

Core strategy

Publication/submission

October 12 2009

Appendix A to the Executive report of October 20 2009

Timetable for consultation

Consultation on the Core strategy Publication/Submission

You may comment on the core strategy final version between January 14 and February 26 2010. All comments must be received by 5pm on February 26, comments will not be accepted after this date.

A draft version that may change as it is presented to Planning Committee on October 6 and Executive on October 14 (housing) and October 20 (remainder) is also available for comment between September 29 2009 and January 13 2009.

This is available to download at

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

Copies are also available at libraries and one stop shops

We encourage electronic responses

Representations should be made using the online response form found at the Council's website

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

or e-mailed to corestrategy@southwark.gov.uk

If you do not have Internet access, representations can be made using the standard response form and faxed to 0207 084 0347 or sent to:

Alison Squires
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Contact Alison Squires, Brenda Donnelly or Kate Johnson with any questions you have on the core strategy or for copies of this document by email corestrategy@southwark.gov.uk or phone on 0207 525 5471

When we receive your comments/representations we will:

- Acknowledge your response by email (or letter if an email is not provided)
- Provide officer comments which will be available on the website at <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/corestrategy.html> when the core strategy is formally submitted to the Secretary of State in March.

Independent help and advice on this core strategy document or for any other planning matter you can contact Planning Aid for London on Tel: 020 7247 4900 or by emailing info@planningaidforlondon.org.uk.

Timetable to adoption

Submit final version of the Core strategy to the Secretary of State: March 2010

Pre-examination meeting and Examination in Public meeting: dates to be advised

Inspector report on the Examination in Public: dates to be advised

Adoption of the Core strategy: January 2011

CONTENTS to be finalised for council assembly

Figures showing a map for each policy will be inserted for the Council Assembly report

SECTION 1: INTRODUCTION

The Core strategy

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

The core strategy affects everyone living in, working in and visiting Southwark. We set out the kind of place we want Southwark to be in the future and our approach to many important issues including:

- What different places in the borough, such as Elephant and Castle, Bankside, London Bridge, Peckham, Canada Water, Old Kent Road and Aylesbury will be like in the future.
- How much affordable and private housing we require in different areas
- How much family housing we require in different areas.
- Where we should build new shops, schools, health centres, community centres and leisure facilities.
- Where we protect employment areas and create new jobs
- Where we protect open spaces.
- How we will improve opportunities for walking, cycling, public and river transport and reduce the need to drive.
- How we will make sure new development is environmentally friendly
- How we will facilitate delivery, regeneration and improvements.

The core strategy is one of the most important documents in the set of planning documents called the local development framework. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development. This demonstrates our approach to development and planning across the whole of Southwark and sets out the framework for policies we will use to make decisions on planning applications.

All of the planning documents in the local development framework need to be consistent with the core strategy. They may provide more detail to policies and change areas or add designations to the proposals map. The planning guidance includes area action plans for Peckham and Nunhead, Canada Water, Old Kent road and Aylesbury. Also development plan documents for development management and housing, along with supplementary planning documents for Borough, Bankside and London Bridge, Dulwich, Camberwell, sustainability, housing and transport.

Some of the Southwark plan will be replaced by the core strategy. The changes are set out in our background paper. Eventually all of the Southwark plan will be replaced by guidance in the local development framework. We will need to review all of our documents to make sure that they are up to date when the core strategy is adopted. The local development framework is illustrated in figure 1. This figure and appendix A will be updated as documents change. The timetable for this will be updated in our local development scheme at

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

Other important documents you need to know about

National and regional documents

The core strategy links to many other national and regional documents and must not go against national and regional policies. The London plan together with the local development framework is our development plan. The development plan is used to make decisions on planning applications.

Appendix A provides further information on how the local development framework, policies from the Southwark plan relates to national and regional policies including the London Plan. This appendix will be updated as policies change. You can also find more information at <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/>

Supporting documents for the Core strategy

Our supporting documents provide background information.

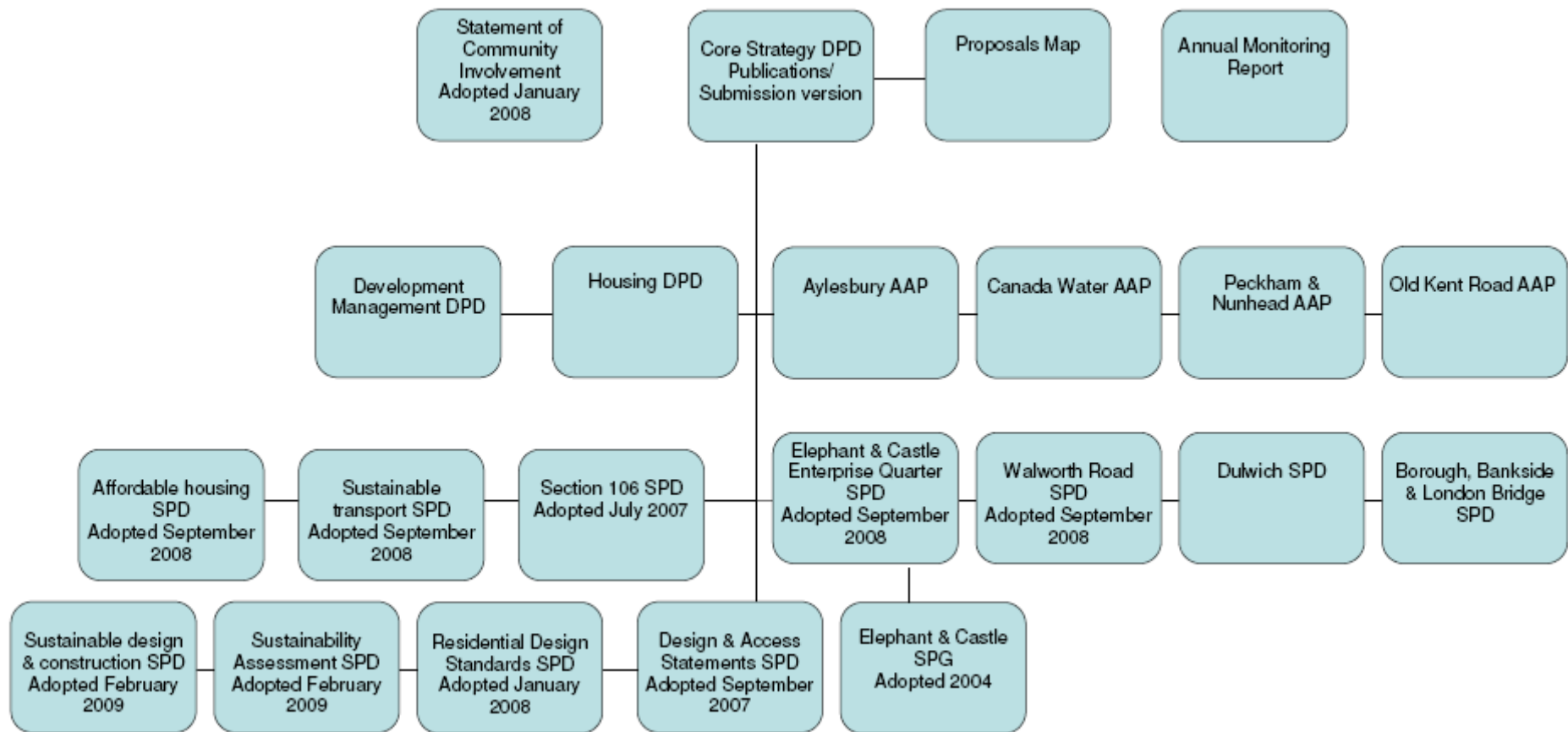
- Background paper (the evidence base): This report provides more information on the core strategy, sets out all the research, evidence and statistics we have collected to help prepare the core strategy. This includes why we chose the preferred options and policies rather than the alternatives in the issues and options paper.
- Sustainability appraisal: This tests policies to make sure they have positive social, environmental and economic impacts.
- Equalities impact assessment: This examines how the core strategy meets the needs of the whole community and makes sure that the core strategy does not disadvantage anyone in the community.
- Consultation plan and strategy: These explain how and when we will consult the community in preparing the core strategy.
- Consultation report and officer responses: This summarises consultation on the previous stages of the core strategy. The officer responses set out all the representations we received and how we have taken the comments into consideration.
- Appropriate assessment: This has been carried out under the EU Habitats Directive assessing the impact of the publication/ submission version on EU Protected wildlife habitats.

Finding the objectives, policies, maps and appendices

- Section 2 sets out the vision for the core strategy.
- Section 3 sets out our visions for different areas in Southwark.
- Section 4 sets out our objectives for the core strategy.
- Section 5 contains policies for the borough with reasons why these are our policies.
- Sections 6 and 7 provide information on how we will implement, deliver and monitor the core strategy.

- There are number of maps. These include the key diagram, which shows the main strategic areas of activity in Southwark. Also maps which show our requirements for affordable and private housing and also family housing across the whole borough.
- The proposals map adopted with the Southwark plan in July 2007 will remain largely unchanged. We have prepared maps which show changes which are being made as a result of the core strategy.

FIGURE 1 SOUTHWARK LOCAL DEVELOPMENT FRAMEWORK



This will be updated through the Annual Monitoring Report.

SECTION 2: SOUTHWARK TODAY

Southwark today

Although Southwark is described as an 'inner city' borough it really covers a range of areas. The borough includes areas of leafy suburbia, fashionable riverside flats, Victorian terraces, modern offices and open spaces and conservation areas. We have a very diverse population and a workforce that is growing rapidly.

People who live in Southwark

The total population of Southwark is 274, 000. This has risen by well over 50,000 since 1981. New residents are mainly workers in their 20s and 30s. Over 51% of residents are women. In 2001, around 10% of households were headed by lone parents, one of the highest levels in the country. Around 38% of residents are single persons, less than the average for inner London but well above the 30% national figure. Only 28% of households include residents under 16. The under 16s make up around 20% of all residents in the borough, similar to the national average and very different to the ageing profile of the 1970s. In contrast, the percentage of residents who are over 65 has fallen from 14% to under 10% since 1991 compared with over 65s representing 16% of the population nationally. Students and other younger residents occupy many new homes, including those in large purpose built student accommodation and they use these homes on a short term basis.

The population grows by "natural increase", with over 3 local births for every death each year. Net growth per annum is 3000, but this is partly offset by net migration since many families and older residents move out of the area. Also younger single people move in and household size is getting smaller.

From the 1990s, African communities, now estimated at around 16% of residents, overtook the Caribbean group as the largest minority group in Southwark. This now stands at around 7%. Southwark has the largest African population of any local authority in Britain. African residents are mainly from Nigeria and other parts of West Africa. The South Asian and Chinese groups together make up around 6.5% of the population compared to 11% in inner London.

A significant issue in Southwark is the high level of teenage pregnancy. Southwark has a rate of 75 per 1000 compared to a national rate of 40.6 per 1000 2006/7. Southwark also has a high rate of child obesity with 14.9% of children in reception year recorded as obese in 2006/7 compared with 9.6% nationally.

Cardiovascular disease (CVD) accounts for nearly a third of all deaths in Southwark and over a quarter of premature deaths under 75 years of age. Compared to England, Southwark has a lower estimated proportion of adults who binge drink and adults who are obese, but a higher estimated proportion who smoke.

The areas with the highest levels of health and disability deprivation occur in the East Walworth, Nunhead, South Bermondsey and Rotherhithe wards. Areas with low levels of deprivation occur in the south of the borough and in parts of the Riverside, Surrey Docks and Chaucer wards in the north.

The Standardised Mortality ratio is well above the national average at 108 (where 100 represents the national average), reflecting widespread deprivation. However, overall health may be improving. From 2001 to 2006 alone, life expectancy in Southwark rose by 3 years (men) and 1.7 years (women) to 76.6 and 81.6 years respectively.

In general, Southwark residents tend to be on the move. In 2001, 2% of residents had newly arrived from abroad in the previous 12 months and an additional 7.5% from elsewhere in Britain. The constantly changing population can make it hard to understand residents' needs and the services we should provide.

Homes in Southwark

Southwark has a higher amount of social housing than any other London borough. The total amount of social housing (council rented plus other registered social landlords) fell from its peak at nearly 70% in the 1970s to 53% in 2001. Currently 45% of homes are social housing, which is nearly three times the national average. In 2001, 31% of homes were owner occupied. This is still well below the Inner London 40% average and the 70% national figure. Private renting has risen from very little to 15% of all households. These changes reflect both 'right to buy' purchases and the construction of many private housing schemes since the 1980s.

These positive figures, changing definitions and demographic trends have led to Southwark moving down the league table of poverty. However the government estimates the borough is still in 18th position nationally out of 354 councils for the extent of deprivation. Southwark has nearly three times the level of statutorily homeless households as England overall and almost double the number of adults dependent on a means-tested benefit.

Working in Southwark

Southwark has more jobs than it has workers, that is, more employees commute into the borough than those that leave Southwark for work. The biggest concentration of businesses is around London. These include major financial services firms, publishers and lawyers. Education and health are major employers, along with the council and the Greater London Authority.

In 2007, 71.3% (195,700) of residents in Southwark were of working age. This is higher than the London and Great Britain averages which are 66.9% and 62.2% respectively. Of these approximately 150,200 were working which is lower than the London and national average. A higher proportion of males are working when compared to females.

The 2007-2008 annual population survey stated that unemployment, at 8.1%, (claimant count) remains nearly double the national average, and a joint 7th highest in London. However, this is historically the lowest rate of

unemployment for the borough and has decreased from a peak rate of 19.7% in 1997. A few years ago it was the 4th highest. The improvement may reflect more professional employees joining the local population as well as the success of policies which deal with the welfare of different groups of people in the borough.

In 2008 the average gross weekly earnings for individual Southwark residents was £577.30 which is approximately £3.50 lower than the London average of £580.8 and £98 higher than the rest of Great Britain. This has increased by £115.4 since 2002, an increase of 25%, compared with lower increases of 21% in London and 22% nationally.

In 2007 the number of VAT registered businesses alone, which excludes the smallest firms, rose by 475 to 9,670 and equates to a 5% rise. The number of small businesses located within the borough has also continued to grow and contribute heavily to employment within Southwark. There are approximately 10,742 companies employing between one and ten employees and account for 26,687 employees, which is 19.3% of the borough's workforce.

In addition to this, we have 114 large companies employing more than 200 people. This is equivalent to 0.9% of all companies in the borough. However despite this small figure, they provide 72,316 jobs, which is 52.4% of the employment. .

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

The most significant sector in terms of level of employment is the banking and financial services sector, which accounts for 42.4% of the employment in the borough. This is greater than the average for London of 19.4%, and the UK of 21.6%, and can be attributed to the proximity, and good transport links, with the City of London.

The second largest employment sector is for public administration, education and health services, which represents 21.2% of the total working age population in employment. However this is lower than the average for London of 28.2%, and the UK of 26.9%, and has contracted by approximately -2.6% (933 jobs) since 1998.

Living in Southwark

Over a third (35%) of working age residents in 2001 had higher education qualifications, which is nearly double the national norm. However the proportion of those with no qualifications (24%) was above the London average. In 2001, around 12% of residents were managers or senior professionals. This is 50% above the national figure but less than in inner London.

Southwark in 2001 was home to 18,800 full time students. This is almost double the national average, and the third highest in London. 18,500 unpaid carers live in the borough.

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

There are a number of leisure centres in Southwark including; Camberwell Leisure Centre, Dulwich Leisure Centre, Elephant and Castle Leisure Centre, Geraldine Mary Harmsworth Sports facility, Peckham Pulse, Seven Islands Leisure Centre, Southwark Park Sports Centre, Surrey Docks Watersports Centre. All of Southwark's leisure centres and the Southwark Park Athletics Stadium are run by Fusion Leisure Trust.

Burgess Park Tennis Centre is Southwark's newest tennis centre offering seven professionally surfaced courts, a practice wall and floodlighting

The Herne Hill Velodrome is located in the east of the borough and is one of the oldest cycling track venues in the world built in 1891. It hosted the track cycle racing events in the 1908 and 1948 Summer Olympics. The grandstand originally dates from 1891 and still remains on the site. In the centre of the track is a football pitch and the Velodrome was home of Crystal Palace F.C. from 1914 until 1918.

Transport in Southwark

The 2001 census showed that 29% of people's journeys were made by car, 35% were made by public transport and 36% by bicycle and walking. Other surveys show that over three quarters of the population who have a job travel to work by public transport, walking and cycling.

Currently 12% of Southwark residents walk to work, which is similar to other inner London boroughs. However there is also a vast working population that lives outside the borough but travel to Southwark for employment.

According to the London Area Transport Survey (LATS) 1991 and 2001 Household Surveys the number of cycle trips made by Southwark residents increased by 27% between 1991 and 2001 compared to a London-wide average of 2.8%.

There are 11 railway stations in Southwark providing services between Central London and the South East. There are two areas (Burgess Park area from Camberwell to Bermondsey, and between Peckham Rye Park and Dulwich Park) that are not close to a station, making it difficult for people living and working in these areas to use them. London Bridge station is one of 18 railway stations managed by Network Rail and is a major

transport terminus and interchange for south London. It serves over 54 million people a year.

There are a number of bridges and tunnels for trains, the tube, road traffic and pedestrians across or under the river. There are also 8 piers for ferries, and private boats, which are owned and run by London River Services (LRS), the Port of London Authority (PLA), and businesses.

Key roads in Southwark are managed by Transport for London and all other roads are managed by the council. Some major routes such as the Old Kent Road are used by a large number of people travelling through to other parts of London and the South East of England.

The roads with the largest amount of traffic are in the north including Kennington Lane, Elephant and Castle, New Kent Road and Tower Bridge Road; Jamaica Road, the Rotherhithe tunnel; Blackfriars Road and London Bridge. The Mayor's congestion charging scheme (CCS) has affected where people drive but the amount of traffic on the edge of the congestion charge zone has remained the same as before the congestion zone was introduced.

