

D – Southwark Plan policies to be kept

There are a number of policies in the Southwark Plan that are up-to-date and will continue to be consistent with the new Core Strategy policies and objectives, as well as the London Plan and national policies. For example we are not changing our approach to designing out crime (Southwark Plan policy 3.14) or urban design (Southwark Plan policy 3.13). This means that we will continue using these policies once the Core Strategy has been adopted.

There are some Southwark Plan policies which can be kept, but which will apply to a revised area. For example we are not changing our approach to conservation areas or archaeology (Southwark Plan policies 3.16 and 3.19). However the areas which the policies will apply to will be revised on the Core Strategy proposals map.

Table 1: Relationship between the Core Strategy and regional and local planning policies

Key

The policy will be kept (“saved”) as is it is consistent with the Core Strategy and up-to-date.
The policy will become out-of-date with the adoption of the Core Strategy. A new development management policy will be prepared to complement the Core Strategy policy.
The policy will be replaced or is made redundant by the new Core Strategy policy.

Policy 5 – Providing new homes	3A.1 Increasing London’s supply of housing	SP20 Development site uses**
	3A.2 Borough housing targets	Policy 3.11 Efficient use of land
	3A.3 Maximising the potential of sites	Policy 4.1 Density of residential development
	3A.6 Quality of new housing provision	Policy 4.2 Quality of residential accommodation
		Policy 4.6 Loss of residential accommodation
Policy 6 – Homes for people on different incomes	3A.8 Definition of affordable housing	Policy 4.4 Affordable housing
	3A.9 Affordable housing targets	
	3A.10 Negotiating affordable housing in individual private residential and mixed-use schemes	
	3A.11 Affordable housing thresholds	
	3A.15 Loss of housing and affordable housing	
Policy 7 – Family homes	3A.5 Improving housing choice	Policy 4.3 Mix of dwellings
		Policy 4.5 Wheelchair affordable housing
Policy 8 – Student homes	3A.25 Higher and further education	Policy 4.7 Non-self contained housing for identified user groups
Policy 9 – Homes for gypsies and travellers	3A.14 London’s gypsies and travellers	Policy 4.8 Travellers and gypsies

122	SP 20 DEVELOPMENT SITE USES
123	The “uses required” within the Proposals Map Schedule (Appendix 4) must be included within any development on sites designated on the proposals map. Planning permission may be granted for “other acceptable uses” within this schedule provided that development for the ‘uses required’ is, has been, or is thereby, secured. A temporary planning permission may be granted to allow good use to be made of a vacant site prior to the commencement of a permanent scheme.
124	Development sites have been designated on the Proposals Map to meet the strategic objectives of this plan. Appendix 3 contains a Schedule of all designated Proposal Sites.
618	Policy 3.11 - Efficient Use Of Land
619	All developments should ensure that they maximise the efficient use of land, whilst:
620	Protecting the amenity of neighbouring occupiers or users; and
621	Ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site; and
622	Positively responding to the local context and complying with all policies relating to design; and
623	Ensuring that the proposal does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites; and
624	Making adequate provision for servicing, circulation and access to, from and through the site; and
625	Ensuring that the scale of development is appropriate to the availability of public transport and other infrastructure.
626	The LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over development of a site.
627	Reasons Urban land is an important resource, which must be efficiently used to reduce pressure on rural land and open spaces. Increasing density, especially in Central London and around transport nodes, is a key requirement for the sustainable use of land. By increasing the number of people who visit, work in and live in an area, more services and facilities can be supported thereby reducing the need to travel and contributing to the vitality of an area. However, densities that are too high have a negative impact on the environment and on quality of life and are therefore a poor use of land.
848	Section 4 Housing
849	Creating Choice and Quality in Housing
850	VISION
851	SOUTHWARK AS A PLACE WITH A DIVERSE HOUSING MIX THAT EXEMPLIFIES HIGH QUALITY DESIGN AND ACCESSIBILITY FOR EXISTING AND INCOMING RESIDENTS.
852	STRATEGIC POLICIES FROM PART ONE
853	SP 14 SUSTAINABLE BUILDINGS
854	ALL DEVELOPMENTS SHOULD PROMOTE THE EFFICIENT USE OF LAND, AND BE OF HIGH QUALITY AND WHERE APPROPRIATE, INCLUDE A MIX OF USES;
855	SP 17 HOUSING

