 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
1.6 Live/work units	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area. • Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit (para 21). <p>The forthcoming changes to the GPDO will allow a range of buildings in town centres to convert temporarily to a set of alternative uses including shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) for up to two years. Existing Live-work units in town centres could be lost</p> <p>Compliance of saved policy with NPPF Policy 1.6 forms part of a clear economic vision and strategy which is established through the core strategy. In providing guidance on live-work units, policy 1.6 helps facilitate flexible working practices, consistent with the NPPF.</p> <p>Conclusion: Conclusion: Policy 1.6 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
1.7 Development within town and local centres	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. • Define a network and hierarchy of centres that is resilient to anticipated future economic changes. • Define town centre boundaries and set policies that make clear which uses will be permitted in the centres. • Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres. • Undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites (para 23). <p>The forthcoming changes to the GPDO will allow a range of buildings in town centres to convert temporarily to a set of alternative uses including shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) for up to two years.</p> <p><u>And</u></p> <p>The GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new state-funded school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year. and;</p> <ul style="list-style-type: none"> • A permitted development right to allow change of use to a new state-funded school from offices (B1); hotels (C1); residential institutions (C2); secure residential institutions (C2A); and assembly and leisure (D2). Any subsequent change from a new state-funded school to other uses in non-residential institution class (D1) will not be permitted. These changes will be subject to a prior approval process to mitigate any adverse transport and noise impacts.

	<p>Compliance of saved policy with NPPF Policy 1.7 sets out the network of town centres. This has recently been reviewed and updated through the Core Strategy. The council has undertaken an assessment of need and set out a strategy which involves expanding Elephant and Castle and Canada Water in particular. Both have been elevated up the hierarchy to become major centres. Policy 1.7 also sets out a range of criteria designed to ensure that the vitality and viability of the centres is retained.</p> <p>Conclusion: Policy 1.7, as updated by the Core Strategy, is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>1.8 Location of developments for retail and other town centre uses</p> <p><u>RESCIND</u></p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan (para 23). • Require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered (para 23). • When considering edge of centre sites and out of centre sites, give preference to sites which are accessible (para 24). • Demonstrate flexibility on issues such as scale and format (para 24). • For proposals out of town centres, require an impact assessment if the proposal is over a proportionate locally set threshold of 2,500sqm (para 26). <p>Compliance of saved policy with NPPF Criterion i in policy 1.8 which refers to ‘need’ no longer has weight. While criteria ii-v are consistent with paras 23-26 of the NPF, the terminology in the NPPF supercedes the terminology used in policy 1.8.</p> <p>Conclusion: With the exception of criterion i, the tests in policy 1.8 reflect those in the NPPF. Because the tests in the NPPF are more up-to-date, it supersedes policy 1.8. Policy 1.8 no longer has weight.</p>
<p>1.9 Change of use within protected shopping frontages</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. • Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres (para 23). <p>The forthcoming changes to the GPDO will allow a range of buildings in town centres to convert temporarily to a set of alternative uses including shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) for up to two years.</p> <p><u>and</u></p> <p>The GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new state-funded school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year.</p> <p>Compliance of saved policy with NPPF Policy 1.9 and appendix 5 of the Southwark Plan define protected shopping frontages. These amalgamate primary and secondary frontages. Within the protected shopping frontages, the policy seeks to maintain a balance of uses which ensures customer choice and a diverse retail offer. The policy is consistent with the NPPF.</p> <p>Conclusion: Policy 1.9 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
<p>1.10 Small scale shops and services outside the town and local centres and protected shopping frontages</p>	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Plan positively for the provision and use of shared space and community facilities such as local shops, public houses and other local services to enhance the sustainability of communities and residential environments (para 70.) • Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs (para 70). <p>The forthcoming changes to the GPDO will allow a range of buildings in town centres to convert temporarily to a set of alternative uses including shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) for up to two years.</p>

	<p>Compliance of saved policy with NPPF Policy 1.10 seeks to ensure that local shops are available to meet day-to-day needs in locations which are accessible, consistent with the NPPF.</p> <p>Conclusion: Policy 1.10 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
1.11 Arts, culture and tourism uses	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period (para 23). • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). <p>The forthcoming changes to the GPDO will allow a range of buildings in town centres to convert temporarily to a set of alternative uses including shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) for up to two years.</p> <p><u>And</u></p> <p>The GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new state-funded school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year. and;</p> <ul style="list-style-type: none"> • A permitted development right to allow change of use to a new state-funded school from offices (B1); hotels (C1); residential institutions (C2); secure residential institutions (C2A); and assembly and leisure (D2). Any subsequent change from a new state-funded school to other uses in non-residential institution class (D1) will not be permitted. These changes will be subject to a prior approval process to mitigate any adverse transport and noise impacts. <p>Compliance of saved policy with NPPF Policy 1.11 seeks to direct arts, cultural and tourism uses towards the strategic cultural areas and other areas which have good access to public transport. This is consistent with the thrust of the NPF which seeks to protect town centres and ensure that facilities which attract a lot of people are located in areas with good public transport accessibility.</p> <p>Conclusion: Policy 1.11 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
1.12 Hotels and visitor accommodation	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period (para 23). • Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres (para 23). • Support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport (para 30). <p>Compliance of saved policy with NPPF Policy 1.12 seeks to direct hotels and visitor accommodation towards areas which have good access to public transport. This is consistent with the thrust of the NPF which seeks to protect town centres and ensure that facilities which attract a lot of people are located in areas with good public transport accessibility.</p> <p>Conclusion: Policy 1.12 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
2.1 Enhancement of community facilities	<p>NPPF Guidance To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> • Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (Paragraph 70) <p>Compliance of saved policy with NPPF</p>