Car ownership levels in Southwark have traditionally been low with 48% of households owning a car in 2001. However, the national trend is that growth will be the highest for those areas with a current low base level. Vehicle emissions are the cause of 50% of air pollution and estimated to cause 24,000 deaths per year in the UK.

Challenges facing Southwark today

We are faced with many challenges to make sure that the core strategy meets the needs of our diverse population and environment. These include:

- How we can achieve sustainable development by balancing environmental, social and economic needs to ensure a good quality of life for people now and in the long term.
- How we can continue to reflect our diverse cultures positively in places.
- How we can reduce the inequalities between people and communities through creating successful places.
- How we can build more housing and how it can meet the needs of such a diverse population. This includes how we can provide family housing, housing for first-time buyers, social rented housing, intermediate housing and different types of housing such as flats and houses.
- How we can balance the need for more housing with other demands on land such as for community facilities, employment and protection of open spaces.
- How we can continue to develop and strengthen our economy to provide successful town centres, jobs and places for businesses to thrive. Southwark has huge differences between the wealthy and the more deprived areas despite being one of the largest in England.
- How we can make sure we provide space for new small businesses and creative industries and encourage innovative industries to move to Southwark.

- How we can invest in children through improvements to schools, youth provision, play spaces, links to jobs and provision of good quality homes.
- How we can continue to improve the accessibility of Southwark, including safeguarding land for possible new public and river transport and improving walking and cycling routes.
- How we can protect the suburban character of the south of the borough.
- How we can ensure the core strategy is deliverable and sustainable by taking into account the capacity of planned and existing infrastructure.
- How we can protect and enhance historic areas and make sure open spaces are cared for and used.
- How we can work with Lambeth, Lewisham, Tower Hamlets, Bromley, Westminster, City and Croydon to make sure our growth and opportunity areas complement each other. The borough context is set out in figure 2 (to be inserted for Council Assembly).
- How we can work with Lambeth, Westminster, the City and Kensington and Chelsea in the Central Activities Zone to improve the north west of Southwark as a part of central London.

Southwark in the future

We have a growth areas approach prioritising development in the:

- Central activities zone.
- Elephant and Castle opportunity area.
- Borough, Bankside and London Bridge opportunity area.
- Peckham and Nunhead action area.
- Canada Water action area.
- Aylesbury action area.
- West Camberwell action area.
- Old Kent Road action area.

Most new development will happen in the growth areas, mainly in the opportunity areas and action area cores. The key diagram and proposals map show where these are. We are aiming to balance providing as many homes as possible with growth of other activities that create successful places such as places to work, leisure, arts and culture, sports, health centres and tourist activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive. We are currently preparing area based planning documents to provide more detailed policies and guidance on each growth area to meet the needs of each local community. An up to date list can be found in figure 1 and the documents can be found at <http://www.southwark.gov.uk/ldf>

SECTION 3: OUR VISION

Southwark vision

The core strategy sets out our vision for the future development of the borough until 2026, and how we will achieve this through our objectives and policies. This is based on the Southwark 2016 (the community strategy) priorities.

Southwark vision

Southwark as an ambitious, diverse group of places with distinct identities where people who live, learn, work and have fun here can benefit from the vibrancy of our cultures and communities. Southwark as a place where open space and heritage is protected and improved. Alongside fast paced change, with increasing numbers of people living and working in Southwark as we have more than 25,000 new residents and thousands of new businesses since 1991 and more than 24,450 homes and thousands more jobs anticipated by 2026.

Southwark as a borough is made up of lots of different identities and localities so we have set out unique visions to show the successful places that we want them to be.

Area visions

Southwark is a diverse set of places. We set out area visions for between 2009 and 2026 for the very different areas below.

Central Activities Zone

Development in the central activities zone will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. There will be new homes, office space, shopping and cultural facilities, as well as improved streets, spaces and community facilities.

It covers parts of a number of London boroughs including Southwark, Lambeth, Westminster, the City and Kensington and Chelsea as shown in the figures 2 and 3). In Southwark, it includes two opportunity areas at Borough, Bankside and London Bridge and also the Elephant and Castle. This area has a mix of offices space, activities and attractions which are important to London. It contains nearly 30% of all London's jobs and is projected to accommodate 36% of London's employment growth up until 2026.

We are working with the local community, Greater London Authority, businesses, land owners, the London Development Agency, Transport for London, the City of London, City of Westminster, Lambeth, the Cross River Partnership, English Heritage, the Primary Care Trust, Better Bankside, Team London Bridge and developers to make the Central Activities Zone a successful place with a joined up approach to future development and improvements.

Borough, Bankside and London Bridge opportunity area

The opportunity area will continue to be home to a mix of uses providing high quality office accommodation and homes alongside world-class retail, tourism, culture and entertainment facilities and public spaces. Local people will be supported to find jobs by local employment and training schemes.

We will work with the local community and landowners to deliver large scale development and improvements, providing over 1,900 new homes and 25,000 new jobs by 2026.

Development and changes to places will be guided by a supplementary planning document/opportunity area framework which we are preparing with the GLA.

Borough and Bankside

We are working with the local community, land owners, Better Bankside and the Cross River Partnership to enhance the area's mix of culture, history and business in a way that is sensitive to its residential communities. There will be new businesses, shops, housing and cultural facilities that will benefit local residents as well as raise the profile of Southwark. This will include new and improved community and youth facilities.

New development will help improve the look, feel and safety of streets and public spaces through schemes like the Bankside Urban Forest. We are working with groups like the Bankside Open Spaces Trust to create better access to green spaces, including protecting the Crossbones Graveyard. New trees and landscaping improvements will make places feel greener.

It will be easier to get around by walking and cycling and access to and along the riverside will be protected. Car parking will be limited to deter car use and help reduce traffic.

New development will recognise and enhance the different character and roles of places across Borough and Bankside. These are focused around Blackfriars Road, Bankside, Borough South, Borough Market/Riverside, and Borough High Street.

There are development opportunities throughout the area, but the largest developments will be around Blackfriars Road and Bankside.

Bankside will be a location for large offices and major arts and cultural facilities, including an expanded Tate Modern. We will work with Network Rail to refurbish space under railway arches to provide modern accommodation for small businesses. Controls on student accommodation and hotels will help create a good balance of uses.

Blackfriars Road will continue to have a mix of shops, services and offices serving both a local and wider need. There will be a cluster of tall buildings around the northern end of Blackfriars Road providing high quality offices,

housing, hotels and shops. These buildings will be of exceptional design and will enhance the look of the area and provide new public spaces.

Borough will continue to be a mainly residential area serving local needs. The hub of activity centred around Borough High Street will be improved so that it provides a better mix of shops and services to meet local people's needs as well as the needs of office workers and tourists.

Borough Market will be protected and improved and the Riverside area will continue to be valued as an area steeped in history, reflected in its historic street pattern and a concentration of important buildings and remains, including Southwark Cathedral. We will work with Network Rail to ensure the Thames Link project is delivered with minimal disruption to the area and improve the contribution that railway archways make to the area.

We will look at ways to control licensed premises and hotels to ensure a good balance of uses and protect the character of the residential areas. This includes an alcohol saturation zone at Bankside.

London Bridge

We are working with the local community, land owners, Team London Bridge and the Cross River Partnership to continue transformation of London Bridge into a thriving centre of activity. There will be a mix of uses that blend well with and help improve the surrounding neighbourhood areas and historic places and create a lively and friendly place throughout the day and week. Small local businesses, including creative and media businesses will continue to thrive alongside large global companies, major tourist and cultural facilities, bars, cafes and restaurants. New shops and facilities will be provided to better meet the needs of local people.

Development will be mainly focused in the area around London Bridge station, where Transport for London, Network Rail, the Primary Care trust, King's college and other major land owners will help deliver large-scale change. This will include major redevelopment of the station to improve capacity and links between transport types as well as provide more shops and offices. Guy's and St Thomas' hospital will be improved to provide new housing for staff and students and modern world-class health and education facilities. A number of other sites in the area will be developed to provide shops, cafes, restaurants, offices and homes, including a major new cultural facility next to Potters Fields Park.

There will be excellently designed tall buildings in the area around London Bridge Station east of Borough High street, which will add interest to the skyline, raise the profile of Southwark and London, and create new public spaces.

Bermondsey Street and Shad Thames will continue to be attractive areas with a hive of activity. Evening and night-time uses will be controlled to keep a good balance of uses and protect the character of residential area.

New development will help bring improvements to streets and public spaces, helping to improve the look, feel and safety of the area. As there will be a lot of activity, streets will be easy to move along and free of clutter, particularly along Tooley Street. It will be easier to get around by walking and cycling and people will continue to enjoy access to and along the riverside. Car parking will be limited to deter car use and help reduce traffic.

We are working with Network Rail to make sure the railway arches continue to be well used for a mix of entertainment, cultural, leisure and business uses. The frontages of railway arches will be improved and where possible opened up onto the street to bring new life to areas, such as along St Thomas Street.

Elephant and Castle opportunity area

Elephant and Castle has potential for redevelopment into an attractive central London destination. We will facilitate regeneration of the Elephant and Castle into a more desirable place for both existing and new residents. There will be excellent shopping, leisure facilities and cultural activities. London South Bank University and London University of the Arts will develop further as important centres of learning. Elephant and Castle will continue to be highly accessible with other places in Southwark and London.

We are using our land at the heart of the area to stimulate 440,000 sqm of new development with of up to 45,000 sqm new shopping and leisure floor space and 25,000-30,000 sqm of business floorspace. We will meet the Mayor's target of 4000 new homes by working with the local community, registered social landlords and private developers to deliver new homes. We will also meet the London plan target of 5800 new jobs by encouraging more offices, hotels, small businesses and developing the evening economy and cultural activities.

Public transport will become more accessible. Existing subways will be removed and replaced by surface pedestrian crossings creating a more attractive and safe environment for public transport users, cyclists and walkers. A new and improved street layout including public open spaces will be created allowing those who live and work in the area to move around easily and safely. We are working with Transport for London and Network Rail to bring forward these improvements.

Elephant and Castle will be a leading example for sustainable development with a new local network (the multi use services company) providing heat, power, water and data services.

We are working with the local community, Greater London Authority, businesses, land owners, the London Development Agency, Transport for London, Lambeth Council, the Cross River Partnership, English Heritage, the Primary Care Trust, and developers to make the Elephant and Castle a successful place.

Canada Water (including Rotherhithe) action area

We are working with the local community, landowners, and developers to transform Canada Water into a town centre as set out in the Canada Water area action plan. Our aim is to make best use of the great opportunity to create a new destination around the Canada Water basin which combines shopping, civic and leisure, business and residential uses to create a new heart for Rotherhithe.

We want to strengthen Canada Water's role as a shopping destination, expanding the amount of retail space by around 35,000sqm and providing a much more diverse range of shops than at present, including a new department store and independent shops. The action area's core will provide at least 2,500 high quality new homes, which will be accommodated in generally mixed use development. Office development will provide much needed space for local occupiers and, together with retail development, will generate around 2,000 new jobs.

Existing facilities in the town centre are currently separated and poorly linked, being built originally to serve car-borne visitors. Development in the town centre will contribute towards creating an open environment with a high street feel, and high quality public realm and open spaces. We want to make better use of car parking, ensuring that it is shared between town centre uses. The centre must reach out to the wider Rotherhithe area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In addition we will work with Transport for London to improve the road network around Lower Road.

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

Rotherhithe should be a desirable place to live, particularly for families. To help achieve this, we will build a new secondary school to complement existing schools in the area. Across the AAP area, development will contribute to achieving a great network of parks and open spaces, which, together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination to visit, relax in and have fun.

We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Rotherhithe.

Aylesbury action area

We will use the guidance in the Aylesbury area action plan to achieve a phased redevelopment of the Aylesbury estate between 2009 and 2027. Working with tenants groups, other voluntary sector organisations such as the Friends of Burgess Park and partners including the Aylesbury New Deal for the Communities, the Homes and Communities Agency, the GLA and developers, we will deliver a new community with different types of housing and far better living conditions. The plan will deliver quality private, intermediate, and social rented housing. Social rented homes will be

generously sized taking the Parker Morris standard and adding 10%. There will be lots of family homes with 23% houses, together with all the facilities needed by families to make sure that the whole area is family-friendly.

The new development will broadly keep the existing street layout, but will have attractive streets that are safer and easier to travel around. The new homes will overlook the streets and spaces so that there will be much better natural security. Good urban design and high quality architecture will enable us to provide homes for 4,200 households, many more than at present. These will benefit from the accessible position of the Aylesbury area with its good transport links to the centre of London and the emerging centre at Elephant and Castle. Design excellence will be at the core of the redevelopment and we will emphasise and control design quality at each stage of the project to create a varied and interesting new residential neighbourhood.

To reinforce its image as a place for families to live, the AAP will also deliver an excellent range of quality public and private open spaces. It will strengthen the role of Burgess Park as metropolitan open land and a park which serves south east London.

The AAP will provide new local opportunities for shopping and employment in Thurlow Street and East Street, help provide local people with access to jobs and training and support existing town centres.

Peckham and Nunhead action area

The area will continue to be home to a diverse and dynamic community, with shops, community facilities and services. New development will help bring improvements to streets and public spaces, making them greener, more pleasant and safe. It will be easier to get around by walking and cycling and there will continue to be good public transport links.

Changes and improvements in the area will be guided by an area action plan. Whilst the Mayor has not set a target for Peckham and Nunhead, we will set targets for homes, employment and retail through the area action plan.

Peckham

We are working with the local community, landowners, the police, Safer Southwark Partnership and the Primary Care Trust so that Peckham is a friendly, safe and enterprising place. It will have attractive and pleasant neighbourhoods surrounding a lively town centre that meets the needs of a very diverse community. Most development will be in and around the town centre, making the most of good public transport links, a number of large sites and its role as one of the largest town centres in Southwark.

There will be new housing to help accommodate Southwark's growing population. This will include providing more private housing so that there is a mix of housing and choice for people on a range of incomes.

Peckham town centre will continue to play a major role in Southwark, providing a mix of activities throughout the day for both local residents and

visitors. New development will help bring improvements to shop fronts and the town centre environment. This will help the area's independent shops, businesses and creative industries to flourish. There will be new space for local businesses, improved cultural and arts spaces, successful street markets and a good mix of shops, cafes, restaurants and licensed premises, including both larger and smaller shops.

Peckham square will be enlivened and improved as a focus for the community. We will work with Network rail to help deliver improvements to areas around Peckham Rye and Queens road stations and railway lines. This includes a possible new square that will transform the area around Peckham Rye station and the railway arches.

Development and activity in the town centre will be carefully managed to protect the character and pleasantness of the surrounding residential neighbourhoods. This includes continuing to control the number of new licensed premises in the area.

The areas surrounding the town centre will also be improved, with better walking and cycling links, greener streets and improvements to parks such as Peckham Rye and Burgess Park. Traffic and parking will be managed to improve safety and reduce congestion on local streets. Local employment and training schemes will help local people into jobs.

The scale of development would stay much the same except in the town centre where there could be some taller buildings and more intense development on some sites. The area's heritage will be celebrated and used to stimulate regeneration.

Peckham will be a leading low carbon area, including having one of London's first Low Carbon Zones and, possibly, a local energy network.

Nunhead

We are working with the local community to protect the special character of Nunhead so that it continues to be a neighbourhood of low density housing. There is very little capacity for new development except from small infill sites for housing. The local shopping areas along Evelina Road/Nunhead Green and Gibbon Road will be improved through streetscape and shopfront schemes and will continue to provide for a range of local needs including access to space for community use.

Traffic will be well managed so streets are safer and quiet and there will be good cycling and walking links.

Important open spaces such as Nunhead Cemetery will be protected and improved, helping to create a special character and provide important leisure opportunities and habitat. These open spaces will be improved.

Old Kent Road Action Area

We will set out guidance for the provision of new housing, employment and small, local shops to complement the multiple retailers already there. We will work with the local community, local businesses and retail operators, private developers and landowners to improve the area. We want to exploit the expected increased growth in innovative industries in this area, particularly new sectors in green manufacturing, bio-sciences and the knowledge economy, which could provide a range of jobs for Southwark residents. We want to create a more distinctive environment on Old Kent road at a scale that is comfortable to walk around. We would like new homes to overlook streets and spaces so that there will be much better natural security. The area will benefit from good urban design and high quality architecture to transform it into a place with its own identity rather than a busy road. These must be within a strategy for improved accessibility for pedestrians, cyclists and public transport users, and an enhanced public realm. We will work with Transport for London to develop a strategy for improved accessibility.

The Mayor does not set us targets for the Old Kent Road Regeneration Area. We will prepare planning guidance setting out the capacity for development and how the potential for change can be implemented.

We will ensure that the Old Kent road and Elephant and Castle regeneration work together to benefit each other. We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Old Kent Road.

Whilst the Mayor does not set us targets for Old Kent road, we will set targets for homes, employment and retail through the area action plan. The Mayor does not set us setting out the capacity for development and how the potential for change can be implemented.

Herne Hill

We are working with the local community to further improve Herne Hill as a pleasant district town centre providing a range of independent shops, bars, restaurants and other services that support the surrounding residents. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas.

There are a few small development opportunities that need to respect the conservation area protection. The railway arches will continue to be well used and we will work with Network Rail to offer the opportunity for businesses or other activities that add to the vibrancy to the town centre.

Street and road junction improvements in the town centre will provide a more pleasant and safer environment for residents and shoppers. This will include improvements to Norwood road, Dulwich road and Half Moon lane junction, closing Railton road off to traffic, and parade regeneration along Norwood road and Half Moon lane.

We are working with Lambeth council to make sure we have a joined up approach to future development and improvements to Herne Hill.

The Mayor does not set us targets for Herne Hill as there are few development opportunities and there will be very little growth. The Dulwich supplementary planning document will set out guidance on how to further improve Herne Hill.