- 856 ALL **DEVELOPMENTS** SHOULD WHERE APPROPRIATE PROVIDE MORE HIGH QUALITY HOUSING OF ALL KINDS, PARTICULARLY **AFFORDABLE HOUSING**; AND
- 857 **SP14 SUSTAINABLE BUILDINGS**
- 858 ALL **DEVELOPMENTS** SHOULD PROMOTE THE EFFICIENT USE OF LAND, AND BE OF HIGH QUALITY AND WHERE APPROPRIATE, INCLUDE A MIX OF USES.
- 859 **Background**
- 860 The Mayor has set a target in the **London Plan** for the provision of 29,530 additional residential units in Southwark during the 20 years up to 2016. That implies 1480 or so annual completions. In doing so, it will be necessary to make the most of **development** opportunities and to find innovative solutions to provide high quality living **environments** while increasing the intensity of **development**. Housing opportunities will also include mixed use **developments** that enable people to live nearer to their place of work and local services and reduce the need to travel.
- 861 Southwark's location in inner London, combined with a predicted increase in its population, presents an opportunity to provide more housing and a range of housing choices to address housing need and establish a balanced and integrated community.
- 862 **Policy 4.1 – Density of Residential Development**
- 863 Residential density will be expected to comply with the following ranges, taking into account the quantity and impact of any non-residential uses:
- i. **Central Activity Zone – 650 to 1100 habitable rooms/hectare;**
 - ii. **Urban Zone – 300 to 700 hr/h;**
 - iii. **Suburban Zone – 200 to 350 hr/h; and**
 - iv. **Public Transport Accessibility Zones (Canada Water, Walworth Corridor, Bermondsey Spa and Peckham) – may exceed 700 hr/h if the **development** provides; an exemplary standard of design, with an excellent standard of living accommodation; and a significant contribution to environmental improvements in the area particularly relating to public transport/cycle/pedestrian movement, safety and security and **public realm** improvements.**
- Appendix 2** sets out further details on Residential Density Standards.
- 864 **Reasons**
- Efficient use of land will facilitate a continuous supply of housing and assist in overcoming the shortage of housing in London, meeting the strategic housing targets in the **London Plan** and meeting housing need as identified in the Council's Housing Needs Survey. However, this housing must be of high quality to make the borough a pleasant and healthy place to live. The need for housing must also be balanced against the need for other uses which also contribute to quality of life.
- 865 In **mixed use** schemes, measures of residential density will need to take into account other uses in order to assess the overall efficient use of land and the impact of the building on other relevant factors such as **amenity**.
- 866 **Policy 4.2 - Quality of Residential Accommodation**
- 867 Planning permission will be granted for residential **development**, including dwellings within mixed-use schemes, provided that they:
- 868 i. Achieve good quality living conditions; and
 - 869 ii. Include high standards of:
 - 870 • Accessibility, including meeting relevant **Lifetime Homes** standards;