	<p>Policy 2.1 states that change of use from 'D Class' community facilities will be not be permitted unless the applicant can demonstrate that the particular facility is surplus to local requirements and that the replacement development meets an identified need, or that there are other locally available facilities that can meet demand. The policy wording implies that <i>valued</i> facilities will be safeguarded, whilst also acknowledging the demands for other forms of development.</p> <p>Conclusion: The tone and content of policy 2.1 is in general conformity with the NPPF and should be afforded significant weight.</p>
2.2 Provision of new community facilities	<p>NPPF Guidance Section 8 on 'Promoting healthy communities' states that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities". In various sections, the NPPF guidance refers to the provision of community facilities as being an important part of creating healthy, inclusive communities.</p> <p>Planning policies should:</p> <ul style="list-style-type: none"> • Promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages (<i>Paragraph 69</i>) • plan positively for the provision and use of shared space, community facilities such as local shops, meeting places, sports venues, cultural buildings, pubs and places of worship) and other local services (<i>Paragraph 70</i>) • ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (<i>Paragraph 70</i>) <p>LPAs should set out strategic policies in their Local Plan that cover (amongst other things):</p> <ul style="list-style-type: none"> • The provision of health, security, community and cultural infrastructure and other local facilities (<i>Paragraph 156</i>) <p>Compliance of saved policy with NPPF Policy 2.2 states that planning permission will be granted for new community facilities subject to the facility being made available to all members of the community and as long as there are no adverse impacts in terms of traffic generation or residential amenity.</p> <p>Conclusion: the policy is supportive of development and refers to safeguards that are also covered in the NPPF. It is in general conformity with the NPPF and should be afforded significant weight.</p>
2.3 Enhancement of educational establishments	<p>NPPF Guidance The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should:</p>
2.4 Educational deficiency – provision of new educational establishments	<ul style="list-style-type: none"> • Give great weight to the need to create, expand or alter schools; and • Work with schools promoters to identify and resolve key planning issues before applications are submitted (paragraph 72) <p>The forthcoming GPDO is changing to allow a permitted development right to allow for the temporary change of use to a new school from any other use class along with minor associated physical development. This will be for a single year which would cover the first academic year. It will provide certainty that a school opening will not be delayed by an outstanding planning application, but will not replace the need to secure planning permission for the use beyond that first year.</p> <p>Compliance of saved policy with NPPF Policies 2.3 and 2.4 aim to ensure that there are sufficient school facilities to meet educational needs and that opportunities are taken to secure wider community use of school facilities. The tone of 2.3 could be perceived as slightly negative, but if we have evidence that additional school space is needed then it would be legitimate to protect sites/premises that could help meet this demand. Promoting wider community use of school facilities is in-keeping with the spirit of the NPPF (particularly section 8).</p> <p>The policies are generally in compliance with the NPPF and should be afforded significant weight.</p>

<p>2.5 Planning obligations</p>	<p>NPPF Guidance Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning Obligations should only be used where it is not possible to address unacceptable impacts through a planning condition (<i>Paragraph 203</i>)</p> <p>Planning obligations should meet the following tests:</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms; • Directly related to the development; and • Fairly and reasonably related in scale and kind to the development (<i>Paragraph 204</i>) <p>Local planning authorities should take account to changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled (<i>Paragraph 205</i>)</p> <p>Compliance of saved policy with NPPF The use of s106 to address unacceptable impacts of development is still advocated in the NPPF (paragraph 203), subject to the criteria set out in the CIL Regulations (as repeated in NPPF paragraph 204). The NPPF repeats the guidance that is set out in the CIL Regulations 2010, so the issues of conformity are between the Regulations and the Southwark Plan rather than the NPPF.</p> <p>Policy 2.5 is compliant with the guidance in the NPPF; it makes references to the tests set out above and stresses that conditions should be favoured over planning obligations, where possible. The supporting text refers to Circular 05/05, which has now been superseded, but this can be easily accounted for as the policy is delivered through the development management process. The principle of using s106 within the parameters of the CIL Regulations is a sound one and, in light of this, the policy should be afforded significant weight. The policy (paragraph 211) refers to planning obligations being used to secure financial contributions (one-off or on-going) so this policy will need to be updated once our boroughwide CIL is adopted.</p>
<p>3.1 Environmental effects</p>	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure (Para 99) • Prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (para 109) • prevent unacceptable risks from pollution and land instability (para 120) <p>Compliance of saved policy with NPPF Policy 3.1 seeks to ensure that development does not have an adverse effect on the environment, this includes having a negative impact on flood risk, coastal change, water supply and changes to biodiversity and landscape.</p> <p>Policy 3.1 also seeks to ensure that development does not have an adverse effect on quality of life, this includes controlling new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability</p> <p>Conclusion: Policy 3.1 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
<p>3.2 Protection of amenity</p>	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • Prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (para 109) • prevent unacceptable risks from pollution and land instability (para 120) • ensure that the site is suitable for its new use taking account of ground conditions and land instability. (para 121) • avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; (para 123) • mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; (para 123) • recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have