Camberwell

We will continue to protect this successful town centre which has many small and medium sized businesses. Many of them are independently run which helps to give Camberwell a special character. Butterfly Walk shopping centre is a development site. However the focus is on improving current shops rather than retail growth or new development, particularly businesses in the town centre and along Camberwell New Road towards the Oval.

Camberwell has a well-known reputation as a creative place with artistic influences clustering around Camberwell College of the Arts. We will continue to encourage this as they add to the vibrancy of the area and provide employment.

We will also protect and encourage more small businesses within the town centre and West Camberwell action area. This is a large area of council housing and small businesses to the north west of the main town centre.

We will work with Transport for London to reduce traffic congestion and improve parking, safety and accessibility to and within Camberwell town centre and West Camberwell by bike, foot and public transport.

We will continue to improve Camberwell Green as an important open space within the town centre.

We are working with the local community and Lambeth Council to make sure that we have a joined-up approach to development and improvements to Camberwell town centre and West Camberwell. We will produce a supplementary planning document to guide development and improvements.

The Mayor does not set us targets for Camberwell and we are focusing on improving current businesses rather than retail growth. There are no identified housing development sites and so there is no planned large scale growth. This may change in the future if resources become available to develop West Camberwell.

The Blue

The Blue has a market place and is a busy local shopping area along Southwark Park Road. However, there are a high number of vacant units and a lack of variety on offer in shops. We own many of the shopping units and we will review the contribution they could make towards revitalising the Blue. Working with the local community, we will be preparing a strategy to improve the quality of the shops and services for local people to encourage them to

use the Blue. We need to find niche shops that will build up momentum for rejuvenating the area and that will encourage other more mainstream local shops and services to start up. We will be improving the quality of the environment and links into and around the area to encourage people to walk through and use the area. The increase in the numbers of homes at Bermondsey Spa as a result of the regeneration project which is nearing completion and the increase in the numbers of homes in other areas around the Blue will increase the number of potential shoppers to the area.

The Mayor does not set us targets for the Blue as currently there is no planned large scale growth. We are not preparing planning guidance for this area.

Dulwich Village/West Dulwich

We are working with the local community and organisations such as the Dulwich Estate and the Dulwich Society to continue to protect Dulwich Village. Dulwich Village/West Dulwich is a suburban area with many playing fields, parks, tree lined roads and large gardens. There are shops and services for the local community within an historic shopping street.

We will continue to protect Dulwich Village as an historic area with a good range of local shops and services, open spaces and homes. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas. There are two conservation areas: Dulwich Village and Dulwich Woods. Dulwich Village conservation area is mainly housing with the Village itself at its heart. Dulwich Wood is mostly open space (including parkland, playfields, allotments and a golf course) surrounded by housing. We will continue to protect the character of these areas and the historic buildings within them. This includes attractive and well used landmark buildings such as Dulwich College and Dulwich Picture Gallery and large open spaces such as Dulwich Park.

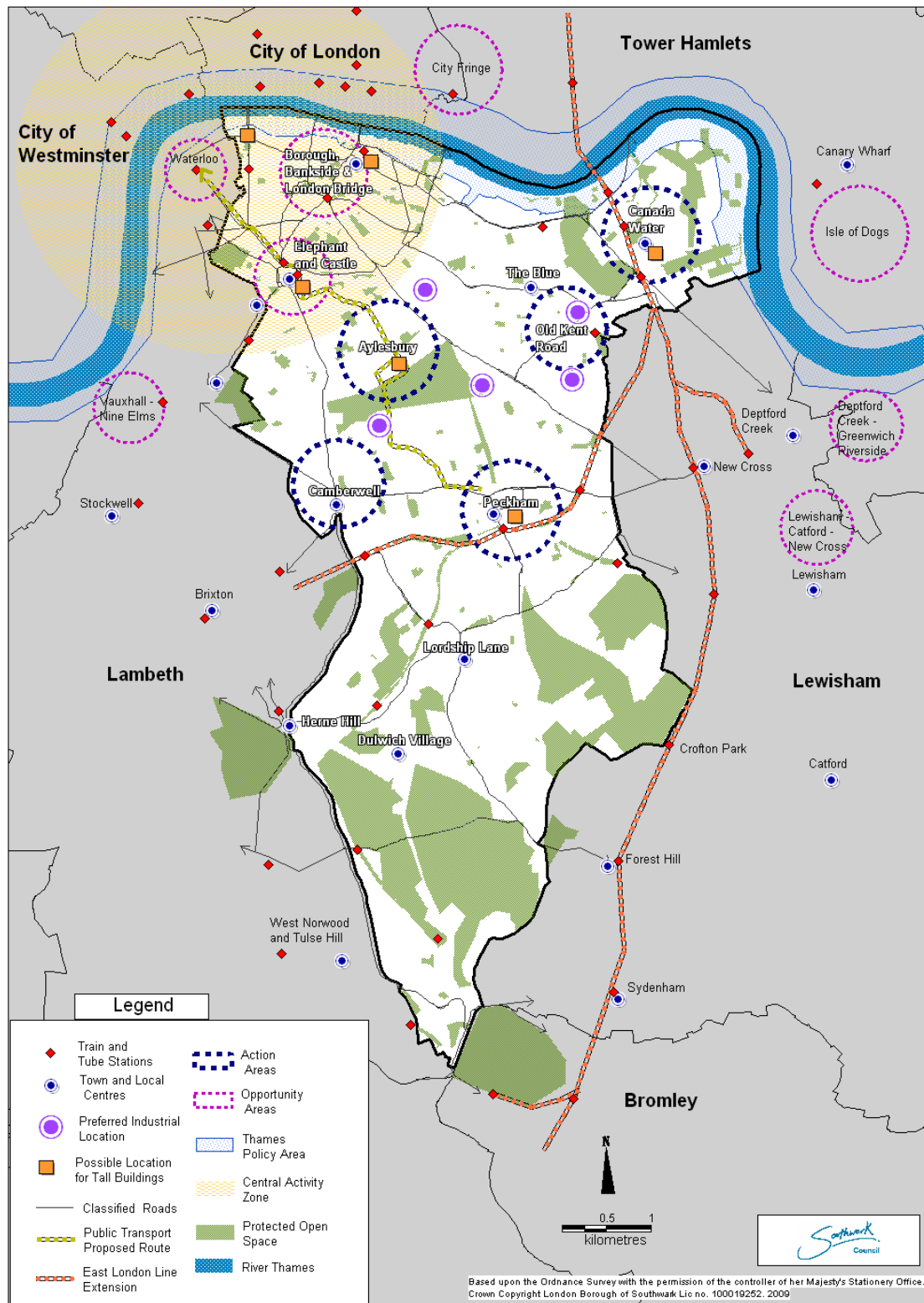
The Mayor does not set us targets for Dulwich Village as we are conserving Dulwich Village and there is no capacity for large scale growth. We are producing a supplementary planning document to provide further guidance on how we will protect Dulwich Village/West Dulwich.

Lordship Lane town centre

Lordship Lane is an area with a variety of shops, cafes and bars providing amenities for local residents. There are many independent operators and a diverse range of shops which all help to make Lordship Lane very attractive place to visit and shop. We will continue to protect the interesting character of this popular street created by the specialist businesses, cafes and attractive shop fronts by working with the local community, businesses and groups.

The Mayor does not set us targets for Lordship Lane as we are conserving the area and there is no capacity for large scale growth. The Dulwich supplementary planning document will provide further guidance on how we will protect Lordship Lane.

Figure 3: Key diagram



SECTION 4: OUR THEMES AND OBJECTIVES

What we are trying to achieve

We will achieve our vision for Southwark by working towards the core strategy themes set out below. The themes are:

- Theme 1: Improve individual life chances.
- Theme 2: Make the borough a better place for people.
- Theme 3: Deliver quality public services.
- Theme 4: Making sure positive change happens.

The themes pull together the strategic objectives. They are based on the themes and objectives in the Sustainable Community Strategy (Southwark 2016). Together they are designed to ensure integration with our other corporate plans and strategies. In section 5 we set out the strategic planning policies that will help us meet these objectives. We start each policy by setting out which of the objectives it is intended to help us achieve. We also list all of the policies that are relevant for each objective below.

Theme 1: Improve individual life chances

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

Southwark will be a prosperous, borough providing a wide range of employment opportunities that facilitate regeneration. The Central Activities Zone will contain a mix of tourism, cultural and creative industries, finance and office jobs. Local centres will provide retail, services and local employment whilst preferred industrial locations provide places for small businesses and industry. Southwark will be without concentrations of poverty and with good opportunities because there is good access to jobs and residents will have the training and skills needed by businesses. The policies related to this theme are Policy 1, Policy 3 and Policy 10.

Objective 1B. Achieve educational potential

Southwark schools, universities, pre-schools and colleges will be places where children and young people can achieve and gain the knowledge and skills to get a job. Southwark will be a place that creates positive futures by building, redeveloping and improving educational facilities ensuring good access for everyone. Improving Southwark will help to attract good teachers to work in the borough. The policies related to this theme are Policy 1, Policy 4 and Policy 10.

Objective 1C. Be healthy and active

Southwark's community will be healthy and active. High quality sports and leisure centres will be located across the whole borough and everyone will have access to them. Open spaces will be protected and the local community will be able to enjoy using these spaces, including parks, nature reserves and the River Thames. Good quality and accessible health facilities will be located across the whole borough. Southwark will be without concentrations of people with poor health because everyone has access to good health, sports and leisure facilities, and open spaces. The policies related to this theme are Policy 1 and Policy 4.

Objective 1D. Culture, creativity and diversity

Southwark will be a prosperous borough providing a wide range of activities and facilities for the diverse community. Successful creative industries will thrive. There will be a wide range of arts and cultural facilities for Southwark's multicultural and very diverse community. The policies related to this theme are Policy 1, Policy 3, Policy 4 and Policy 10.

Objective 1E. Be safe

Southwark will be a safe place for people to live, visit and work. The policies related to this theme are Policy 1, Policy 4 and Policy 12.

Theme 2: Make the borough a better place for people

Objective 2A. Create mixed communities

People will choose to live in Southwark because we will have a the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community. The policies related to this theme are Policy 1, Policy 2 and Policy 3.

Objective 2B. Promote sustainable use of resources

Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and restricts parking to reduce pollution and congestion, and the need to travel far. The policies related to this theme are Policy 1, Policy 2, Policy 11, Policy 12 and Policy 13.

Objective 2C. Provide more and better homes

The whole of the borough will offer more housing of a range of different types to meet the needs of the community. All the housing will be built to a high quality of design. There will be a choice of housing types including more family housing, housing for students and more affordable housing. The policies related to this theme are Policy 1, Policy 12 and Policy 13.

Objective 2D. Create a vibrant economy

Southwark will be a successful and profitable place. The town centres will offer a range of shops and services, along with offices, tourism and cultural facilities. The Central Activities Zone, opportunity areas and action areas will have lots of different activities as well as housing. The policies related to this theme are Policy 1, Policy 3, Policy 4 and Policy 10.

Objective 2E. A liveable public realm

It will be easy to get to and around places on foot and by bike with excellent public transport links, including water transport. The policies related to this theme are Policy 1, Policy 2 and Policy 11.

Objective 2F. Conserve and protect historic and natural places

Southwark's historic buildings will be protected and improved particularly in conservation areas and listed buildings. Open spaces and biodiversity will be protected, made more accessible and improved. The policies related to this theme are Policy 1, Policy 11 and Policy 12.

Theme 3: Deliver quality public services

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

Public services will be effective and easily accessible by all members of the community. The policies related to this theme are Policy 1, Policy 3 and Policy 4.

Theme 4: Making sure positive change happens

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

We will work with landowners and developers to achieve regeneration, continuing to make Southwark a place that people aspire to be and that developers and landowners want to invest in. We will have a clear and flexible plan to make sure the right investment decisions are made and that regeneration happens on time. The policy related to this theme is Policy 1 and Policy 14.

Objective 4B Making sure that we consult effectively

We will work with local communities, organisations, community groups, developers, businesses and land owners to make sure that we consult effectively on planning policies and development management decisions. We will make sure that we provide people with the opportunity to participate meaningfully in the preparation of local development framework documents as set out in our statement of community involvement. The policy related to this theme is Policy 1 and Policy 14.

SECTION 5: THE STRATEGIC POLICIES

The core strategy policies set out our strategic approach to development. They will deliver our strategic themes and objectives set out in the Sustainable Community Strategy (Southwark 2016). They will be used to make decisions on planning applications together with the London Plan and policies in our other development plan documents. The way we will implement each policy is set out in section 6 and our monitoring arrangements are set out in section 7.

Policy 1 – Sustainable development

Core strategy objectives:

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

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

Objective 1B: Achieve educational potential

Southwark schools, universities, pre-schools and colleges will be places where children and young people can achieve and gain the knowledge and skills to get a job. Southwark will be a place that creates positive futures by building, redeveloping and improving educational facilities ensuring good access for everyone. Improving Southwark will help to attract good teachers to work in the borough.

Objective 1C: Be healthy and active

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

Objective 1D. Culture, creativity and diversity

Southwark will be a prosperous borough providing a wide range of activities and facilities for the diverse community. Successful creative industries will thrive. There will be a wide range of arts and cultural facilities for Southwark's multicultural and very diverse community.

Objective 1E. Be safe

Southwark will be a safe place for people to live, visit and work.

Objective 2A. Create mixed communities

People will choose to live in Southwark because we will have a the mixture of different types of housing, jobs, shops, schools, community facilities, health

centres, libraries, religious centres and leisure facilities needed by a diverse community.

Objective 2B. Promote sustainable use of resources

Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and restricts parking to reduce pollution and congestion, and the need to travel far.

Objective 2C. Provide more and better homes

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

Objective 2D. Create a vibrant economy

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

Objective 2E. A liveable public realm

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

Objective 2F: Conserve and protect historic and natural places

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

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

Public services will be effective and easily accessible by all members of the community.

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

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

Objective 4B: Making sure we consult effectively

We will work with local communities, organisations, community groups, developers, businesses and land owners to make sure that we consult effectively on planning policies and development management decisions. We will make sure that we provide people with the opportunity to participate meaningfully in the preparation of local development framework documents as set out in our statement of community involvement.

Policy 1 –Sustainable development

Development will improve the places we live and work in and enable a better quality of life for Southwark's diverse population. It will help meet the needs of

a growing population in a way that respects the limits of the planet's resources and protects the environment.

We will do this by:

- Allowing more intense development for a mix of uses in the growth areas and making sure development makes the most of a site's potential and protects open space.
- Regenerating areas like the Aylesbury, Elephant and Castle, Peckham, Old Kent Road and Canada Water to very high standards.
- Testing the impact of our development plan documents by carrying out sustainability appraisals and equalities impacts assessments and consulting on them widely.
- Requiring a sustainability assessment with applications to show how a scheme is the best possible development for a place by balancing economic, social and environmental needs. This includes making sure it is fairer for people of different ages, genders, faith, ethnicity, sexual orientation and disability.

We are doing this because

We want Southwark to be a sustainable place where people want to live. Southwark has a very diverse population with lots of different needs. Our population is growing and there is pressure on the limited amount of land we have to provide the homes, business space and community facilities that places need. We need the right balance between different land uses.. Development also places pressure on the environment and the resources current and future generations rely on for a good quality of life. We need to make sure that we do not use more resources than we have or faster than they can be replaced as this will mean future generations will have a lower quality of life. It will also damage the environment.

To achieve this we need to make sure that our planning policies encourage the most sustainable development possible. We do this by requiring a sustainability appraisal and an equalities impact assessment as part of the process for preparing all of our development plan documents. The sustainability appraisal looks at the social, environmental and economic impacts of the policies, whilst the equalities impact assessment makes sure that the needs of the all the community are met and that it does not disadvantage any of our equalities target groups. We consult widely on both of these documents as part of the consultation on our development plan documents, as set out in our Statement of Community Involvement. This approach is in line with London Plan Policy 2A.1 Sustainable Development, which states that we should promote, support and encourage the development of London in ways that secure social, environmental and economic objectives.

We also need to make sure that the most beneficial approach is put forward for each proposal. This should make sure that new development contributes to sustainable development rather than building for building's sake. To do this

a wide range of factors needs to be considered as part of the sustainability appraisal of planning proposals. These will include considering the needs of the community in which the development occurs. Factors include helping people into jobs, providing local services, and protecting the character of areas. As well as how the development helps achieve objectives that are important to all of Southwark and even the world, such as climate change, population growth and managing waste. This requires weighing up the environmental, economic and social impacts of the development to make sure it helps create places that are fairer both for the community and the environment.

Policy 2 - Sustainable transport

Core strategy objectives:

Objective 2A. Create mixed communities

People will choose to live in Southwark because we will have a the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

Objective 2B. Promote sustainable use of resources

Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and restricts parking to reduce pollution and congestion, and the need to travel far.

Objective 2E. A liveable public realm

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

Policy 2 - Sustainable transport

We will encourage walking, cycling and using public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

We will do this by:

- Planning places and development with priority for walking and cycling, whilst maximising the use of public transport links and minimising car use.
- Directing large developments to areas that are very accessible by walking, cycling and public transport.
- Safeguarding land for planned public transport improvements and those where the need arises in the future.
- Improving access to mixed use town and local centres.
- Encouraging use of the River Thames for transport and improving links between Southwark and north of the river.
- Requiring a transport assessment with applications to show that schemes minimise their impacts, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible.

We are doing this because

The way that people get to places for work, living, shopping and other activities has a huge impact on their quality of life. High levels of traffic can cause congestion, pollution and impact on the pleasantness of places and the success of town centres. If not managed properly, traffic can also make streets less safe.

We need to cater for the travel needs of residents, local businesses and the increasing number of visitors to the borough and address the over-

dependency on the car. We will also need to provide improved access for the mobility impaired and those who are less mobile.