- 871 • Privacy and outlook;
- 872 • Natural daylight and sunlight;
- 873 • Ventilation;
- 874 • Space including suitable outdoor/green space;
- 875 • Safety and security; and
- 876 • Protection from pollution, including noise and light pollution.
- 877 **Reasons**
- 878 Good quality housing is necessary to provide for the accommodation needs of the borough, while also meeting the health, safety, quality of life and **amenity** needs of current and future residents.
- 879 **SP 14 HOUSING**
- 880 ~~ALL DEVELOPMENTS SHOULD WHERE APPROPRIATE PROVIDE MORE HIGH QUALITY HOUSING OF ALL KINDS, PARTICULARLY AFFORDABLE HOUSING.~~
- 881 **Background**
- 882 ~~There is a need to provide opportunities for new housing in Southwark to meet the targets set by the **London Plan**. A range of housing types is needed to house all sectors of the community, including larger **households**, the **mobility impaired** and those needing **affordable housing**. This will support the objectives of the Council's Housing Strategy to regenerate and improve housing across all tenures and to meet housing needs and promote **affordable housing** choices in Southwark.~~
- 883 ~~The failure to secure adequate new **social housing** leads to social exclusion and homelessness and has serious negative impacts on health. Additionally, there is an increasing need for **intermediate housing** in London as a result of a dramatic rise in residential property prices in recent years. This reduces quality of life, places undue pressure on the transport network and compromises the financial competitiveness of London as a whole and the local economy.~~
- 884 ~~The most up-to-date Housing Needs Survey identifies larger housing units and wheelchair accessible units as the greatest housing need within Southwark.~~
- 885 **Policy 4.3 – Mix Of Dwellings**
- 886 ~~All major residential new-build **development** and conversions should provide a mix of dwelling sizes and types to cater for the range of housing needs of the area.~~
- 887 ~~This will include the following:~~
- 888 i. ~~The majority of units should have two or more bedrooms, and **developments** of 15 or more dwellings will be expected to provide at least 10% of the units with three or more bedrooms with direct access to private outdoor space; and~~
- 889 ii. ~~The number of **studio flats** must not exceed 5% of the total number of dwelling units within a **development**. **Studio flats** are not suitable for meeting **affordable housing** need; and~~
- 890 iii. ~~At least 10% of all major new residential **developments** should be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.~~
- 891 ~~Permission will not be granted for the conversion of a single dwelling house of 130 square metres or less original **net internal floorspace** into 2 or more dwelling units.~~

Reasons

892 There is a need to ensure that a range of dwelling sizes and types are provided to help meet housing need within Southwark, as identified in the Housing Needs Survey. The LPA will require a mix of dwellings, particularly those capable of accommodating families multi-adult **households** incorporating BME needs. Also to address the chronic shortage of housing which is suitable for those with disabilities or mobility impairment. A mix of dwelling sizes and types promotes mixed and balanced communities and improves **accessibility** for all.

Policy 4.4 – Affordable Housing

893 The LPA will endeavour to secure 50% of all new dwellings provided in Southwark as affordable in accordance with the **London Plan**. As part of private **development**, the LPA will seek to secure the following provision of **affordable housing**:

- 895 i. Within the Urban and Suburban Density Zones and within the Elephant and Castle **Opportunity Area**, at least 35% of all new housing as **affordable housing**, for all **developments** capable of providing 15 or more additional dwelling units or on sites larger than 0.5 hectare, except in accordance with **Policy 4.5**; and
- 896 ii. Within the Central Activities Zone excluding the Elephant and Castle **Action Area**, at least 40% of all new housing as **affordable housing**, for all **developments** capable of providing 15 or more additional dwelling units or on sites larger than 0.5 hectare, except in accordance with **Policy 4.5**;
- 897 iii. For all schemes capable of providing 10, 11, 12, 13 and 14 dwellings, on site provision or, a payment in lieu contribution towards **affordable housing** calculated by the proportions outlined in **Table 4.4** or, a payment in lieu contribution towards **affordable housing**;

898

No. of Units	10	11	12	13	14
Proportion of affordable units	1	2	3	4	5

25%

Table 4.4 Affordable Housing Requirements for 10 to 14 Unit Developments

- 900 iv. The **affordable housing** provided must be an appropriate mix of dwelling type and size to meet the identified needs of the borough,
- v. The **affordable housing** should not be distinguishable from the private housing **development**; and
- vi. A tenure mix of 70:30 **social rented: intermediate housing** ratio except as stated below for **opportunity and local policy areas**:

901

Area Designation	Social Rented (%)	Intermediate (%)
Central Activities Zone	70	30
Urban Zone	70	30
Suburban North and South Zones	70	30
Elephant and Castle Opportunity Area	50	50
Peckham Action Area	30	70
Old Kent Road Action Area	50	50
West Camberwell Action Area	50	50
Camberwell Neighbourhood Area	50	50