	<p>unreasonable restrictions put on them because of changes in nearby land uses since they were established; and (para 123)</p> <ul style="list-style-type: none"> • identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. (para 123) • sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. (para 124) • Encourage good design that limits the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. (para 125) <p>Compliance of saved policy with NPPF Policy 3.2 seeks to protect amenity of existing and future occupiers in the surrounding area including from unacceptable levels of soil, air, water or noise pollution or land instability.</p> <p>Conclusion: Policy 3.2 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.3 Sustainability assessment	<p>NPPF guidance At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.</p> <p>Compliance of saved policy with NPPF Policy 3.3 requires applicants for major developments to demonstrate the economic, environmental and social impacts of the proposal have been addressed through a sustainability appraisal. The NPPF has a presumption in favour of sustainable development which could be interpreted as removing the need for developers to demonstrate the sustainability of a proposal through a sustainability appraisal.</p> <p>Conclusion: Whilst there is no direct statement in support of the submission of sustainability appraisals with planning applications, it is considered that Policy 3.3 is consistent with the overall goals of achieving sustainable development and should be given significant weight in the planning process.</p>
3.4 Energy efficiency	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • support the transition to a low carbon future in a changing climate and encourage the use of renewable resources. (para 17) • support the move to a low carbon future by actively supporting energy efficiency improvements to existing buildings; and setting any local requirement for a building's sustainability in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards. (para 95) • should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. (para 98) <p>Compliance of saved policy with NPPF Policy 3.4 seeks to maximise energy efficiency and to minimise and reduce energy consumption and CO2 emissions helping to support the transition to a low carbon future.</p> <p>Conclusion: Policy 3.4 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.6 Air quality	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. (para 109) • sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. (para 124) <p>Compliance of saved policy with NPPF Policy 3.6 seeks to protect against development that would result in a reduction in air quality taking into account the Air Quality Management Area designation and the LPAs responsibility to contribute to achieving national air quality objectives.</p> <p>Conclusion: Policy 3.6 is consistent with the NPPF and should be given significant weight in determining planning applications</p>

3.7 Waste reduction	<p>NPPF guidance The NPPF does not contain specific waste policies, as national waste planning policy will be published as part of the National Waste Management Plan for England. (para 5)</p> <p>However the NPPF includes in its definition of one of the three dimensions of sustainable development, a requirement for planning to help minimise waste.</p> <p>Compliance of saved policy with NPPF Policy 3.7 seeks to ensure that all development makes adequate provision for waste and waste reduction measures including recycling and composting.</p> <p>Conclusion: Policy 3.7 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.8 Waste management	<p>NPPF guidance The NPPF does not contain specific waste policies, as national waste planning policy will be published as part of the National Waste Management Plan for England. (para 5)</p> <p>However the NPPF does make reference to waste reduction stating that LPAs should;</p> <ul style="list-style-type: none"> • set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver the provision of infrastructure for waste management. (para 156) • work with other authorities and providers to assess the quality and capacity of infrastructure for waste (para 162) <p>Compliance of saved policy with NPPF Policy 3.8 seeks to ensure that existing waste sites are protected and that new waste sites are provided in the most sustainable locations. This will require working with infrastructure providers to understand the demands of the borough and London as a whole.</p> <p>Conclusion: Policy 3.8 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.9 Water	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • adopt proactive strategies to mitigate and adapt to climate change, taking full account of water supply and demand considerations. (para 94) • take account of climate change over the longer term, including factors such water supply. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. (para 99) • contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. (para 109) • set out strategic policies to deliver the provision of infrastructure for water supply and wastewater, (para 156) • work with other authorities and providers to assess the quality and capacity of infrastructure for water supply and wastewater and its treatment, and its ability to meet forecast demands (para 162) <p>Compliance of saved policy with NPPF Policy 3.9 seeks to ensure that new development does not result in a net increase in surface run-off helping to protect against increased flood risk and pollution. The policy requires all developments to reduce the demand for water and recycle grey water and rainwater helping to maintain the water supply.</p> <p>Conclusion: Policy 3.9 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.10 Hazardous substances	<p>NPPF guidance The NPPF does not make a specific reference to hazardous substances. However the NPPF does state that LPAs should;</p> <ul style="list-style-type: none"> • prevent unacceptable risks from pollution and ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. (para 120) • ensure that the site is suitable for its new use taking account of ground conditions, including from former activities such as mining, pollution arising from previous