Transport for London has predicted an overall growth in travel, both within Southwark and from the south east. Our policies reduce the need to travel and use cars whilst increasing accessibility and safety for those walking, cycling and using public transport. This was identified in the sustainability appraisal as an important issue and is in line with London Plan policy 3C.3 Sustainable Transport. This dual approach is self-perpetuating. More people walking and cycling and fewer people using private cars reduces traffic, making roads safer and places more pleasant, so encouraging more people to walk or cycle and so on.

According to the 2001 Census, 51.9% of Southwark households do not have access to a car, which is similar to the inner London average but considerably higher than the greater London average of 37.5%. Despite this, the number of cars in Southwark has been steadily increasing, from 38,029 vehicles in 1981 to 62,733 vehicles in 2001. The 2001 London Area Transport Study (LATS) indicates that up to 29% of all journeys in Southwark were carried out by private car, compared to 35% by public transport and 36% by walking and cycling. Of trips made by car, around a quarter are short journeys suitable for walking, cycling or public transport.

Travel to work has a major impact on traffic and transport capacity. According to the 2001 Census, 76.3% of Southwark's actively employed residents commute to work by means other than a private motor vehicle, including 16.3% that either walk or cycle.

We need to ensure that large developments that generate lots of travel are located in our town centres and growth areas, which are more accessible and where people can satisfy a range of needs with fewer trips. This will make our town centres and growth areas more vibrant and reduce the need to travel by car. Improving accessibility and locating large development in town centres and growth areas will also have the benefit of helping people have more job opportunities and a safer and more pleasant environment.

Improving opportunities for cycling and walking will help improve people's quality of life and improve the health of our population by making it easier, safer and more enjoyable to walk and cycle. Our Local Implementation Plan sets targets for walking and cycling. The cycling targets are based on the London Cycling Action Plan Targets and include achieving an 80% increase in cycling levels between 2000 and 2010 and a 200% increase between 2000 and 2020. The walking targets include increasing the number of journeys made by foot by 15% between 2001 and 2015.

Many cycling and walking improvement schemes have already been developed and we have plans for many more successful schemes in the future. Our improvement schemes include the Jubilee Walk and the Jubilee Greenway which connects all of London's 2012 Olympic and Paralympics games venues and links to the Thames Path to improve people's access to

and within the borough. More projects are planned for the future such as Connect2 South Bermondsey which will create a largely traffic-free connection between Southwark and Lewisham by making use of a disused rail bridge and former tracks. We will work with local communities in both boroughs and Lewisham Council to bring this project forward.

Most of the central activities zone and the north of Southwark has very good public transport by tube, train and bus. This contrasts with the rest of the borough where there is no tube, including the Aylesbury and north Peckham. The Old Kent Road and Walworth Road are very accessible by bus, however access from within the Aylesbury estate could be improved. The Aylesbury area action plan sets out an improved bus service to provide for the increase in residents. Transport access in North Peckham will be considered through the area action plan.

The south of Southwark is serviced by a number of rail stations. However away from the stations transport accessibility is poor and there is more of a reliance on the car and cycling.

Throughout the borough, accessibility to transport services can also be poor for the mobility impaired.

It is important that we increase the capacity, quality and integration of public transport as a co-ordinated network. This includes saving land for important new public transport improvements to enable these to take place in the future in line with London Plan policy 3C.4 Land for Transport Functions and the Mayor's Land for Transport Supplementary Planning Guidance.

Our support of public transport improvements is important for current residents and businesses and also to ensure that provision is made for new development. There are a number of transport schemes that could improve Southwark:

- The Cross River Tram may link Camden with Peckham and Brixton via Kings Cross and Waterloo, connecting through Elephant and Castle and Aylesbury. It would help residents to easily reach central London and would also improve access to areas such as Peckham and Aylesbury.
- The Thameslink 2000 is a massive rail investment programme which will provide many more journey options for passengers travelling through or to London from the North and South.
- Blackfriars station is being rebuilt to span the River Thames.
- The East London line phase 2 extension will be part of the new London Overground network and this extension will connect services from Surrey Quays to Clapham Junction.
- Cross Rail is a new high frequency and accessible railway which will improve rail services in the south east of London.
- We also consider a new station at Camberwell and the extension of Bakerloo and Victoria line services to be important schemes that could greatly increase accessibility.

Being on the River Thames, river crossings and piers are important to Southwark. There are road crossings at Blackfriars Bridge, Southwark Bridge, London Bridge, Tower Bridge and the Rotherhithe Tunnel. There are two rail bridges serving Blackfriars and Cannon Street stations, three tube tunnels (including the Brunel Tunnel) and the Millennium Bridge footbridge. There are no bridges linking Rotherhithe although there is a proposal for the Sustrans Bridge. We also have the opportunity to encourage freight transport along the river as well as increase the use of the river for transport in general. However this must be balanced with possible environmental and amenity impacts on the River and riverfront areas.

A number of major roads pass through Southwark. These provide important access to destinations across the country but also result in large volumes of traffic passing through the borough. The Mayor's congestion charging scheme (CCS) has made a significant difference to the pattern of flows within the zone although generally, volumes around the edge on the inner ring road have remained relatively unchanged. Traffic volumes on many of the roads in the south of the borough are high especially along the A202 (comprised of Camberwell New Road, Peckham Road, Peckham High Street and Queens Road); Walworth Road; Camberwell Road; Denmark Hill; and Dulwich Common. This causes problems for air quality, road safety and impacts on our neighbourhood areas. It is important that the existing road network is properly maintained and improved to ensure that these roads allow cars to pass through Southwark with minimum delay and keep congestion and pollution as low as possible

By requiring transport assessments in line with London Plan Policy 3C.1 Integrating Transport and Development we will be able to make sure new development encourages sustainable transport and overcomes negative impacts as much as possible. This was identified in the sustainability appraisal as an important issue and includes improving walking routes, providing cycling parking, encouraging river use, making sure developments are accessible by public transport and providing car clubs. We will also make sure servicing is in place for businesses and that adequate car parking is provided based on public transport accessibility.

We are working with the government, Transport for London, Network Rail, local communities, developers, transport operators and London River Services to create attractive places and encourage sustainable transport. By working with these organisations and requiring financial contributions (planning obligations/section 106) we will make sure there is enough funding to bring forward sustainable transport improvements alongside the growth in the borough, including funding for Crossrail in line with the London Plan Use of planning obligations in funding Crossrail supplementary planning document.

Fact box: What is sustainable transport?

Sustainable transport includes modes of transport that minimal impact on the environment, this includes walking, cycling and public transport and in some

circumstances car clubs and car sharing. These modes of transport while being less damaging to the environment contribute less to traffic congestion.

Fact box: Public transport accessibility levels (PTALs)

These are a method of assessment utilised by TfL and Southwark to show levels of accessibility to the public transport network. Generally car use reduces as access to public transport, as measured by PTALs, increases. The coverage and accessibility of public transport varies significantly across Southwark. We have responded to this in setting our parking policies.

Policy 3 - Shopping, leisure and entertainment

Core strategy objectives:

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

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

Objective 1D: Culture, creativity and diversity

Southwark will be a prosperous borough providing a wide range of activities and facilities for the diverse community. Successful creative industries will thrive. There will be a wide range of arts and cultural facilities for Southwark's multicultural and very diverse community.

Objective 2A. Create mixed communities

People will choose to live in Southwark because we will have a the mixture of different types of housing, jobs, shops, schools, community facilities, health centres, libraries, religious centres and leisure facilities needed by a diverse community.

Objective 2D: Create a vibrant economy

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

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

Public services will be effective and easily accessible by all members of the community.

Policy 3 – Shopping, leisure and entertainment

We will maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population. Our centres will be well used because they are vibrant, easy to get to, friendly and safe.

We will do this by:

- Defining a hierarchy of town and local centres which reflect their sizes and roles. We will direct large leisure and retail developments to town and local centres. The approach to our centres will be as follows:

Centre	Place in hierarchy	Objective
Elephant and Castle/ Walworth Road	Major town centre Existing retail floorspace: 69,000 sqm	We will enable the provision of around 45,000 sqm of additional shopping and leisure space at Elephant and Castle/Walworth Road, focusing on provision of new non-food shopping and strengthening its role as a major town centre.
Peckham	Major town centre Existing retail floorspace: 75,000 sqm	Through the Peckham AAP, we will support some increase in shopping and leisure space to help improve the quality and mix of retail and leisure facilities.
Canada Water	Major town centre Existing retail floorspace: 45,000 sqm	Through the Canada Water AAP, we will enable the provision of around 35,000sqm of additional shopping space and increased leisure space at Canada Water to create a range of retail opportunities and improve choice, particularly for non-food shopping. Canada Water will become a major town centre.
London Bridge	District town centre Existing retail floorspace: 45,000 sqm	We will support the provision of new shopping space in Borough, Bankside and London Bridge. This should include both food and non-food space and aim to meet the needs of local residents, as well as visitors and businesses.
Bankside and Borough	District town centre Existing retail floorspace: 17,000 sqm	
Camberwell	District town centre	We will maintain a range of shops and services which serve the surrounding catchment areas. Some growth may be appropriate, particularly in the district centres, providing that this relates to

	Existing retail floorspace: 29,000 sqm	the scale of the centre and its catchment. Further guidance on each of these areas is set out in section 3.1.
Lordship Lane	District town centre Existing retail floorspace: 21,000 sqm	
Herne Hill	District town centre	
The Blue	Local centre	
Dulwich Village	Local centre	
Nunhead	Local centre	

- Applying the tests set out in national planning policy and the London Plan to assess developments of new shopping and leisure space which are proposed outside town and local centres.
- Protecting and enhancing our centres by ensuring that the scale of new development is appropriate to their role and character, that a balance of different uses, including shops, bars, restaurants and cafes is maintained, and that we support the provision of markets.
- Protecting small scale retail facilities ('A' class uses) outside town and local centres to help meet day-to-day needs.

Fact box: Town and local centre hierarchy

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

Major Town Centres:

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

District Town Centres:

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

Local Centres:

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

We are doing this because

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

We have arranged our town and local centres into a hierarchy to signal their importance and the role they play. Generally larger centres are more accessible and have a wider catchment and are appropriate locations for large developments that will attract a lot of people. In contrast the local centres have a smaller catchment and are more suited to meeting the day-to-day needs of surrounding residents.

Our 2009 Retail Study provides an assessment of the existing shopping provision within the centres around the borough, and the scope to improve shopping functions. It suggests that although Southwark residents generally do their food shopping in the borough, most people do not shop for things like clothes, shoes, music and books (comparison goods) in Southwark.

Over the coming years, increases in population and also disposable income will increase the available shopping expenditure. The 2009 retail study suggests that we can expand retail floorspace, particularly for comparison goods, without harming the vitality of centres outside the borough.

Our strategy is to improve the choice available in our centres, particularly at Elephant and Castle/Walworth Road, Canada Water and Peckham which have the most capacity for growth. As well as improving choice, this should reduce the number of trips made to places further away outside the borough and also boost the local economy.

New and improved shopping and leisure floorspace at Elephant and Castle and Walworth Road will be provided to create a new mixed use environment which serves the growing population as well as the surrounding catchment.

Peckham currently has a diverse range of shops and services, but with an emphasis on convenience shopping (i.e. day to day requirements). There is scope to improve the comparison goods shopping function of the town centre.

There is scope to provide additional shopping floorspace at Canada Water which can help drive the regeneration of the town centre. Through the area action plan, our aim to improve choice at Canada Water, transforming it from an out-of-town style destination to a genuine town centre and reinforcing its role in the shopping hierarchy.

Borough, Bankside and London Bridge currently performs the role of a leisure, retail and specialist food shopping destination, which mainly serves the visitor and business population. With growth in businesses and homes in the area, the retail capacity will continue to grow. It has been noted that the area lacks a supermarket and in the future there should be more emphasis on meeting the needs of local residents.

Camberwell, Herne Hill and Lordship Lane have been identified as vibrant, busy centres providing a range of independent shops. There is limited capacity to provide a significant amount of additional shopping and leisure floorspace in these centres.

Within the local centres there is limited scope to increase the amount of shopping space, and instead our focus will be on maintaining and improving the existing shopping offer. We will be preparing a strategy for the Blue to help revitalise shopping activity in the centre.

We have recently carried out a review of markets in Southwark. This study emphasised the importance of maintaining our strong tradition of markets in the borough. Markets can help enliven town centres and add vitality to an area, by helping to provide a more varied shopping experience. They have the added benefit of giving more people access to fresh fruit and vegetables and also create a route into setting up small businesses.

Encouraging a mix of compatible uses in the centres will also provide a stronger economic environment and will help stimulate a greater diversity of entertainment and evening activities. Restaurants, bars and cafes add to the vitality and life of town centres but can also have negative impacts on the community such as noise until late at night. We have licensing saturation

policies in some areas of the borough so we need to make sure our decisions about bars, cafes and restaurants are linked in with these.

Small retail facilities located outside of the town and local centres will continue to be protected. These facilities provide a valuable resource to neighbourhoods in the borough, and reduce the need to travel.

Across our centres we are working with the local communities, and key partners including the business improvement districts (BIDs) at Bankside and London Bridge and key landowners at Elephant and Castle and Canada Water to bring forward development which is consistent with the strategy set out here.

Policy 4 – To learn and enjoy

There will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

We will do this by:

- Facilitating a network of community facilities that meet the needs of local communities.
- Ensuring development provides flexible community spaces that can be shared by many groups, where there is a local need and an identified occupier for the space.
- Protecting schools where there is a local need
- Building new schools and improving existing schools to provide improved education opportunities.
- Ensuring development provides for new school places to increase the provision of education.
- Encouraging a healthy lifestyle by supporting the retention and improvement of facilities which promote healthy lifestyles and which promote healthy ways to travel.
- Ensuring development provides for increases in local health facilities.

We are doing this because

We need to make sure everyone has access to community facilities that meet their needs, including good quality schools, health facilities and community centres.

We are already investing a lot of money to improve existing community facilities and open new facilities. We are investing £12.3 million in the council's leisure centres, with work on Dulwich Leisure Centre, Camberwell Leisure Centre and Surrey Docks Water Sports Centre already under way. We are investing our libraries, including John Harvard Library which has recently undergone huge refurbishment, and a new state of the art library at Canada Water to add to our portfolio of 13 libraries, including the award winning Peckham library.

We will continue to develop our network of community facilities to make sure everyone has access to the facilities they need. This includes looking at wider community facilities such as libraries, sports centres, community halls, places of worship and children's play areas as required by London Plan policy 3A.18. We will identify sites within our major regeneration projects for new community facilities. We are working with the voluntary and community sector to provide for their needs for accessible and affordable facilities through the Voluntary and Community Sector Asset Management Strategy. We will encourage flexible community space so that different groups can share the spaces to meet a wide range of needs.

Education is very important for the future opportunities of children and young adults and is very important to address inequalities and unemployment. Our most recent figures from the 2009 School Census show that Southwark has approximately 36,000 pupils on roll, of which 85% are residents. There are

22,091 pupils in primary schools, 12,842 pupils in secondary schools, 463 in special schools, 103 in pupil referral units and 552 in nursery schools. We will ensure adequate provision of educational facilities by working with the local community and our local strategic partnership (Southwark Alliance) to improve our existing educational facilities and build new ones in line with London Plan Policy 3A.24 Education Facilities.

In May 2009 we signed a £200 million local education partnership agreement with our partner Balfour Beatty and national government's Building Schools for the Future Investments to form a new local education partnership company called 4 Futures. 4 Futures will deliver seven secondary school rebuilds, two brand new schools and four building refurbishments across Southwark and provide the services to support them. We will also rebuild 4 primary schools (Eveline Lowe, Michael Faraday, Southwark Park and Cherry Gardens). We will continue to work together in the preparation of area planning policy documents to ensure the needs of the education sector are met in line with London Plan Policy 3A.25 Higher and Further Education.

As well as building new schools it is very important that we continue to increase the quality of our existing schools. As a council we have a commitment to ensure all parents have a choice of good schools. Southwark schools have never been more successful and are increasing in popularity. The unvalidated Key Stage 2 results for summer 2009 place Southwark above the national average for the percentage of pupils achieving a level 4 in both English and Maths, ahead of all similar inner London authorities, and Kent and East Sussex. Around two-thirds of our primary schools have been recognised by Ofsted as being good or outstanding, with this number approximately doubling over the last two years.

Our Extended Schools Programme encourages the use of school buildings for community activities outside of school hours to help meet the needs of local communities for facilities. This is in accordance with London Plan policy 3A.24 Education facilities. The improvement to our schools will therefore benefit the wider community who will have access to the school improvements outside of school hours.

Southwark experiences the typical social and health issues of an inner London borough. The annual report of the Director of Health, 'Southwark, A Closer Look' identified obesity, smoking, teenage pregnancy, alcohol abuse, mental health and long-term conditions as being key issues within our borough. Different areas of Southwark experience very different levels of health deprivation, with the people living in the wards of East Walworth, Nunhead, Rotherhithe and South Bermondsey having the worst level of health. Through the policies in the core strategy and our other area planning documents we will work towards improving the health of our population and reduce health inequalities across the borough, in accordance with London Plan Policy 3A.20 Health Objectives. Improving health is a cross-cutting theme through many of our policies, particularly core strategy policies 2 (Transport), 7 (Family Housing) and 11 (Open Spaces). It is also an important issue identified in the sustainability appraisal. Improving and offering more

public transport choices and improving opportunities for cycling and walking will have a direct impact on improving people's health. Having more family housing and larger room sizes will mean less overcrowding (which can have a direct negative impact on health) and more space for children to play. Protecting and encouraging more open spaces will give people places to play, walk, relax and be active and healthy.

Southwark's Primary Care Trust (PCT) is continuously improving and helping to improve health across the whole borough, and the 2006/2007 Health Care Commission Annual Health Check gave Southwark PCT a rating of 'good' for both service quality and use of resources. Only four other London PCTs achieved a similar rating. We work very closely with the PCT to improve health for everyone in the borough. This includes supporting the provision of additional healthcare facilities in the borough, in accordance with London Plan Policy 3A.21 Locations for Health Care. The PCT's recent consultation document 'Transforming Southwark's NHS' sets out its strategy for transforming and improving health facilities. Through our area action plans and area supplementary planning documents, we will work together to identify areas for new health facilities to be built. We will also continue to support the expansion of our well-recognised national and international health facilities as required by London Plan Policy 3A.22 Medical Excellence.