902	Table 4.5: Tenure Mix for Affordable Housing
903	Applicants will also be encouraged to contribute to the provision of affordable housing as part of all new development , and at higher levels than those referred to above.
904	<p>Reasons</p> <p>A continuous supply of affordable housing is required to meet the needs of the borough. The most up-to-date Housing Needs Survey demonstrates that there is an annual shortfall of about 1,900 affordable homes every year. This is a significant and serious shortfall that must be addressed. The council intends to address this need in two ways.</p>
905	<p>Firstly, the LPA will seek to secure affordable housing as part of private residential development. This should be the maximum level of affordable housing and the maximum number of sites. Secondly, The council will carry out its own affordable housing developments and encourage and support affordable housing developments by housing associations. These developments will be funded by public subsidy, and therefore public subsidy will not normally be available for private developers. This ensures the most effective distribution of public subsidy. This will make up the shortfall between the levels of affordable housing and the 50% affordable housing target.</p>
906	The private sector plays an important role in integrating new affordable housing into all areas and creating mixed and balanced communities. It also encourages sustainable patterns of transport use by allowing more people to live closer to their work and the services and facilities they need.
907	All new affordable housing will be expected to provide for the identified range of housing need, with particular regard given to providing housing suitable for larger households and those with mobility difficulties.
908	<p>Policy 4.5 - Wheelchair Affordable Housing</p> <p>For every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required than otherwise stated in Policy 4.4.</p>
909	<p>Reason</p> <p>There is a chronic shortage of affordable dwellings suitable for people in wheelchairs. Therefore the loss of one habitable room overall is desirable to encourage the provision of these units and offset their additional floorspace requirements.</p>
910	Policy 4.6 - Loss of Residential Accommodation
911	Development will not be permitted where it results in a net loss of residential floorspace, except where:
912	i. The environment is unsuitable for housing or the existing standard of accommodation is unsatisfactory, and where improvements to overcome these problems are not possible; or
913	ii. The residential accommodation is on a site which is designated for a different use in preference to housing; or
914	iii. The replacement of the existing residential floorspace would otherwise contravene one or more of the criteria i to vi in Policy 3.10 Efficient Use of Land and exceeds the densities in Appendix 3 .
915	Development will not be permitted where there is a net loss of wheelchair accessible housing. Any replacement wheelchair accessible housing, will be required to comply with the current wheelchair design statements.

916 **Reasons**

The Housing Needs Survey shows that there is a significant need for housing within Southwark which is reflected in the challenging targets set for the provision of new housing units. In order to maximise the amount of housing within Southwark, existing housing stock must be protected.

917 However, there are some circumstances where the loss of housing might be acceptable, either because the standard of accommodation is poor, or because a reduction in the net residential floorspace would have wider benefits to the community.

918 **Policy 4.7 - Non Self- Contained Housing for Identified User Groups**

919 Appropriate new **development** or changes of use which provide **non self-contained residential accommodation** will normally be permitted where:

- 920 i. The need for, and suitability of, the accommodation can be demonstrated by the applicant;
- 921 ii. Its provision does not result in a significant loss of **amenity** to neighbouring occupiers;
- 922 iii. There is adequate infrastructure in the area to support any increase in residents; and
- 923 iv. The **development** provides a satisfactory standard of accommodation, including shared facilities. Provision must be made within the **development** for adequate amenities and facilities to support the specific needs of the occupiers, including staffing, servicing and management arrangements, with particular consideration given to the specific needs of children.

924 **Reasons**

Houses and flats are unsuitable for some groups within the community, and accommodation must be provided to meet the specific needs of these groups.

925 **Non self-contained accommodation** might include hostels, **houses in multiple occupation, 'cluster flats'**, or residential institutions such as a care home. It may include facilities that provide care or support for occupiers such as the elderly, or accommodate specific groups on a temporary basis such as students, nurses and NHS workers, homeless people and asylum seekers. The LPA must seek to house all sectors of the community, and therefore provision must be made for alternative accommodation arrangements.

926 It is noted, however, that **non self-contained housing** is unsuitable for general needs housing, and should only be developed for those whose needs can't be met by the provision of self-contained accommodation.

927 **4.8 Travellers and Gypsy Sites**

928 ~~Planning permission will be granted for improvements to established Traveller and Gypsy sites provided that the scheme would not cause harm to the living conditions of neighbouring occupiers.~~

929 **Reasons**

MOD-F29

~~There are a number of established permanent sites in the borough for travellers and gypsies at Burnhill Close, SE15, Springtide Close, SE15, Brideale Close, SE15 and Ilderton Rd, SE16. The LPA will keep their needs under regular review in order to comply with Circular 1/94 and any other relevant legislation or policy guidance.~~