	<p>uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. (para 121)</p> <p>Compliance of saved policy with NPPF Policy 3.10 relates to developments involving hazardous substances and requires developers to demonstrate that the proposal would not materially harm or put at risk the health, safety or amenity of users of the site, neighbouring occupiers or the environment. Whilst there is no specific reference to hazardous substances in the NPPF, the NPPF does include measure to prevent development from taking place on polluted sites, this could include from hazardous substances without appropriate remediation. It is also a core planning principle to ensure a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>Conclusion: Policy 3.10 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.11 Efficient use of land	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Prepare planning policies and decisions which encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value (para 111). • May continue to consider the case for setting a locally appropriate target for the use of brownfield land (para 111). • Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate (para 157). <p>Compliance of saved policy with NPPF Policy 3.11 seeks to ensure that all developments should ensure that they maximise the efficient use of land, whilst protecting the amenity of neighbouring occupiers, ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site; and positively responding to the local context and complying with all policies relating to design. The policy also seeks to ensure that the proposal does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites; and that the scale of development is appropriate to the availability of public transport and other infrastructure.</p> <p>Conclusion: Policy 3.11 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
3.12 Quality in design	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Establish a strong sense of place to create attractive and comfortable places to live, work and visit (para 58) • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks (para 58) • Respond to local character and history, and reflect the identity of local surroundings and materials while not preventing or discouraging appropriate innovation (para 58) <p>Compliance of saved policy with NPPF Policy 3.12 seeks to ensure that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.</p> <p>Conclusion: This is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
3.13 Urban design	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Establish a strong sense of place to create attractive and comfortable places to live, work and visit using streetscapes and buildings to (para 58) • Consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding new development more generally (para 59) • Seek to promote or reinforce local distinctiveness (para 60) • Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, for the lifetime of the development (para 58) • Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the

	<p>way it functions (para 64)</p> <p>Compliance of saved policy with NPPF Policy 3.13 seeks to ensure that developments take into account the principles of good urban design i.e., the relationship between different buildings and streets, squares, parks and waterways and other spaces that make up the public realm; the quality of the public realm; relationships between spaces and patterns of movement and activity.</p> <p>Conclusion: This is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
3.14 Designing out crime	<p>NPPF guidance LPAs should</p> <ul style="list-style-type: none"> • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (para 58). <p>Compliance of saved policy with NPPF Policy 3.14 seeks to ensure that whereby streetscape, open spaces, buildings and transport infrastructure are positively influenced by practical design solutions to reduce the occurrence of crime and provide a safer and more attractive urban environment.</p> <p>Conclusion: This is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
3.15 Conservation of the historic environment	<p>Consistency with NPPF</p> <p>Policy 3.15, London Plan Policy 7.8 and NPPF set out broadly consistent policy that seeks to conserve and enhance the historic environment and heritage assets, relative to their character</p> <p>The London Plan Policy 7.8 and the NPPF, specifically Section 12, set out an emphasis to address the significance of heritage assets. The NPPF and the proposed London Plan amendments also emphasise the requirement to undertake a qualitative assessment of the harm or loss of an asset's significance and whether this can be balanced against public benefits of a proposal (paras 128 – 138). The London Plan Policy 7.8 and the NPPF also emphasise that development should seek to sustain heritage assets with viable uses consistent with their conservation where appropriate.</p> <p>In decision making, both the Southwark Plan and London Plan form our Development Plan. The NPPF is also a material consideration and therefore Policy 3.15 needs to be considered alongside London Plan Policy 7.8 and Section 12 of the NPPF.</p> <p>Conclusion: The policy can be given significant weight in determining planning applications when considered with the London Plan policy 7.8 and NPPF section 12.</p>
3.16 Conservation areas	<p>Consistency with NPPF</p> <p>Policy 3.16, London Plan Policy 7.8 and NPPF set out broadly consistent policy that seeks to conserve and enhance heritage assets including conservation areas, relative to their character</p> <p>The London Plan Policy 7.8 and the NPPF, specifically Section 12, set out an emphasis to address the significance of heritage assets. The NPPF and the proposed London Plan amendments also emphasise the requirement to undertake a qualitative assessment of the harm or loss to a conservation area's significance and whether this can be balanced against public benefits of a proposal (paras 128 – 138).</p> <p>In decision making, both the Southwark Plan and London Plan form our Development Plan. The NPPF is also a material consideration and therefore Policy 3.16 needs to be considered alongside London Plan Policy 7.8 and Section 12 of the NPPF.</p> <p>Para 127 of the NPPF requires local planning authorities to ensure that proposed conservation areas justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Conclusion: The policy can be given significant weight in determining planning applications when considered with the London Plan policy 7.8 and NPPF section 12.</p>
3.17 Listed buildings	<p>Consistency with NPPF</p> <p>Policy 3.17, London Plan Policy 7.8 and NPPF set out broadly consistent policy that seeks to conserve and enhance listed buildings.</p>