We will also continue to follow London Plan Policy 3A.23 Health Impacts and require health impact assessment for major applications as part of the sustainability assessment. This makes sure that major developments consider the impact of the development on health and also promote public health within the borough.

We will be building thousands more homes, and encouraging more businesses in Southwark over the next 15 years. This means more people living and working in the borough, and so an increased pressure on our community, health and educational facilities. We will make sure that the increased population has the facilities to support its growth by requiring major developments to pay financial contributions (section 106/planning obligations) for health, leisure, education and community facilities. This will make sure that we can continue to improve these facilities as our population grows.

Fact box: Community facilities

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

- Buildings used by voluntary sector groups
- Libraries or public reading rooms
- Social service and day centres
- Places of public worship or religious instruction
- Medical or health services, and healthy living centres (except for the use of premises attached to the residence of the consultant or practitioner)
- Facilities for youth provision
- Sport, leisure and recreational facilities
- Arts and culture facilities
- Crèche, day nurseries or other childcare facilities
- Ancillary community uses

Policy 10 - Jobs and businesses

Core strategy objectives:

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

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

Objective 1B: Achieve educational potential

Southwark schools, universities, pre-schools and colleges will be places where children and young people can achieve and gain the knowledge and skills to get a job. Southwark will be a place that creates positive futures by building, redeveloping and improving educational facilities ensuring good access for everyone. Improving Southwark will help to attract good teachers to work in the borough.

Objective 1D: Culture, creativity and diversity

Southwark will be a prosperous borough providing a wide range of activities and facilities for the diverse community. Successful creative industries will thrive. There will be a wide range of arts and cultural facilities for Southwark's multicultural and very diverse community.

Objective 2D: Create a vibrant economy

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

Policy 10 – Jobs and businesses

We will increase the number of jobs in Southwark and create an environment in which businesses can thrive. We will also try to ensure that local people and businesses benefit from opportunities which are generated from development.

We will do this by:

- Protecting existing business space and supporting the provision of around 400,000 sqm – 500,000 sqm of additional business floorspace over the plan period in the Borough, Bankside and London Bridge opportunity area, to help meet central London's need for office space.
- Protecting existing business floorspace and supporting the provision of around 25,000sqm - 30,000sqm of additional business floorspace to help meet general demand for office space in the following locations:
 - The CAZ
 - Town and local centres

- Strategic cultural areas
- Action area cores
- West Camberwell Action Area
- On classified roads
- Protecting industrial and warehousing floorspace and enabling growth in new sectors such as green manufacturing and technology in the following strategic and local preferred industrial locations:
 - Bermondsey;
 - Old Kent Road;
 - Parkhouse Street (which will also be protected for a possible depot for trams or alternative forms of public transport);
 - Mandela Way
- Protecting small units in the locations listed in the 3 bullet points above and encouraging provision of flexible space to help meet the needs of the local office market and independent retailers.
- Protecting creative, cultural and tourism facilities and encourage new facilities, particularly in strategic cultural areas.
- Allowing development of hotels within the town centres, the strategic cultural areas, and places with good access to public transport services, providing that these do not harm the local character.
- Targeting new jobs and training opportunities which arise from development towards local people.
- Promoting supply chain opportunities for local businesses during and after construction of development.

We are doing this because

Fact box: Business space

For the purposes of this policy the term business space refers to B uses classes. B1 use class refers to office, research and laboratory and light industrial space which is generally more appropriate in town centre locations and areas with good public transport connections. B2 use class (general industrial use) and B8 use class (warehousing and distribution uses) are more appropriate in preferred industrial locations where they can be separated from more sensitive uses, such as residential use.

Over the last 10 years, the number of jobs in Southwark has risen by around 15%. Benefiting from a central London location, the largest increase in jobs

has been in the financial and business services sector. Employment in hotels, catering, tourism and creative and cultural industries has also grown significantly. We are expecting further significant growth in jobs in the coming years. Our 2009 Employment Land Review (ELR) suggests that by 2026 there will be a need to provide up to 500,000sqm of new business space, mainly in the SE1 area, to meet the demands of businesses which need to locate in central London.

A large amount of the business space outside the SE1 area is becoming outdated. The ELR indicates that we need to make provision for up to 30,000sqm of new business space to suit the needs of other businesses, many of which serve the local market. Areas with good transport accessibility and supporting shops and services are the most appropriate locations to keep and provide new business space. We recognise that there may be instances where, because of its condition or location, there is no longer demand to use particular business premises. We will set out criteria to be used to assess loss of business space in our Development Management DPD.

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

Since 2006, 19ha of industrial and warehousing land has been redeveloped for other uses and through the core strategy, we will release around a further 20ha over the plan period. This includes land in Camberwell, Peckham, the CAZ and Bermondsey. Released sites will be used for a variety of uses, including office and light industrial uses, residential and community uses. This scale of release is in line with policy 3B.4 of the London Plan and the industrial and warehousing land release benchmarks in the Mayor's SPG on Industrial Capacity.

The largest industrial site to be released is the Tower Bridge Business Complex on Clements Road. Through our Development Management DPD, we will allocate this site for mixed use development, ensuring the business uses are retained on the site. We will also provide further guidance in a Supplementary Planning Document.

Small and medium sized enterprises (SMEs) make up over 99% of the total number of businesses in Southwark. In addition to providing a valuable source of employment for local people they also help make the local economy more resistant to changes in the global economy. We are protecting small units to ensure a supply of premises suitable for SMEs. This policy will apply to both business (B class) units as well as retail (A class) units.

Fact box: Small units

Small units are less than 500 sqm in size. Our ELR reports that the majority of locally based businesses are searching for facilities of between 200sqm and 500sqm.

New space which is expected to provide accommodation for local office occupiers should be designed so that it can be subdivided into units of a range of sizes.

Arts, cultural and tourism activities have flourished in Southwark in the last decade, particularly in the Strategic Cultural Areas. Borough, Bankside and London Bridge have also seen strong growth in hotels and apart-hotels. While this growth helps meet a need, much of it has been focussed in the Borough and Bankside areas. It is important we balance growth needs against our aim of fostering a stable residential community. In our Development Management DPD and Bankside, Borough and London Bridge SPD we will set out criteria to assess whether proposals would result in an overconcentration of hotels and to ensure their impacts are addressed.

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

Helping SMEs to bid for and win new contracts can make businesses more resilient to economic downturn and bring lasting benefits for the local economy. We will work through partnerships such as Supply Southwark to help promote opening up supply chain opportunities for local businesses.

Policy 11 - Open spaces and wildlife

Core strategy objectives:

Objective 2B. Promote sustainable use of resources

Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and restricts parking to reduce pollution and congestion, and the need to travel far.

Objective 2E: A liveable public realm

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

Objective 2F: Conserve and protect historic and natural places

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

Policy 11 – Open spaces and wildlife

We will improve, protect and maintain a network of open spaces and green corridors that will make places attractive and provide sport, leisure and food growing opportunities for a growing population. We will protect and improve habitat for a variety of wildlife.

We will do this by:

- Continuing to protect important open spaces from inappropriate development. These will include parks, allotments, sports grounds, green chains, sites of importance for nature conservation (SINCs) and cemeteries. Large spaces of importance to all of London will be protected (Metropolitan Open Land) as well as smaller spaces of more borough-wide and local importance (Borough Open Land and Other Open Spaces).
- Protecting woodland and trees and improving the overall greenness of places, including through promoting gardens and local food growing.
- Promoting and improving access to and links between open spaces.
- Identifying and protecting open spaces that provide quiet areas and relative tranquillity.
- Requiring new development to help meet the needs of a growing population by providing space for children's play, gardens and other green areas and helping to improve the quality of and access to open spaces and trees, particularly in areas deficient in open space.
- Requiring new development to avoid harming protected and priority plants and animals and help improve and create habitat.

We are doing this because

In Southwark open spaces are very important for many reasons. They:

- help make communities healthier by providing space for and encouraging physical activity and relaxing and provide quiet areas. This includes providing space for playing pitches and children's play;
- break up built-up areas and add to the character of places;
- are a focus for community gatherings and events;
- help control flooding and keep built-up areas cool; and
- provide habitat and access to nature and space for growing locally produced food.

There is around 660ha of open space in Southwark, covering a fifth of the borough. Most is parkland, commons and playing fields, but there are a range of other types of spaces including cemeteries, allotments, housing estate grounds and civic squares.

Having access to open space is considered very important by many local people. The sustainability appraisal of the Core strategy shows that protecting and improving a network of open spaces will have a number of sustainability benefits for health, managing flooding and biodiversity. However, the level of growth planned in Southwark will also put pressure on open spaces. It is important that a balanced approach is taken to ensure we can meet also our other sustainability objectives like providing jobs and homes.

In Southwark this is being achieved in a number of ways, including giving formal protection to over 599ha of open space, controlling the design of new development to make sure enough open space is provided, as well as protecting and improving the greenness of areas through conservation areas and tree preservation and by new landscaping and planting schemes.

There are large open spaces which are important to all of London. These are protected by the Mayor and are called Metropolitan Open Land (MOL). These have the highest level of protection and must be kept open in nature with development only in exceptional cases. These include Burgess Park, Southwark Park, Dulwich Park and Peckham Rye Common and Park. The Mayor's policy regarding identifying and protecting MOL is set out in London Plan Policy 3D.10. We will work with the GLA to make sure MOL is protected and improved.

There are also smaller spaces which we protect. Some of these are important to all people in Southwark. They are called Borough Open Land and we give these strong protection. Small open spaces that are important at a neighbourhood area are protected as Other Open Space.

Southwark's Open Spaces Strategy (2009) looks at the supply of open spaces in the borough. The strategy has identified that there is not an even supply of open spaces across Southwark. Half of our open space is focussed in the south of the borough in the Dulwich, Nunhead and Peckham Rye community council areas. While the north of the borough has access to major parks including Burgess Park and Southwark Park, smaller spaces are particularly important to local people. The areas in the north also have fewer trees and gardens.

New development needs to make a positive contribution to Southwark's green space network to support a growing population. In a very urban area like Southwark creating large new spaces can be challenging. Southwark's Open Space Strategy (2009) sets out a range of actions for supporting growth and positively contribute to the open space network. This is focussed on improving the quality of existing spaces so that they can be better used, merging or improving links between smaller spaces so that people have easy access to a range of activities and facilities, removing barriers to accessing spaces so more people can use them, and planting street trees to help green areas and provide habitat. We will work with the community including Friends Of Groups, the GLA, Groundwork UK, developers, landowners and business improvement districts to implement to Open Space Strategy.

As well as making places more attractive and pleasant to be in, trees provide important habitat and act as wildlife corridors. They also help tackle climate change by cooling areas and absorbing CO₂. New development needs to be appropriately designed so that they can be constructed and used in a way that allows trees to be cared for and protected.

The Environmental Noise (England) Regulations 2006 also requires quiet areas to be identified and protected from increases in environment noise. We will work with the Department of Environment, Food and Rural Affairs (DEFRA) on this.

Improving walking links to and between open spaces is particularly important as most people in Southwark access open spaces by walking. Many of Southwark's open spaces link together to create green chains around the borough. We have identified a green chain linking open spaces in Dulwich and Nunhead into the South East London Green Chain. The Green Chain Working Party and Green Chain Joint Committee has been set up to help us work with neighbouring boroughs on the green chain. We will identify further green chains through future planning documents including the area actions plans for Aylesbury, Canada Water, Old Kent Road and Peckham and Nunhead.

We will also prepare detailed design policies to make sure that new development provides appropriate levels of open space on site, including space for children and young people's play. In Southwark, most play spaces are within estates, close to housing. Southwark's Open Space Strategy and Play Strategy have identified a lack of open spaces in the south of the borough. While there is currently a good supply of play spaces in the north of the borough, the housing growth expected here will put pressure on supply and it is important that the quality of spaces is improved as well as making sure they are located close to homes.

This approach is supported by London Plan policy 3D.13 which aims for all children have safe access to good quality, well-designed, secure and stimulating spaces for play.

As most of Southwark has a very urban environment, traditional habitats have been lost and native plants and animals are under threat. Clearing of habitat

to allow development and recreation, paving of gardens, pollution, climate change, dogs and invasive weed species all contribute to the loss of biodiversity in the borough. The loss of natural habitat means parks and gardens have become important habitats, as well as parts of buildings, such as roofs and vacant sites.

Birds, stag beetles, bats and amphibians are particularly at risk in Southwark. Many species of plants and animals are protected under European and national laws, including the Habitats Regulations 1994 and The Wildlife and Countryside Act 1981. The London Biodiversity Action Plan and Southwark Biodiversity Action Plan identify additional species that are important.

As well as laws protecting wildlife and habitat, the Natural Environment and Rural Communities Act 2006 requires local authorities to promote and enhance biodiversity. This is also reflected in Planning Policy Statement 9 on Biodiversity and Geological Conservation which states that planning decisions should prevent harm to biodiversity and geological conservation interests. London Plan policy 3D.14 requires actions to be taken to improve biodiversity and access to nature.

It is therefore important that development not only respects and protects existing habitats and wildlife, but also contributes to enhancing the local environment and helping to improve access to nature. Even small improvements like bat and bird boxes or green roofs and walls help make a difference and relatively low cost. We will work with the local community, Southwark Biodiversity Partnership, Natural England, the Environment Agency, Greenspace Information for Greater London (GiGL), landowners and developers to protect and improve habitats and access to nature.

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

SINCs are open spaces considered very important for nature conservation due to their wildlife and biodiversity value. They provide opportunities for people to access and experience nature as well as help protect important plants and animals. Any decisions affecting these open spaces needs to ensure the special nature conservation value is not damaged.

The London Plan policy 3D.14 requires boroughs to protect sites of nature conservation value including those of Metropolitan, Borough or Local importance.

We have identified 77 SINCS on the proposals map covering 513ha, though more may be identified through future planning documents.

Policy 12 - Design and conservation

Core strategy objectives:

Objective 1E: Be Safe

Southwark will be a safe place for people to live, visit and work.

Objective 2B. Promote sustainable use of resources

Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and restricts parking to reduce pollution and congestion, and the need to travel far.

Objective 2C: Provide more and better homes

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

Objective 2F: Conserve and protect historic and natural places

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

Policy 12 – Design and Conservation

Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

We will do this by:

- Expecting development to preserve or enhance Southwark's historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens and scheduled monuments.
- Carefully managing the design of development in the Thames Policy Area so that it is sensitive to the many special qualities of the River.
- Making sure that the height and design of development protects and enhances strategic views and is appropriate to its context and important local views.
- Requiring tall buildings to have an exemplary standard of design and make a positive contribution to regenerating areas and creating unique places. Appropriate locations where tall buildings could go are in London Bridge, the northern end of Blackfriars Road, Elephant and Castle and action area cores. These are shown on the Key diagram.
- Continuing to use the Southwark Design Review Panel to assess the design quality of development proposals.

- Requiring Design and Access Statements with applications and encouraging Building for Life Assessments and heritage impact assessments.

Fact Box: Thames Policy Area

The River Thames and its riverfront and walkway have been given special protection across all of London. The Thames Policy Area in Southwark is shown on the proposals map. Development in this area will be expected to be carefully designed to protect and enhance the River environment and the important contribution it makes to both local people and all of London. This includes its contribution to the history of Southwark and London, its use for recreation and transport and its importance as a habitat and part of the city's natural cycles.

We are doing this because

Southwark has many places with their own unique character and it is important that development adds positively to this. Section 3 sets out what different places in Southwark will be like.

The central activities zone is a setting for activity and large scale development including tall buildings which give Southwark and London a distinct skyline. There are fewer and smaller open spaces and fewer trees and gardens, but there is a close relationship with the River Thames. Areas such as London Bridge and Elephant and Castle will be transformed by regeneration programmes and major new development.

Areas in the middle of the borough around Bermondsey, Walworth, Camberwell and Peckham are characterised by lower-scale development, with a mixture of Victorian and Edwardian terraces, broken up by post-war estates, town centres and some newer housing development.

The southern part of Southwark around Nunhead, Peckham Rye and Dulwich has very leafy and green residential neighbourhoods with large open spaces, gardens and tree-lined streets of houses and terraces rather than flats. Areas such as Aylesbury Estate and Peckham are being regenerated and improved.

Rotherhithe also has a suburban character with mostly low scale housing close to large open spaces. There is also a maritime character reflected in and around the docks and River frontage. Canada Water town centre will be transformed by regeneration and new development.

Throughout the borough there are many attractive and historic buildings, monuments and sites that reflect Southwark's rich history and add to the unique character and identity of places. We currently have 40 conservation areas covering 686ha (23% of the borough) and around 2,500 listed buildings and monuments. The Tower of London, a World Heritage Site, is located across the River from London Bridge. There are also archaeological remains

that cannot be seen that provide important evidence of our past. We have identified 9 Archaeological Priority Zones (APZs) covering 679ha (23% of the borough).

Fact box: Archaeological Priority Zones (APZs)

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

Protecting and enhancing the character and historic value of places are important issues identified in the sustainability appraisal. Well designed buildings and spaces will help improve people's quality of life and make places more attractive. This can also help attract businesses to the area. It is important that the design of a development is carefully thought through and takes into account how the development is part of a wider place and how a place's uniqueness and historic value can be used to stimulate regeneration and improvements. This is in line with London Plan policies 4B.8, 4B.11 and 4B.13.

To achieve this policy we will work with the local community, developers, the Commission for Architecture and the Built Environment (CABE), English Heritage, the GLA and Southwark Design Review Panel.