	<p>The London Plan Policy 7.8 and the NPPF, specifically Section 12, set out an emphasis to address the significance of heritage assets. The NPPF and the proposed London Plan amendments also emphasise the requirement to undertake a qualitative assessment of the harm or loss to an asset's significance and whether this can be balanced against public benefits of a proposal (paras 128 – 138). Development should seek to sustain heritage assets with viable uses consistent with their conservation where appropriate</p> <p>In decision making, both the Southwark Plan and London Plan form our Development Plan. The NPPF is also a material consideration and therefore Policy 3.17 needs to be considered alongside London Plan Policy 7.8 and Section 12 of the NPPF.</p> <p>Conclusion: The policy can be given significant weight in determining planning applications when considered with the London Plan policy 7.8 and NPPF section 12.</p>
3.18 Setting of listed buildings, conservation areas and world heritage sites	<p>Consistency with NPPF</p> <p>Policy 3.18, London Plan Policy 7.8 and NPPF set out broadly consistent policy that seeks to conserve and enhance the setting of heritage assets.</p> <p>The London Plan Policy 7.8 and the NPPF, specifically Section 12, set out an emphasis to address the significance of the setting of heritage assets. The NPPF and the proposed London Plan amendments also emphasise the requirement to undertake a qualitative assessment of the harm or loss to the significance of the heritage asset's setting and whether this can be balanced against public benefits of a proposal (paras 128 – 138).</p> <p>In decision making, both the Southwark Plan and London Plan form our Development Plan. The NPPF is also a material consideration and therefore Policy 3.18 needs to be considered alongside London Plan Policy 7.8 and Section 12 of the NPPF. In relation to World Heritage sites, the London Plan Policy 7.10, London World Heritage Sites SPG (2012) and the London View Management Framework SPG (2012) should also be considered.</p> <p>Conclusion: The policy can be given significant weight in determining planning applications when considered with the London Plan policy 7.8 and NPPF section 12.</p>
3.19 Archaeology	<p>LPAs should</p> <ul style="list-style-type: none"> • Where proposed development includes or has the potential to include heritage assets with archaeological interest, require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 128) • have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment (para 169) • should either maintain or have access to a historic environment record (para 169) <p>Compliance of saved policy with NPPF</p> <p>Policy 3.19 sets out that planning applications affecting sites within Archaeological Priority Zones (APZs), shall be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is a presumption in favour of preservation in situ, to protect and safeguard archaeological remains of national importance, including scheduled monuments and their settings.</p> <p>Conclusion: Policy 3.19 is broadly consistent with the NPPF and should be given significant weight in determining planning applications. However, the policy does not reference the requirement to use the LPAs evidence base to assess the significance of archaeological heritage asset.</p>
3.20 Tall buildings	<p>LPAs should</p> <ul style="list-style-type: none"> • Establish a strong sense of place to create attractive and comfortable places to live, work and visit using streetscapes and buildings to (para 58) • Consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding new development more generally (para 59) • Seek to promote or reinforce local distinctiveness (para 60) • Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, for the lifetime of the development (para 58) • Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (para 64) • Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative

	<p>through unsubstantiated requirements to conform to certain development forms or styles (para 60)</p> <ul style="list-style-type: none"> • Have local design review arrangements in place to provide assessment and support to ensure high standards of design and have regard to the recommendations from the design review panel (para 62) • In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (para 63) • Not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits) (para 65) <p>Compliance of saved policy with NPPF Policy 3.20 favours granting permission for buildings that are significantly taller than their surroundings or have a significant impact on the skyline, on sites which have excellent accessibility to public transport facilities and are located in the Central Activities Zone (particularly in opportunity areas) outside landmark viewing corridors. Proposals for tall buildings should ensure that there are excellent links between the building(s) and public transport services. Any building over 30 metres tall (or 25 metres in the Thames Policy Area) should ensure that it:</p> <ol style="list-style-type: none"> Makes a positive contribution to the landscape; and Is located at a point of landmark significance; and Is of the highest architectural standard; and Relates well to its surroundings, particularly at street level; and Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views. <p>All planning applications for tall buildings will require a design and access statement, a transport assessment and a sustainability assessment</p> <p>Conclusion: Although the NPPF does not mention tall buildings specifically, Policy 3.20 is consistent with the principles under Section 7: Requiring Good Design of the NPPF. Therefore the policy should be given significant weight in determining planning applications.</p>
3.21 Strategic views	Was not saved in 2010.
3.22 Important local views	<p>Consistency with NPPF</p> <p>Policy 3.22 is broadly consistent with the London Plan and the NPPF, as it seeks to protect and enhance locally important views that contribute to the understanding of the borough. The content of London Plan policies 7.1, 7.4, 7.5, 7.8, and 7.10 all relate to local views, while London Plan policy 7.12 (J) states that local views can be designated and managed using the principles set out in the policy. Designated views are considered by London Plan policies 7.11 and 7.12 and the London View Management Framework SPG (2012). Although, the NPPF does not explicitly reference important local views, Sections 7 and 12 of the NPPF refer to the importance of local character, distinctiveness, identity and sense of place, factors which important local views can define.</p> <p>In decision making, both the Southwark Plan and London Plan form our Development Plan. The NPPF is also a material consideration and therefore Policy 3.22 needs to be considered alongside London Plan Policies 7.1, 7.4, 7.5, 7.8, and 7.10, and Sections 7 and 12 of the NPPF.</p> <p>Conclusion: The policy can be given significant weight in determining planning applications when considered with the London Plan policies and NPPF sections 7 and 12.</p>
3.23 Outdoor advertisements and signage	<p>LPAs should</p> <ul style="list-style-type: none"> • Establish a strong sense of place to create attractive and comfortable places to live, work and visit using streetscapes and buildings to (para 58) <p>Compliance of saved policy with NPPF Policy 3.23 sets out the criteria under which outdoor advertisements and signage (including all hoardings and shroud hoardings) will be permitted provided. These include harming amenity or compromising safety obstructing free movement along the public highway and appropriateness within the context of the site.</p> <p>Conclusion: The NPPF guidance on advertisements explains how some areas can obtain a degree of special protection in the interests of amenity and public safety, i.e. an Area of Special Control Order (Reg 14 Town & Country Planning Act). In these cases LPAs have to:</p>

	<ul style="list-style-type: none"> - justify and demonstrate that visual amenity will be improved as a result of this direction and there is no other way of effectively controlling that particular class of advertisement - consultation with local trade and amenity organisation is also expected <p>Conclusion: Policy 3.23 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
3.24 Telecommunications	<p>LPAs should</p> <ul style="list-style-type: none"> • Support the expansion of electronic communications networks, including telecommunications and high speed broadband (para 43) • Aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network (para 43) • Existing masts, buildings and other structures should be used, unless the need for a new site has been justified (para 43) • Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate (para 43) • Must determine applications on planning grounds and should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure (para 46) <p>Compliance of saved policy with NPPF</p> <p>Policy 3.24 in exercising its powers under Part 24 of the GPDO for telecommunications equipment the LPA will not permit proposals which have an unacceptable appearance by virtue of their siting or design or have any adverse impact on listed buildings or Conservation Areas, regardless of whether or not the equipment is within a Conservation Area or the curtilage of a listed building. When installing equipment, operators must avoid locations near sensitive sites.</p> <p>Conclusion: Policy 3.24 is consistent with the NPPF and should be given significant weight in determining planning applications.</p>
3.25 Metropolitan open land	<p>NPPF guidance</p> <p>LPAs should;</p> <ul style="list-style-type: none"> • set out planning policies that are based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (para 73) • Protect existing open space, sports and recreational buildings and land, including playing fields from inappropriate development (para 74) • Support Local communities through local and neighbourhood plans to identify for special protection green areas of particular importance to them by designating the land as Local Green Space (para 76) <p>Compliance of saved policy with NPPF</p> <p>Policy 3.25 seeks to protect land designated as Metropolitan Open Land from inappropriate development.</p> <p>Conclusion: Policy 3.25 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.26 Borough open land	<p>NPPF guidance</p> <p>LPAs should;</p> <ul style="list-style-type: none"> • Set out planning policies that are based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (para 73) • Protect existing open space, sports and recreational buildings and land, including playing fields from inappropriate development (para 74) • Support Local communities through local and neighbourhood plans to identify for special protection green areas of particular importance to them by designating the land as Local Green Space (para 76) <p>Compliance of saved policy with NPPF</p> <p>Policy 3.26 seeks to protect land designated as Borough Open Land from inappropriate development.</p> <p>Conclusion: Policy 3.26 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.27 Other open space	<p>NPPF guidance</p> <p>LPAs should;</p> <ul style="list-style-type: none"> • Set out planning policies that are based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for

	<p>new provision (para 73)</p> <ul style="list-style-type: none"> • Protect existing open space, sports and recreational buildings and land, including playing fields from inappropriate development (para 74) • Support Local communities through local and neighbourhood plans to identify for special protection green areas of particular importance to them by designating the land as Local Green Space (para 76) <p>Compliance of saved policy with NPPF Policy 3.27 seeks to protect land designated as Other Open Space from inappropriate development.</p> <p>Conclusion: Policy 3.27 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.28 Biodiversity	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • protect and enhance valued landscapes, geological conservation interests and soils; (para 109) • recognise the wider benefits of ecosystem services; (para 109) • minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; (para 109) <p>Compliance of saved policy with NPPF Policy 3.28 protects important sites for biodiversity from harmful development and ensures that biodiversity will be taken into account in the determination of all planning applications helping to provide net gains in biodiversity.</p> <p>Conclusion: Policy 3.28 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.29 Development within the Thames Policy Area	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • set out planning policies that are based on up-to-date information about the natural environment and other characteristics of the area drawing from River Basin Management Plans. (para 165) • Work with Local Nature Partnerships where appropriate to include an assessment of existing and potential components of ecological networks. <p>The NPPF also includes areas of water (such as rivers, canals, lakes and reservoirs) within the definition of open space provided.</p> <p>Compliance of saved policy with NPPF Policy 3.29 requires development in the Thames Policy Area to reflect the strategic importance of the river and its hinterland and protect and enhance the area. This is in line with policies on the protection of open space from inappropriate development.</p> <p>Conclusion: Policy 3.29 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.30 Protection of riverside facilities	<p>NPPF guidance The NPPF defines open space as "All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity."</p> <p>Compliance of saved policy with NPPF Policy 3.30 sets out how the LPA will protect and enhance existing facilities that support and increase the enjoyment of the Thames and functions and activities associated with the Thames. This is in line with the definition of Open Space which specifically includes areas of water.</p> <p>Conclusion: Policy 3.30 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
3.31 Flood defences	<p>NPPF guidance LPAs should;</p> <ul style="list-style-type: none"> • adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk. (para 94) • prepare Local Plans that are supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources. (para 100)