Fact Box: Southwark Design Review Panel

The council have established an external 'design review panel' to provide advice on large scale proposals. The panel consists of a number of design professionals who provide expert advice on the quality of architecture and urban design. While the role of the panel is purely advisory, the panel's comments carry a lot of weight and inform decisions on applications.

The height and scale of development is an important consideration in creating attractive and distinctive places. English Heritage and CABE have produced guidance on tall buildings, which has been endorsed by the Government. This advises that in the right place tall buildings can make positive contributions to places. They can help make the best use of land and signify the regeneration of an area. Individually, or in groups, they can also help create a more interesting skyline, and create places which are more varied, which are easier to find your way around, and which have a more distinctive character. However they need to be well designed so that they do not cause overshadowing, block views or create wind tunnels and they should help create more landscaped public spaces and enliven places.

Policy 4B.9 of the London Plan indicates the Mayor's positive approach to the construction of tall buildings in appropriate locations and considers that boroughs should consider all applications for tall buildings against the criteria set out in London Plan policies 4B.1, 4B.3, and 4B.9.

In the wrong locations tall buildings can be overbearing and out of character. They also need very good access to public transport to support the numbers of people who live and work in them. For these reasons, we are focussing tall buildings in the area around London Bridge Station east of Borough High Street, Elephant and Castle and the northern end of Blackfriars Road. The core part of Peckham, Canada Water and Aylesbury action areas could also be suitable for tall buildings as these areas also have good transport links and have large development opportunities. We will work with the GLA, English Heritage and CABI to prepare detailed guidance for appropriate building heights in planning documents covering each of these areas.

Other areas are sensitive to tall buildings because they are not very built up, are covered by conservation areas or do not have good public transport access.

Fact Box: Tall buildings

Tall buildings are those which are higher than 30 metres (or 25 metres in the Thames Policy Area). 30 metres is approximately the height of a 10 storey block of flats or a 7-10 storey office building. In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.

There are a number of views to and across Southwark that are important to both local people and all Londoners. These include views of landmarks and panoramas that make Southwark and London distinctive. It is important that new buildings do not block these views or make them less attractive.

Fact Box: London View Management Framework

The Mayor of London has identified a series of public views that are important to all of London. These are views to significant landmarks or parts of London that help us to understand and appreciate London. The London View Management Framework identifies and maps these views and sets out how they will be protected and how the impacts of new development will be tested. London Plan policies 4B.16 - 4.18 set out the approach to the London view Management Framework.

Policy 13 - High environmental Standards

Core strategy objectives:

Objective 2B. Promote sustainable use of resources

Southwark will be a green and environmentally sustainable borough. New developments will be built to high environmental standards to reduce the impact on the environment and adapt to climate change, focussing on flood risk, waste management, biodiversity and water quality. New housing will be located near to community facilities, shops, offices and leisure facilities. This encourages walking, cycling and public transport and restricts parking to reduce pollution and congestion, and the need to travel far.

Objective 2C: Provide more and better homes

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

Policy 13 – High Environmental Standards

Development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

We will do this by:

- Requiring development to meet the highest possible environmental standards, including targets based on the Code for Sustainable Homes and BREEAM.
- Requiring all new development to be designed and built to minimise greenhouse gas emissions across its lifetime. This will be achieved by applying the energy hierarchy (as illustrated in Figure 4):
 1. Designing all developments so that they require as little energy as possible to build and use.
 2. Expecting all major developments to set up and/or connect to local energy generation networks where possible. We will develop local energy networks across Southwark.
 3. Requiring developments to use low and zero carbon sources of energy.
- Enabling existing buildings to become more energy efficient and make use of low and zero carbon sources of energy.
- Increasing recycling and composting, reducing landfill and making more use of waste as a resource. By 2015 we will be recycling and composting at least 45% of municipal waste and by 2025 at least 70% of commercial and industrial waste. . We are aiming to meet the Mayor's target of recycling or reusing 95% of construction, excavation and demolition waste by 2020.
- Requiring applicants to demonstrate how they will avoid waste and minimise landfill from construction and use of a development.

- Working jointly with Bromley, Bexley, Greenwich and Lewisham to meet our target of processing at least 80% of our waste within Southwark by 2015 and at least 85% by 2020. We are building a state of the art resources centre at Old Kent Road to help us meet this target and have set aside enough additional land to make sure we can continue to meet to process 85% of our waste beyond 2020.
- Requiring developments to minimise water use and use local sources of water where possible.
- Setting high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. This includes making sure developments are designed to cope with climate conditions as they change during the development's lifetime.
- Allowing development to occur in the protected Thames flood zone as long as it is designed to be safe and resilient to flooding and meets the Exceptions Test.
- Requiring developments to help reduce flood risk by reducing water run-off, using sustainable urban drainage systems and avoiding the paving over of gardens and creation of hard standing areas.

We are doing this because

The sustainability appraisal indicates that with the levels of growth planned new development will need to be well designed to avoid negative impacts on the environment and help meet our sustainability objectives, in particular relating to climate change, waste water and flooding.

Most scientists agree the earth's climate is changing due to human activity. Rising levels of carbon dioxide (CO₂) and other gases in the atmosphere from burning fossil fuels to produce electricity, drive transport, construct and heat buildings and manufacture building materials and the things we buy, contribute to this effect. Energy use in buildings is responsible for around 85% of the CO₂ emissions across Southwark, mostly from housing, businesses and industry.

In 2006, Southwark adopted a climate change strategy that aims to reduce CO₂ emissions across the borough by 80% by 2050 and to pursue a decentralised energy strategy for the borough.

To reduce the amount of CO₂ produced in Southwark all development needs to be designed to minimise energy consumption and carbon dioxide emissions. It is important that the whole of a development's lifecycle is considered, including the energy and CO₂ involved in manufacturing building materials.

A local energy network is being developed at Elephant and Castle in partnership with Dalkia, Veolia Water and Independent Fibre Networks

Limited who will deliver and operate a multi-utility network. We will work with energy service providers and developers to deliver further possible networks, such as at Canada Water, Aylesbury and Peckham. These networks will allow new and existing buildings to make large savings of CO₂ emissions in the most cost effective way. The scale of regeneration and estate renewal planned across the borough means that housing and commercial used in particular can make a very large contribution to achieving our climate change targets. We have therefore set very high targets for housing and commercial development based on the Code for Sustainable Homes and BREEAM. These targets will also help achieve Government targets to reduce CO₂ emissions from new homes by 44% from 2014 and 100% by 2016 through changes to the Building Regulations.

Our approach is in line with London Plan policies 4A.1 and 4A.7 which expect development to meet the highest standards of sustainable design and construction and help tackle climate change by applying the energy hierarchy. London Plan policy 4A.7 also sets the requirement for reducing CO₂ emissions by at least 20% from renewable sources of energy.

We will work with the community, land owners, developers, businesses, energy suppliers and the GLA to help achieve our carbon reduction targets, including through schemes aimed at improving the performance of existing building, such as the Low Carbon Zone at Peckham and the Government's Community Energy Saving Programme.

Even if we limit the emission of greenhouse gases, a certain amount of climate change will still occur because of emissions that have already occurred. This is likely to mean hotter drier summers and wetter milder winters with more intense rainfall. New development will need to be designed so that it remains comfortable for users over its lifetime and avoids making local climactic conditions worse.

Fact box: decentralised energy

Traditionally electricity has been supplied over long-distances through the national grid from large power stations. Decentralised energy generation involves generating heat and power in small local energy stations. This minimises energy that is lost in transmitting energy and makes us less reliant on remote energy sources.

The most efficient form of decentralised energy systems are combined heat and power (CHP) or combined cooling, heating and power (CCHP) systems. These are efficient because they make use of the waste heat left over from creating electricity. This means that much more of the energy that goes into the systems makes it to end uses compared to energy from the national grid.

To make CHP or CCHP systems viable there needs to be a relatively even and constant demand for energy. For this reason, area-wide schemes that cover mixed use communities are most viable. Currently, a CHP system is being installed at Elephant and Castle. We are also considering other areas where decentralised energy systems can be developed, such as at Canada Water and Peckham.

Fact box: low and zero carbon energy

Traditionally, fossil fuels like coal and gas have been used to create heat and power, releasing large amounts of greenhouse gases into the atmosphere, contributing to pollution and climate change. Alternative sources of energy can be used which are cleaner and will not run out in the long-term. These include:

- Solar thermal
- Wind turbines (in suitable locations)
- Photovoltaic panels
- Bio-fuels (subject to air quality standards)
- Heat pumps
- Energy from waste

Fact box: the Exceptions Test

The Government has published a planning document on flooding that sets out the approach we need to take to make sure the risks of flooding are properly considered. This is called Planning Policy Statement 25: Development and Flood Risk. It requires development in flood risk areas to meet the following criteria:

- the development is on previously developed land
- the development will have social, economic and environmental benefits that outweigh the risk from flooding
- the occupants will be safe in the event of a flood and the development won't increase flood risk elsewhere

Fact Box: Sustainable Urban Drainage Systems (SUDS)

SUDS is a term used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment. SUDS helps reduce the amount of surface water leaving a site and slows down the rate as it does this. It also helps improve water quality by filtering out contaminants. SUDS can also provide broader benefits, including the capture and re-use of site runoff for irrigation and/or non potable uses, and the provision of greenspace areas offering recreation and/or aesthetic benefits, and habitat for wildlife.

The sustainability appraisal shows that a growing population and economy can result in more waste being created and having to be processed if it is not carefully managed. Avoiding creating waste will help us save energy and natural resources. Also, rubbish sent to landfill can lead to water and air pollution and land contamination, and takes away land that could be used for habitat or other uses. Methane produced in landfill contributes to climate change. As well as avoiding waste, we need to be more responsible by processing it locally rather than sending it long distances and make better use of waste as a resource, such as by recycling it or using it to generate energy.

The Mayor has set waste targets for boroughs through London Plan policies 4A.21, 4A.23 and 4A.25, including the need to allocate enough land to process at least 80% of our waste in Southwark by 2015 and 85% by 2020. The Mayor estimates this to be 323,000 tonnes of waste per year by 2015 and 379,000 tonnes per year by 2020.

To make sure we meet our targets we have prepared a Joint Waste Management Plan with Bromley, Bexley, Greenwich and Lewisham. This demonstrates that there is enough combined capacity across these boroughs

to meet the Mayor's target and continue to process over 85% of our waste locally until at least 2025.

Within Southwark we are safeguarding 11ha of land at Old Kent Road for waste management. This is enough land to allow us to meet the waste processing target the Mayor has set for us. A new state of the art facility is being built on part of this land by our waste management partners Veolia Environmental Services which will help us meet our targets. There will be enough land left to allow us to expand the waste processing facilities if needed so that we continue to meet our targets over the plan period, though changing technology and falling levels of waste may mean this is not required. This site was chosen because it has good road access and is within an existing industrial area so will not have a detrimental impact on neighbouring uses. As well as providing our waste services, Veolia will help us reduce waste and increase recycling and composting.

Pollution and environmental nuisance can be caused by traffic, commercial and industrial uses, boilers and artificial lighting. This can cause short and long term health impacts, make places less pleasant to be in and disturb habitat and wildlife. Pollution can also damage buildings. Southwark has particularly high levels of air pollution, mainly caused by traffic. As a result, the entire borough north of the A205 has been declared an Air Quality Management Area.

In an urban area like Southwark where different land uses are close together it is even more important that new development avoids and reduces pollution and amenity problems.

Southwark is within an area of serious water stress - the amount of water being used is close to the total amount of water available, and demand for water is rising. Climate change will result in hotter, drier summers, which could reduce the amount of water available. In the short-term there could be increasing water restrictions. Longer-term consequences could include water shortages and rising water prices. Currently, all mains water is treated to drinking standard. This is an expensive and energy intensive process, particularly considering that at least 50% of water consumed in homes and workplaces does not need to be of drinkable quality (for example water used for flushing toilets, washing laundry and watering parks and gardens) . It is important that new development reduces our reliance on mains treated water.

As well as how water is used, we also need to consider the way water flows through an environment. Flooding not only poses a risk to people's lives, but can also cause significant damage to businesses and people's livelihoods.

The Government's Planning Policy Statement 25 on Development and Flood Risk requires flood risk to be taken into account at all stages of the planning process to ensure the risks to people's lives and livelihoods are minimised.

We have prepared a Strategic Flood Risk Assessment to understand flood risk in Southwark. The northern half of the borough is within the Thames flood

plain. This area contains over two thirds of Southwark's properties in well established communities. It also contains major regeneration and growth areas of importance to Southwark and London, including the Central Activities Zone, Elephant and Castle Opportunity Area, Borough, Bankside and London Bridge Opportunity Area and Canada Water Action Area. Two thirds of the sites identified in the Strategic Housing Land Availability Survey are located in this area. These sites are needed to meet our housing targets as they are able to deliver 75% of our housing capacity. In the southern parts of the borough, where flood risk from the Thames is low, there are limited sites available for development. It is therefore not realistic to expect new development to occur outside the flood risk area.

The Thames Catchment Flood Management Plan and Thames Estuary 2100 Project being prepared by the Environment Agency will help manage flood risk from the Thames over then next 50 to 100 years. While the Thames Barrier and flood walls along the riverside provide a degree of protection, we need to consider what would happen if they were to fail or not be high enough to contain very high floods. This is particularly important as climate change is likely to make sea levels rise and cause more sever storms. It is important that new buildings are designed to be safe in the event of a flood and easily repairable afterwards.

Southwark's Strategic Flood Risk Assessment makes recommendations for how development can be made safe in flood risk areas. This includes through improving drainage and avoiding overloading the sewer system.

Old water mains, poorly designed and maintained drainage and too many hard surfaces can also lead to localised flooding in heavy rainfall, as has been experienced in Southwark in the past. The Environment Agency has identified areas particularly vulnerable. These include Herne Hill, Camberwell, Peckham and pockets in the north of the borough. Thames Water has a programme to replace old Victorian Water mains and they are planning to build the Thames Tunnel which will help stop sewerage overflowing into the River. However the levels of growth expected in Southwark will require new development to be properly designed so as not to increase the risk of flooding in local areas.

This approach is supported by London Plan policies 4A.9 and 4A.14 which require development to help reduce flood risk, including applying principles of sustainable urban drainage and not increasing hard-standing areas, in order to reduce run-off from sites.

We will work with the Environment Agency, Thames Water, Transport for London, developers and emergency services to manage and reduce flood risk.

Targets

There are the targets development must meet. They will be updated regularly in the core strategy and on the website to reflect changes in national, regional and local policy changes. For the latest targets, visit www.southwark.gov.uk:

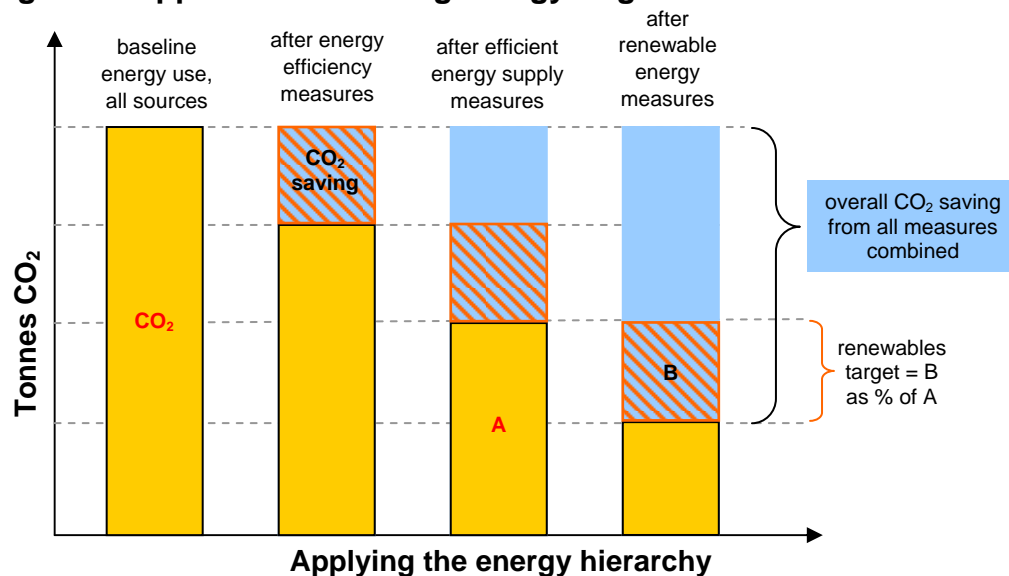
- Residential development should achieve at least Code for Sustainable Homes Level 4.
- Community facilities, including schools, should achieve at least BREEAM “very good”.
- All other non-residential development should achieve at least BREEAM “excellent”.
- Major development should achieve a 44% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy generation.
- Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy.
- Major development must reduce surface water run-off by more than 50%.
- Major housing developments must achieve a potable water use target of 105 litres per person per day.

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

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

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

Figure 4: Approach to meeting energy targets



Policy 14 – Implementation and delivery

Core strategy objectives:

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

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

Objective 4B Making sure that we consult effectively

We will work with local communities, organisations, community groups, developers, businesses and land owners to make sure that we consult effectively on planning policies and development management decisions. We will make sure that we provide people with the opportunity to participate meaningfully in the preparation of local development framework documents as set out in our statement of community involvement.

Policy 14 – Implementation and delivery

We will ensure that our strategic vision and objectives for further protecting, enhancing and regenerating Southwark are implemented between 2009 and 2026 so that our borough continues to be successful and vibrant.

We will do this by:

- Working with local communities, developers, landowners and other partners.
- Working with infrastructure providers to identify and deliver elements of infrastructure to support growth at the right time.
- Using planning obligations to reduce or mitigate the impact of developments.
- Using our compulsory purchase powers to ensure that land is made available for development where it is needed to meet our regeneration objectives.
- Ensuring that we carry out meaningful consultation on our local development framework and planning applications.
- Monitoring and reviewing the effectiveness of the Core Strategy through our Annual Monitoring Report.

We are doing this because

Partnership working

We cannot deliver change alone. Our vision is to make Southwark a better place for those who live, work, study in and visit the borough. It is essential that we continue to engage with communities in Southwark to make sure we

deliver their aspirations and to make the most of our community resources. Our statement of community involvement sets out our policies for involving the community in the planning process.

The local strategic partnership, the Southwark Alliance, also plays an important part in bringing businesses, the voluntary sector and other agencies together. The Southwark Alliance is a forum of opinion, reflecting the diversity of the lives of the people in the borough. It brings together the Council, other statutory organisations (for health, police, schools, and employment), with voluntary, business, faith and community sector organisations. Its role is to set the vision for the borough through the Community Strategy (Southwark 2016) and to drive and monitor its implementation. It also brings together many other partnerships including those for housing, environment, healthy living, employment and enterprise. We work closely with the Southwark Alliance and our Core Strategy objectives reflect those of the Community Strategy.

Much of the development that is envisaged over the lifetime of the Core Strategy will be implemented by private sector developers and landowners. We have established good partnerships with these organisations and will maintain these to make sure that Southwark continues to be a good place to invest. We will continue to work closely with other organisations which are also critical to the delivery of the Core Strategy including the Mayor and Transport for London, the Homes and Communities Agency and the PCT.

We manage over 50,000 homes and own a significant amount of land in Southwark. As a landowner, we have a direct impact on the implementation of the Core Strategy and we recognise that the redevelopment of some council owned sites would contribute significantly to the overall aims of the Core Strategy. In places such as Bermondsey Spa, we have successfully been using our land to help regenerate neighbourhoods. We will continue to do this to help the regeneration of places such as the Elephant and Castle, the Aylesbury Estate, Canada Water, the Old Kent road and Peckham.

If, as a result of monitoring and review it appears that development is not coming forward in a sustainable or timely manner, we will be proactive in using our powers to respond to changing circumstances, for example through using Compulsory Purchase Orders to unlock sites to enable development or regeneration to progress.

The Core Strategy sets out the vision for Southwark, puts forward strategic objectives and planning policies and develops a borough-wide spatial strategy. Along with the London Plan, the Core Strategy is the main vehicle for decision-making in the borough. Implementation of the core policies will be achieved through our development management function when we make decisions on planning applications and also through the development of more focused policies for areas and sites of significant growth, regeneration or change. We are preparing development management policies, area action plans and supplementary planning documents that will explain Core Strategy policies and provide more detail.

Consultation

Our Statement of Community Involvement (SCI) sets out how and when we will involve the community in preparing planning policy documents and in making decisions on planning applications. We developed our SCI by working with many local people, businesses, voluntary and community organisations, councillors and statutory organisations. The SCI includes different consultation methods, how to overcome barriers to involve different groups, and the process of how we will consult on both planning policy documents and planning applications. Involving the community at an early stage as possible in the planning process helps us to implement development that is needed by the community.

Infrastructure

New development in the borough needs to be supported by adequate infrastructure. This includes social infrastructure such as schools, health and other community facilities, transport infrastructure, green infrastructure such as parks and open spaces, and energy and utilities infrastructure. Where infrastructure is needed to support development, it should be provided alongside it and development should not be permitted unless essential infrastructure can be completed prior to occupation of the new development.

We have worked in partnership with infrastructure providers, including all council departments and external agencies, throughout the development of the Core Strategy to identify infrastructure required to facilitate the development set out in the Core Strategy. Table 1 sets out the infrastructure which is needed to help deliver the aims of the Core Strategy. We will keep this under review to make sure we respond to changing circumstances.

Planning obligations

We will use s106 planning obligations to overcome negative impacts of development and to make sure that infrastructure needed to support development is provided. We will use planning obligations in accordance with government guidance, set out Circular 2005/05. We have an approved Planning Obligations supplementary planning document which explains our policies in more detail and sets out a series of standard charges to be applied to development. Through implementing this SPD we secure financial contributions to mitigate the impacts of development. Our most recent Section 106 Annual Monitoring Report shows that we secured approximately £15 million during 2007-08. £19,381,738 has already been committed or spent of which large amounts of the money (£17,694,667) was spent in Borough and Bankside, Rotherhithe and Bermondsey.

The government has consulted recently on introducing a community infrastructure levy. Our current standard charges as set out in the SPD may change based on new requirements that may be introduced. Over the lifetime of the Core Strategy, we will manage our requirements for planning obligations to make sure that they remain up-to-date and that they meet any changing requirements of the government or the Mayor.

Table 1 – Implementation, delivery and infrastructure

This table sets out the key requirements to implement each of the core strategy policies 1 to 13. Policy 14 is a general implementation policy and therefore is delivered through the other policies. We also set out implementation to deliver the visions for the opportunity areas (Borough, Bankside and London Bridge and also Elephant and Castle) and three action areas where we are preparing area action plans (Aylesbury, Canada Water and Peckham and Nunhead). By setting out our targets, the infrastructure needed, actions we will take, the phasing, who we will work with and where the funding will come from we demonstrate our approach to delivery within Southwark.

POLICY	TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
1. Sustainable Development	Sustainability appraisal of the Core Strategy which includes indicators and targets. Sustainability Appraisal of all adopted planning documents including area action plans, other development plan documents and supplementary planning documents.	We need to make sure that all development is the most sustainable choice. Our strategy is to assess all planning documents, applications and developments. This demonstrates that the guidance and schemes permitted are creating sustainable development.		Local communities, Environment Agency, Natural England, English Heritage, Southwark Council, Private developers Land owners, Transport for London, Greater London Authority	
		Through the sustainability	The adoption timetable is set out in our Local		

POLICY	TARGET	DELIVERY AND INFRASTRUCTURE	PHASING (ongoing unless specified)	WHO WILL BE INVOLVED	FUNDING (Additional resources required unless specified otherwise)
	Sustainability assessment of all major applications.	assessment of development plan documents, area action plans and supplementary planning documents. We are preparing area action plans and area-based SPDs to help different parts of Southwark become more sustainable.	Development Scheme		
		Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.	2009-2026		
	Improvements to policy and decision	Developments are monitored every year in	Annually	Southwark Council	Southwark Council

	making.	the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.			
		Regeneration of places and delivery of homes, jobs, community facilities etc and protection of open space and conservation are all covered by other policies.			
2. Sustainable transport	<p>80% increase in cycling levels between 2000 and 2010</p> <p>200% increase between 2000 and 2020.</p> <p>Increasing the number of journeys made by foot by 15% between 2001 and 2015.</p>	We need to make sure that all development does not have a negative traffic impacts, encourages walking, cycling and minimises car use. Our strategy is to assess all planning documents, applications and developments for their impact on transport, direct large developments in	2009-2026	Government, Transport for London, Southwark Council, private developers, Local Strategic Partnership, Network Rail, transport operators, London Travel Watch, Passenger Focus, emergency services and neighbouring authorities.	<p>The funding for development will mainly be in the action areas. The resources for these will be set out in the area action plans.</p> <p>We are working with our preferred development partner Lendlease to secure funding for development at the</p>

	<p>New public transport infrastructure.</p> <p>Zero growth in traffic between 2001 and 2011</p> <p>Transport assessment of all major applications</p>	<p>growth areas and creating accessibility to town centres and facilities.</p>		<p>Elephant and Castle.</p> <p>We will set out funding arrangements for the other growth areas in the supplementary planning documents.</p>
		<p>Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent road SPD, Canada Water AAP, and Borough, Bankside and London Bridge SPD and Dulwich SPD providing more detailed policies and guidance on transport. Also through providing more detailed guidance for Elephant and Castle in the SPG and SPD</p>	<p>The adoption timetable is set out in the Local Development Scheme</p>	
		<p>Through the Development Management Development Plan Document which will provide car parking and cycle parking standards.</p>	<p>The adoption timetable is set out in the Local Development Scheme</p>	
		<p>Through investing in small transport schemes as set out in</p>		

		the Local Implementation Plan. This will be reviewed soon.			
		Extension of Bakerloo Line	Post 2020 for development/delivery	TfL, working with the DfT, Network Rail, train operating companies, boroughs and other stakeholders	unfunded
		Connect2 South Bermondsey	Most elements of the wider network will be developed in the next 2 years. The reopening of the rail bridge at South Bermondsey is programmed for three years.	Sustrans, Transport for London, Living Streets and Southwark Cyclists,	£600k National Lottery £200k Transport for London £200k Section 106
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.	Annually	Southwark Council	Southwark Council
3. Shopping, leisure &	All major development for	Our Retail Capacity Study suggests that we	2011-2026	Local communities, London	The funding for development will

entertainment	shopping, leisure and culture development to be in town centres.	can expand retail floorspace in the borough without harming the vitality of centres outside the borough. Our strategy is to improve the choice available in our centres. This includes enabling and supporting the provision of additional shopping space in Elephant and Castle/Walworth Road, Canada Water, Peckham, Bankside, Borough and London Bridge either to strengthen the role of the centre or to meet the needs of the area.		Development Agency, Southwark Council, Developers, Landowners, Network Rail, Transport for London, Town Centre Management, Business Improvement Districts, Greater London Authority	mainly be in the action areas. The resources for these will be set out in the area action plans. We are working with our preferred development partner Lendlease to secure funding for development at the Elephant and Castle.
	No net loss of shopping, leisure and culture floorspace in growth areas				
	Elephant and Castle: Around 45,000 sqm of new shopping and leisure floor space Canada Water: Around 35,000 sqm of new shopping floorspace				
		Through developing an Enterprise Strategy to get more businesses in the borough.			
		Through developing an Employment Strategy to improve local people's access to			

		jobs. Through developing our own land at Elephant and Castle and Canada Water			
		Through Aylesbury AAP, Peckham and Nunhead AAP and Canada Water AAP providing more detailed policies on retail and infrastructure. Specific schemes are included in the area sections.	The adoption timetable is set out in the Local Development Scheme		
		Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.	2009-2026		
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring	Annually	Southwark Council	Southwark Council

		report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.			
4. Places to learn and enjoy	Increase in provision of school places Improve provision of leisure facilities Improve provision of libraries Improve provision of health facilities	We need to ensure that there are community facilities to provide places for activities such as education, leisure, holding meetings and health provision. Our strategy is to facilitate provision to meet needs from evidence provided by reviewing the increase in residents and workers in Southwark through the SHLAA and employment surveys to inform needs analyses.		Government, Southwark Council, Southwark Schools for the Future, local communities, local Strategic Partnership, Primary Care Trust, sport England voluntary and community sector, private developers Fusion.	The funding for development will mainly be in the action areas. The resources for these will be set out in the area action plans. We are working with our preferred development partner Lendlease to secure funding for development at the Elephant and Castle.
		Through area action plans and supplementary planning documents providing further	The adoption timetable is set out in our Local Development Scheme		

		guidance on community facilities, health facilities and educational facilities.			
		We are reviewing our Play and Youth Provision Strategies and are preparing a Sports and Physical Activity Strategy. This will feed into the planning guidance setting out further protection.	2009-2026		
		Through Southwark Building Schools for the Future Programme and Extended School Programme providing improvements to schools and new school places. Major investment in 13 Southwark secondary schools scheduled to come to fruition over the next five years through LEP.	Eveline Lowe, Michael Faraday and Southwark Park planned to open September 2011. Cherry Garden planned for September 2013.	Southwark Council, the schools, the LEP	£200 million available to the LEP for the secondary school investments £46.06 million currently included in the Council's Primary Capital Programme for the 4 primary schools

	Through working with the Primary Care Trust (PCT) to develop new health facilities and improve existing facilities. This includes through their Primary and Community Care Strategy and their Asset Management Strategy.	2011-2021	Primary Care trust, Southwark Council	
	Through refurbishing many of our leisure centres, including the following: Refurbishment of Dulwich Leisure Centre.	Phased work on the Dulwich Leisure Centre to be completed January 2011.	Southwark Council, Fusion, Buxton under a framework contract for the Dulwich Leisure Centre.	£6 million funded by Southwark Council.
	Camberwell Leisure Centre to be refurbished to restore the pool and ancillary facilities along with a new facility for young people at the rear of	Currently on site.	Southwark Council. Buxton under a framework contract.	£1.5 million from Southwark Council's leisure investment capital programme and £1.4 million from the Department for

the building.			Culture Media and Sport Free Swimming Capital Fund and £500,000 from the government's youth capital fund.
Surrey Docks Water Sport Centre.	Due for completion December 2009	Southwark Council. Buxton under a framework contract.	£2.3 million scheme funded by Southwark Council
Southwark Park Athletics Track. Planning permission has been granted.	Summer 2010-Winter 2012.	Southwark Council and other potential funders and partners.	Southwark Council and other potential funders and partners.
John Harvard Library. Extending the footprint of the building, completely refurbishing the interior of the library, implementing self-service technology, providing a refreshment facility and improving service delivery.	To be completed 2009.	Southwark Council, Alexi Marmot Associates and Apollo.	£1.42 million Big Lottery Funding grant.
Through the sustainability	2009-2026		

		assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.			
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.	Annually	Southwark Council	Southwark Council
10. Businesses and Jobs	<p>Borough, Bankside and London Bridge 25,000 new jobs</p> <p>Elephant & Castle 5,000 new jobs</p> <p>Canada Water 2,000 new jobs</p> <p>Borough, Bankside</p>	We need to provide jobs for Southwark residents and spaces for businesses to thrive within successful places. Our strategy is to protect spaces for different types of employment and business based on the need within Southwark	2011-2026	Local communities, Greater London Authority, Council, Developers, Building London Creative Futures, Team London Bridge, Better Bankside, Supply Southwark Council, London	<p>The funding for development will mainly be in the action areas. The resources for these will be set out in the area action plans.</p> <p>We are working with our preferred development partner</p>

	and London Bridge: 400,000 -500,000 sqm of additional business floorspace	and Central London.		Development Agency, Local Strategic Partnership, Chamber of Commerce	Lendlease to secure funding for development at the Elephant and Castle.
	25,000- 30,000 sqm of additional business floorspace	Through our Employment Land Review we have assessment the demand for and supply of employment land.			
	No loss of small business space in the areas listed below that are protected in the policy;	Through Southwark Enterprise and Employment Strategies.			
	<ul style="list-style-type: none"> • The CAZ • Town and Local Centres • Strategic cultural areas • Action area cores • West Camberwell Action Area • On classified roads 	Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent road AAP and Canada Water AAP providing more detailed policies on employment and infrastructure	The adoption timetable is set out in our Local Development Scheme.		
		Through Borough, Bankside and London	The adoption timetable is set out in our Local		

Bridge SPD, Elephant and Castle SPG setting out more detailed policies on employment and infrastructure.	Development Scheme.		
Through setting targets for jobs and provision of business floorspace.	The phasing is 2009 to 2011, 2011 to 2021, 2021 to 2026.		
Through working with the Local Strategic Partnership, Business Improvement Districts and other agencies/organisations.			
Upgrade to railway and tube station (TfL) (London Bridge)			
Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.	2009-2026		

	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.	Annually	Southwark Council	Southwark Council
11. Open spaces and wildlife	All development on previously developed land, loss of protected open space. Improve quality of open spaces. Increase in trees, woodlands and vegetated areas. No loss or damage to SINC's.	We need to protect and improve open spaces and places for wildlife whilst providing land for development. Our strategy is to strongly protect strategic and local open spaces and to allow development where sites are not protected as these are development sites rather than open space.	2011-2026 The open spaces and wildlife targets will be monitored annually with a review and improvements introduced based on the findings.	Local communities, Natural England Environment Agency Greater London Authority, Southwark Council, Private developers, Friends of groups, Southwark Biodiversity Partnership Greenspace Information for Greater London (GiGL)	The Open Space Strategy will include a capital investment programme. Funding will come from Government, private developers, planning obligations. The funding for development will mainly be in the action areas. The resources for these will be set out in the area action plans.
	Improvement in priority habitats. Everyone within	The Southwark Open Space Strategy 2009 will provide us with the evidence and strategy	2009-2026	Party and Green Chain Joint Committee	We are working with our preferred development partner

	walking distance of a quality natural space.	for protection of open spaces.			Lendlease to secure funding for development at the Elephant and Castle.
		Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent road AAP and Canada Water AAP providing more detailed policies on protection and improvement of open space and places for wildlife.	The adoption timetable is set out in our Local Development Scheme.		Big Lottery Fund
		Through Borough, Bankside and London Bridge SPD, Elephant and Castle SPG setting out more detailed policies on protection and improvement of open space and places for wildlife.	The adoption timetable is set out in our Local Development Scheme.		
		Through setting targets for no loss of open space and biodiversity.	2009-2026		
		We are preparing a strategy to help us encourage food	2009-2026		

		growing. We are preparing a tree strategy to help us protect and look after Southwark's trees .			
		We have an adopted biodiversity action plan and have signed up to Green Space Information for Greater London	2009-2026		
		Identifying green chains including the South East London Green Chain and protecting them as open spaces.	2009-2026		
		We will identify quiet areas as part of the Environmental Noise (England) Regulations 2006.	2009-2026		
		Through improving 22 children's play sites across the borough.	2009-2026		
		Through using conservation area	2009-2026		

	controls and tree preservation orders to control loss of trees.			
	Through the sustainability assessment of planning applications. We have prepared a Sustainability Assessments supplementary planning document to set out how they should be carried out.	2009-2026		
	Through protecting and improving trees with new development. The sustainable design and construction SPD sets out guidance for protecting and improving trees and biodiversity.	2009-2026		
Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and	Annually	Southwark Council	Southwark Council

		decisions. We use this information to change our policies and decision making where needed.			
12. Design and conservation	Increase in the number of listed items and reduction in number of buildings at risk.	We need to protect our historic environment and improve our places through buildings and area design. Our strategy is to protect and enhance historic areas and to regenerate areas which have become unsuccessful as places through conservation and design of building and places.	The design and conservation targets will be monitored annually with a review and improvements introduced based on the findings.	Local communities, CABE English Heritage GLA Metropolitan Police Southwark Council Southwark Design Review Panel, Private developers (HCA, RSLs etc) Business Improvement Districts, Voluntary and Community Sector.	The funding for development will mainly be in the action areas. The resources for these will be set out in the area action plans. We are working with our preferred development partner Lendlease to secure funding for development at the Elephant and Castle.
	100% of all developments in APZ should have a archaeological assessment Increase in the number of schemes achieving the secured by design principle Increase in the number of developments securing building for life				

	conservation officers.			
	Requiring a high standard of design and inclusive design for accessibility for all new applications. To achieve this we have prepared a residential design standards SPD and design and access SPD. We will review this through the Housing Development Management DPD.	2009-2026		
	Through Aylesbury AAP, Peckham and Nunhead AAP, Old Kent road AAP and Canada Water AAP providing more detailed policies on design and conservation.	The adoption timetable is set out in our Local Development Scheme.		
	Through Borough, Bankside and London Bridge SPD, Elephant and Castle SPG setting	The adoption timetable is set out in our Local Development Scheme.		