	<p>Compliance of saved policy with NPPF Policy 3.31 protects flood defences for the River Thames from development that might undermine or breach flood defences and ensures suitable distances for replacement/repair of flood defences is retained.</p> <p>Conclusion: Policy 3.31 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
4.2 Quality of residential accommodation	<p>NPPF guidance It is a core planning principle in the NPPF to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>LPA's should;</p> <ul style="list-style-type: none"> • plan positively for the achievement of high quality and inclusive design. (para 57) • develop robust and comprehensive policies that set out the quality of development that will be expected for the area. • aim to ensure that developments: <ul style="list-style-type: none"> ○ establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; ○ create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. (para 58) • prevent unacceptable risks from pollution and land instability (Para 120) • aim to: <ul style="list-style-type: none"> ○ avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; ○ mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; ○ recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and ○ identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. (Para 123) • limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. (para 125) <p>Compliance of saved policy with NPPF Policy 4.2 sets out a requirement for high quality residential accommodation that includes high standards of accessibility, space (including suitable outdoor green space), safety and security and protection from pollution.</p> <p>Conclusion: Policy 4.2 is consistent with the NPPF and should be given significant weight in determining planning applications</p>
4.3 Mix of dwellings	<p>NPPF guidance To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) (paragraph 50) <p>Compliance of saved policy with NPPF The majority of policy 4.3 has been superseded by the Core Strategy Policy 7 which sets out our approach to providing a range of different housing types and sizes. Core Strategy Policy 7 was informed by our Strategic Housing Market Assessment and our Housing Requirements Study which both highlighted that there is a particular shortage of housing suitable for families in Southwark. Whilst the majority of this policy has been taken forward into the Core Strategy, Policy 4.3 still provides more detailed requirements for the provision of outdoor amenity space, wheelchair housing and the subdivision of single family dwellings.</p> <p>Conclusion: Policy 4.3, along side Core Strategy Policy 7, ensures that we can deliver a wide range of homes and is therefore consistent with the NPPF and should be given significant weight in planning applications.</p>
4.4 Affordable housing	<p>NPPF guidance To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> • use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area,

	<p>as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; (paragraph 47)</p> <p>To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; • and where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time. (paragraph 50) <p>Compliance of saved policy with NPPF The majority of this policy has been superseded by Core Strategy Policy 6. The Core Strategy sets out a clear vision for the provision housing and affordable in Southwark. It is supported by key evidence such as the Strategic housing Market Assessment, Affordable Housing Viability Assessment and our Housing Requirements Study. Our approach to affordable housing was also tested through the Examination in Public process. The Core Strategy does not refer to affordable rent as a type of affordable housing as it was adopted before its introduction. The definitions are in line with PPS3 as this was the relevant document at the time. The NPPF doesn't say specifically that we have to have a policy on affordable rent, only that we need to ensure that Local Plans meets need. The council will investigate the need for affordable rent by updating the housing evidence base and update our approach to affordable housing through the Local Plan review.</p> <p>The elements of policy 4.4 that remain are: - how much affordable housing we expect to be delivered in schemes which provide 10-15 units, and - setting out the tenure mix for specific areas (some of which has been superseded by the relevant AAPs and SPDs). The tenure mix table does not include provision for affordable rent because it was adopted before it was introduced. As set out above, we will review our approach to affordable rent through our forthcoming Local Plan review.</p> <p>Conclusion: These specific requirements are needed to ensure that affordable housing meets identified need. Used alongside Core Strategy Policy 6 this policy is consistent with the NPPF and should be given significant weight in planning decisions.</p>
4.5 Wheelchair affordable housing	<p>NPPF guidance To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) (paragraph 50) <p>Compliance of saved policy with NPPF Policy 4.5 forms part of a clear vision for housing which is set out in the Core Strategy. In order to meet the identified shortage of affordable housing suitable for wheelchair users, this policy requires one less affordable habitable room, than otherwise stated in Policy 4.4, for every affordable housing unit provided which complies with the wheelchair design standards.</p> <p>Conclusion: This is a specific requirement which ensures that affordable housing meets the identified needs of the Borough, particularly with regard to providing housing that is suitable for those with mobility difficulties. Used alongside Core Strategy Policy 6 this policy is consistent with the NPPF and should be given significant weight in planning decisions.</p>
4.6 Loss of residential accommodation	<p>The NPPF does not provide any guidance on the protection of existing housing. However it does focus on increasing the supply of housing. If we are to increase the supply of housing we need to continue to protect existing housing.</p> <p>Conclusion: This policy aims to protect existing housing and also provides clarity for the circumstances where a loss could be found acceptable. It is therefore consistent with the NPPF and should be given significant weight in planning decisions.</p>
4.7 Non self contained housing for identified user groups	<p>NPPF guidance To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p>

	<ul style="list-style-type: none"> plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes) (paragraph 50) <p>Compliance of saved policy with NPPF Policy 4.7 forms part of a clear vision for housing which is set out in the Core Strategy. It sets out specific requirements for the provision of non self-contained housing which is required to meet the range of housing needs in Southwark.</p> <p>Conclusion: The policy is consistent with the NPPF and should be given significant weight in planning decisions.</p>
5.1 Locating developments	<p>NPPF Guidance One of the Core Principles of the NPPF, <i>paragraph 17</i>, is that planning should: “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable”</p> <p>Section 4 on ‘Promoting Sustainable Transport’ states that “the transport system needs to be balanced in favour of sustainable transport modes” (<i>paragraph 29</i>) and that “Developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport can be maximised” (<i>paragraph 33</i>)</p> <p><i>Paragraph 24</i> sets out an approach to sequential tests, which aims to ensure that main town centre uses are focussed in town centres or other accessible locations.</p> <p>Compliance of saved policy with NPPF Policy 5.1 sets out that development must be located according to the size of the development and anticipated trip generation. It states that major developments generating significant numbers of trips should be located at transport nodes, or near to them. It also states that applicants must demonstrate that sustainable travel options are available.</p> <p>The terminology between the NPPF and Southwark Plan is slightly different, but the principle of locating development in accessible locations with sustainable travel options is the same.</p> <p>Conclusion: The policy is in conformity with the NPPF and should be afforded significant weight in determining planning applications.</p>
5.2 Transport impacts	<p>NPPF Guidance “All developments that generate significant amounts of movement should be supported by a Transport Statement or a Transport Assessment. Plans and decisions should take account of whether:</p> <ul style="list-style-type: none"> The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; Safe and suitable access to the site can be achieved for all people; and Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe” (<i>paragraph 32</i>) <p>Developments should be located and designed where practical to</p> <ul style="list-style-type: none"> Accommodate the efficient delivery of goods and supplies (<i>paragraph 35</i>) <p>Compliance of saved policy with NPPF Policy 5.2 states that planning permission will be granted unless there are significant traffic or pollution impacts that have not been managed/mitigated or adequate access and servicing has not been provided or unless consideration has not been given to the impact on the bus priority network. The policy requires applicants to submit a transport assessment to set out how these impacts will be addressed.</p> <p>The policy is proactive, stating that development will be granted planning permission as long as particular issues are addressed through the planning application process and through a transport assessment. This accords with guidance in <i>paragraph 32</i> of the NPPF.</p> <p>Conclusion: The policy is in conformity with the NPPF and should be afforded significant weight.</p>
5.3 Walking and cycling	<p>NPPF Guidance</p>

	<p>“Developments should be located and designed where practical to:</p> <ul style="list-style-type: none"> • Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities • Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; • Consider the needs of people with disabilities by all modes of transport” (<i>Paragraph 35</i>) <p>Compliance of saved policy with NPPF Policy 5.3 states that planning permission for development will be granted as long as good provision is made for pedestrians and cyclists, on-site and in the vicinity of the development, with particular emphasis on disabled people and the mobility impaired.</p> <p>Conclusion: The policy is in general conformity with the NPPF and should be afforded significant weight</p>
5.4 Public transport improvements	<p>NPPF Guidance “Local Authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas” (<i>paragraph 31</i>)</p> <p>“LPAs should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice” (<i>paragraph 41</i>)</p> <p>Compliance of saved policy with NPPF Policy 5.4 lists a range of public transport initiatives that planning permission will be granted for, in principle, especially where they would facilitate regeneration. It states that other development that would prejudice the delivery of the public transport improvements would not be permitted.</p> <p>Safeguarding land in order to deliver strategic transport infrastructure is in-keeping with paragraph 31 of the NPPF. However, the presumption in favour of sustainable development, and notably paragraphs 19 and 22, dictates that local planning authorities should not unnecessarily prevent development from taking place where it can be considered sustainable. Conformity with the NPPF is therefore dependent on whether the schemes listed in policy 5.4 have a realistic prospect of provision and whether they would facilitate regeneration in the borough. We will need to re-visit the Cross River Tram proposal after the Mayoral Election to see if we could legitimately refuse other prospective developments along the safeguarded tram route.</p> <p>Conclusion: The principle of the policy is in conformity with the NPPF and the proposals in this policy should be afforded significant weight when there are development applications.</p>
5.6 Car parking	<p>NPPF Guidance If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <ul style="list-style-type: none"> • The accessibility of the development • The type, mix and use of development • The availability of and opportunities for public transport • Local car ownership levels • An overall need to reduce the use of high emission vehicles (<i>paragraph 39</i>) <p>Compliance of saved policy with NPPF The NPPF is not prescriptive in terms of parking standards. It implies that London Boroughs can rely on the Mayor’s standards rather than prescribing their own own standards. There is however discretion as to what standards should be used, with the NPPF only establishing some factors to take into account.</p> <p>Conclusion: Our standards take account of the factors set out in NPPF <i>paragraph 39</i> and so are in general conformity and should be afforded significant weight.</p>
5.7 Parking standards for disabled people and the mobility impaired	<p>NPPF Guidance “Plans and decisions should... consider the needs of people with disabilities by all modes of transport” (<i>paragraph 35</i>)</p> <p>Compliance of saved policy with NPPF Policy 5.7 states that all developments (subject to site constraints) should provide adequate parking for disabled people and the mobility impaired.</p>

	This is in conformity with the NPPF and should be afforded significant weight
5.8 Other parking	No specific guidance in the NPPF in relation to parking for coaches or taxis. However, it does stress the need to provide a range of sustainable travel choices where developments will generate high numbers of trips. Therefore this policy is in conformity with the NPPF and should be afforded significant weight.