		out more detailed policies on design and conservation.			
		<p>Through design standards, studies and tools such as:</p> <ul style="list-style-type: none"> • Building for Life • English heritage (Historic Landscape Assessment) • Secured By Design • London View Management Framework • Decent Home Standards • Developing a 3D model for Borough, Bankside, London Bridge and Elephant and Castle. • Conservation area profiles for all our conservation areas 	2009-2026		
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of	Annually	Southwark Council	Southwark Council

		the set of guidance and decisions. We use this information to change our policies and decision making where needed.			
13. High environmental standards	<p>Reduce CO₂ emissions across Southwark by 80% over 2005 levels by 2050.</p> <p>Residential development should achieve at least Code for Sustainable Homes Level 4.</p> <p>Community facilities, including schools, should achieve at least BREEAM “very good”.</p> <p>All other non-residential development should achieve at least BREEAM “excellent”.</p> <p>Annual growth in waste level under</p>	<p>We need to make sure that all developments and regeneration of places meet the highest possible environmental standards. Our strategy is to test the quality of guidance and development through a set of requirements.</p> <p>Through requiring standards to be met through the Sustainable Design & Construction SPD.</p> <p>We are preparing local area planning documents to make the most of local opportunities for reducing waste, improving energy efficient, tackling</p>	<p>2009-2026</p> <p>The environmental standards will be monitored annually with a review and improvements introduced based on the findings.</p>	<p>Environment Agency Natural England GLA and LDA Southwark Council, private developers, utility providers</p>	<p>The funding for development will mainly be in the action areas. The resources for these will be set out in the area action plans.</p> <p>We are working with our preferred development partner Lendlease to secure funding for development at the Elephant and Castle.</p>

	<p>2% by 2010.</p> <p>By 2015 we will be recycling and composting at least 45% of municipal waste and by 2025 at least 70% of commercial and industrial waste.</p> <p>Recycling or reusing 95% of construction, excavation and demolition waste by 2020.</p> <p>Processing at least 80% of our waste within Southwark by 2015 and at least 85% by 2020.</p> <p>Reduce reliance on potable water.</p> <p>Manage and reduce flood risk.</p> <p>Reduce and avoid pollution.</p>	<p>climate change and reducing water use.</p>			
		<p>Preparing a Joint</p>	<p>2010</p>	<p>Bexley, Bromley,</p>	<p>Southwark Council</p>

		Waste Management Strategy looking at how we will deal with waste to 2025		Greenwich and Lewisham GLA Veolia	
		Delivering the MUSCo at Elephant and Castle.	2009-2026	Southwark Council Dalkia, Veolia Water, Independent Fibre Network Ltd	Dalkia, Veolia Water, Independent Fibre Network Ltd, S106
		Investigating possible decentralised energy and water schemes at Canada Water, Aylesbury and Peckham.	2009-2026	Southwark Council, energy service providers, LDA	Southwark Council, LDA, S106
		Requiring Code for Sustainable Homes and BREEAM assessments with applications and post-construction.	2009-2026	Southwark Council, developers	Developers
		Improving the energy efficiency of existing buildings by connecting to local area energy systems and through programmes such as Low Carbon Zones and CESP. Our Home Energy Conservation Act (HECA) programme will improve the energy	2009-2026	Southwark Council, GLA, DEFRA	Southwark Council, GLA, DEFRA

		efficiency of housing.			
		Improving schools through the Eco Schools Programme.	2009-2026	Southwark Council, DCSF	Southwark Council, DCSF
		Building a new waste management facility at Old Kent Road.	2009-	Southwark Council Veolia	Veolia
		Reviewing our Waste Minimisation Strategy to minimise growth in waste	2009-2026	Southwark Council Veolia	
		Thames Water is upgrading old Victorian water mains	2010-2015	Thames Water	Thames Water
		The Thames Tunnel is being developed to help manage sewerage.	2009-2020	Thames Water Southwark Council	Thames Water
		The EA will invest in and maintain flood defences. It is undertaking the Thames Estuary 2100 to manage tidal flood risk in London up until 2100. The EA is also preparing a Catchment Flood Management Plan for the Thames.	2009-2026	Environment Agency, Southwark Council	EA
		DEFRA is preparing Noise Action Plans to help manage and	2009-2026	Southwark Council DEFRA Industry, Network	

		reduce noise in areas most affected.		Rail, TfL	
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.	Annually	Southwark Council	Southwark Council

Delivery and implementation plan – by area

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
Borough, Bankside and London Bridge Opportunity Area	1900 new homes	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p>Through the Borough, Bankside and London Bridge Supplementary Planning Document setting out more detailed policies on homes.</p>	<p>2011 to 2026</p> <p>The adoption timetable is set out in the Local Development Scheme.</p>	<p>The local communities</p> <p>English Heritage, CABE, GLA, LDA, HCA, Southwark Council,</p> <p>Developers and landowners Guy's Hospital Kings College Network Rail</p> <p>Registered Social Landlords</p> <p>Better Bankside Team London Bridge Cross River Partnership</p> <p>Transport for London</p>	Developers
	400,000-500,000 sqm of new B1	Through Borough, Bankside and London Bridge Supplementary will set	2011 - 2026	Developers, Southwark Council,	

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
	floor space	out more detailed policies on offices.			
	25,000 new jobs	Through Southwark Enterprise and Employment Strategies. Through providing more detail on employment in the Borough, Bankside and London Bridge SPD Through working with the Local Strategic Partnership and other agencies/organisations	2011-2026	Government, Southwark Council, Local Development Agency, Local Strategic Partnership, Chamber of Commerce, private developers, landowners	
	Improve public transport	Thameslink programme-New station and track layout at London Bridge Station	2011-2015	Network Rail, Southwark council	£5.5 billion. Network Rail funded.
		Thameslink programme Proposals for Blackfriars station redevelopment and new station entrance on the South Bank	2011-2015	Network Rail, Southwark council	£5.5 billion. Network Rail funded.
		Upgrade to the railway and tube station (TfL) (London Bridge) and bus interchange	2011-2015	TfL, Network Rail, Sellar Properties, Southwark council	£1 billion. Network Rail funding. Sellar also developing a new bus and taxi interchange
	Improving quality and assess to open spaces.	Improvements to open spaces and public realm, including protecting Crossbones Graveyard as open space, drawing on the Open Spaces Strategy 2009.	Ongoing	Southwark Council, developers, landowners, Better Bankside, Team London Bridge,	Developers, Business Improvement Districts, Section 106 contributions, Cleaner, Greener, Safer

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
				Bankside Open Spaces Trust	
	Improving library provision	John Harvard Library. Extending the footprint of the building, completely refurbishing the interior of the library, implementing self-service technology, providing a refreshment facility and improving service delivery.	To be completed 2009.	Southwark Council, Alexi Marmot Associates and Apollo.	£1.42 million Big Lottery Funding grant.
	Improving access to and quality of community facilities	Extended School Programme to enable school facilities to be used out of school hours.	2011	Southwark Council	Southwark Council
	Improving health facilities	Improvements to Guy's Hospital	2020	Southwark Council Guy's Hospital/PCT, King's College	Guy's Hospital/PCT, King's College
	Improving cultural facilities	Extension to Tate Modern.	2012	Tate Modern	Tate Modern
	Reducing impact of development on local communities.	Introducing an alcohol saturation zone at Bankside.	2009	Southwark Council	
	Managing flood risk	Thames Water replacement of old Victorian water mains.	2010	Thames Water	Thames Water
		EA TE2100 Strategy and Thames Catchment Flood Management Plan.	TBC	Environment Agency, Southwark Council	Environment Agency
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies	Annually	Southwark Council	Southwark Council

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
		and decision making where needed.			
Elephant & Castle Opportunity Area	4000 new homes	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p>Through the Elephant and Castle Supplementary Planning Guidance (2004) and the Enterprise Quarter Supplementary Planning Document (2008).</p>	We are agreeing a phasing plan with Lendlease.	Government, GOL, GLA, Southwark Council, HCA, RSLs private developers including Lendlease, First Base, Oakmayne	
	Around 45,000 sqm new shopping and leisure floor space	Through Elephant and Castle Supplementary Planning Guidance (2004) and the Enterprise Quarter Supplementary Planning Document (2008) setting out more detailed policies on retail.	2011-2026	GOL, GLA, Southwark Council, private developers	
	Increased office space and 25,000	Through Southwark Enterprise and Employment Strategies.	2011-2026	Government, Southwark Council,	

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
	new jobs	Through the Elephant and Castle SPG and the Enterprise Quarter SPD Through working with the Local Strategic Partnership and other agencies/organisations		Local Development Agency, Local Strategic Partnership, Chamber of Commerce, private developers, landowners	
	Improve health facilities	Working with the PCT to find sites for new health facilities	Ongoing	Primary Care Trust, Southwark Council	Primary Care Trust,
	Improve educational facilities	Working with London South Bank University and London University of the Arts	TBC	Government, Southwark Council, London South Bank University, London University of the Arts	
	Developing the Multi Utilities and Services Company (MUSCo)	Through the development of the MUSCo	TBC	Southwark Council, Preferred partners Dalkia, Veolia Water and Independent Fibre Networks Limited	Private investment from preferred partners and section 106 planning obligations.
	Transport improvements	Elephant and Castle public transport improvements	Ongoing	Transport for London, Southwark Council, Network Rail, developers	
		Investigate possibilities of the Bakerloo Line extension.		Transport for London, Southwark Council	
		Maintenance and capacity improvements to the tube including	2011-2015	Transport for London	Transport for London PPP

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
		Northern Jubilee and Bakerloo lines			
		Public realm improvements around the vicinity of the Northern and Bakerloo lines.	2016-2020	Transport for London, Southwark Council	
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.			
Canada Water action area	2500 new homes	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p>Through providing further guidance in the Canada Water Area Action Plan setting out more detail on housing.</p>	2011 - 2026	Southwark is working with the HCA and landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), Barrett Homes to bring forward key sites in the action area core.	<p>New homes and commercial space to be funded by developers.</p> <p>Funding has been sought from the HCA to help deliver affordable housing on site A.</p>
	Around 35,000 sqm of new shopping	Through our Retail Capacity Study identifying that Canada Water should be a major town centre with the	2011-2026	Southwark is working with the local community and	

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
	floorspace	capacity for more retail and leisure facilities. Through providing further guidance in the Canada Water Area Action Plan setting out more detail on retail.		landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), to bring forward key sites in the action area core.	
	2000 new jobs	Through Southwark Enterprise and Employment Strategies. Through providing further guidance in the Canada Water Area Action Plan setting out more detail on business. Through working with the Local Strategic Partnership and other agencies/organisations	2011-2026	Southwark is working with the local community and landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), to bring forward key sites in the action area core.	
	Improve health facilities	Working with the PCT to find sites for new health facilities	Ongoing	Primary Care Trust, Southwark Council	Primary Care Trust,
	Improve educational facilities	Work with partners and school governors to provide a new education campus on the site of Rotherhithe primary school.	New secondary school to open 2013	Government, Southwark Council	Secondary school to be funded through the Building Schools for the Future Programme
	New public library	A new public library is under construction.	New library to be completed in 2011	Southwark council, BLCQ	Funding has been committed.

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
	Reduce carbon emissions	Ensure new developments are designed for connection to district heating network	Energy infrastructure 2011-2021	Working with the LDA, developers and SELCHP to provide energy infrastructure.	Energy infrastructure to be funded through s106 contributions. Funding is also being sought from the LDA.
	Transport improvements	Through the Rotherhithe Multi Modal Study which assesses transport impact and will be used to inform the Lower Road Improvements to the road network Signalisation of the Jamaica Road roundabout.	Lower Road network improvements 2016-2020 Jamaica Road roundabout signalisation 2016-2020	Working with TfL and Lewisham to deliver improvements to Lower Road and the Jamaica Road roundabout.	Funding has yet to be committed. Lower Road road network improvements and signalisation of the Jamaica Road roundabout to be funded through TfL, s106 and other contributions.
		Upgrade to the East London Line (Phase 2)	Phase 2 of the East London line phase 2 extension 2011-2015	Transport for London	Phase 2 of the East London Line Phase 2 are to be funded TfL.
	Public realm improvements	Completion of the new plaza and public realm improvements as schemes are developed.	Public realm improvements 2011-2026; Completion of the new plaza 2011	Southwark council, developers,	

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
	Improvements to policy and decision making.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.			
Aylesbury Action Area	4200 homes (including 2758 replacement homes)	<p>Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing.</p> <p>Working with landowners and developers to bring sites forward.</p> <p>Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p>Through the Aylesbury Area Action Plan setting out more detailed policies on homes.</p>	<p>1,419 units in phase 1 (2009-2016), 645 units in phase 2 (2013-2018), 450 units in phase 3 (2017-2020) and 1695 units in phase 4 (2020-2027)</p> <p>The adoption timetable is set out in the Local Development Scheme.</p>	<p>London & Quadrant are developing the first element of phase 1 and the council and HCA are developing a joint commissioning model to procure developers to deliver the remaining part of phase 1.</p> <p>The Aylesbury new Deal for Communities</p> <p>The PCT</p> <p>The GLA</p> <p>Tenant groups Voluntary sector</p>	<p>New homes in phase 1 will be funded by RSLs and the private sector with social housing grant provided by the HCA. The ANDC are contributing towards the cost of leasehold acquisitions in phase 1.</p> <p>Phases 2 and 3 will be funded through Round 6 of the Private Finance Initiative.</p>

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
				organisations including Friends of Burgess Park RSLs	
	2500 sqm of new B1 floor space	<p>Through Southwark Enterprise and Employment Strategies.</p> <p>Through providing further guidance in the Canada Water Area Action Plan setting out more detail on business.</p> <p>Through working with the Local Strategic Partnership and other agencies/organisations</p>	2011-2026	Developers, Southwark council, local communities	
	1,750sqm of shopping	<p>Through our Retail Capacity Study identifying that Canada Water should be a major town centre with the capacity for more retail and leisure facilities.</p> <p>Through providing further guidance in the Canada Water Area Action Plan setting out more detail on retail.</p>	2011-2026	Southwark is working with the local community and landowners including Tesco, Segro, Aviva, Conrad Pheonix (Canada Water), to bring forward key sites in the action area core.	
	2500sqm of health facilities floorspace	Working with the PCT to find sites for new health facilities	2011 - 2026	Primary Care Trust, Southwark Council	Health facilities will be funded using a Local

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
					Investment Finance Trust. ,
	500sqm of flexible community floorspace space	Community space and health facilities	New community and health facilities to be provided in phase 1	Southwark council, Aylesbury NDC	
	Build new schools	Michael Faraday Primary School and Walworth Academy to be completed by 2010, Aylesbury Academy to be open in 2013.	2010 2013	Southwark council, Southwark building schools for the future, 4 Futures	New schools are being funded through the Building Schools for the Future and Academies programmes.
	1150 of pre-school facilities floorspace	Through a review of community facilities. In consultation with tenant groups and voluntary sector organisations.	Improvements to pre-school facilities to be provided across 4 phases 2011 - 2026	Southwark council, Aylesbury NDC	
	1,500sqm of social care floor space	Build new Aylesbury resource centre	2012	Southwark council	Funding has been committed.
	Improving quality and assess to open spaces.	Create new open spaces and improve existing open spaces including Burgess Park and Surrey Square. Through consultation with	2011-2026	Southwark council, GLA, Aylesbury NDC, Friends of Burgess park.	£6m has already been secured through the Aylesbury NDC and the Mayor's Priority Parks

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
		voluntary sector organisations and Friends of Burgess Park.			scheme to make improvements to Burgess Park.
	Improvements to public transport	Improvements to public transport	Improvements to public transport in phase 4	Transport for London, Southwark Council	Transport for London and section 106
	Reduction in carbon emissions	Improvements to energy facilities	Improvements to energy infrastructure to be provided across 4 phases	Preferred partners Dalkia, Veolia Water and Independent Fibre Networks Limited Southwark council,	Preferred partner and s106 contributions.
	Improvements to policy and performance.	Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.	Annually	Southwark Council	Southwark council
Peckham and Nunhead area action plan	Targets to be agreed through the Area Action Plan	Through identifying SHLAA sites, proposals sites and all smaller sites that could come forward for housing. Working with landowners and developers to bring sites forward.	2011 - 2026	Government, GOL, GLA, Southwark Council, HCA, RSLs private developers	

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
		<p>Developing council owned land. Working with the HCA to secure funding to help deliver more sites.</p> <p>Through setting out sites with detailed guidance in the Peckham and Nunhead area action plan.</p>			
	New shopping and leisure floor space	Through the Peckham and Nunhead area action plan setting out more detailed policies on retail.	2011-2026	GOL, GLA, Southwark Council, private developers	
	Increased office space new jobs	<p>Through Southwark Enterprise and Employment Strategies.</p> <p>Through setting out sites with detailed guidance in the Peckham and Nunhead area action plan.</p> <p>Through working with the Local Strategic Partnership and other agencies/organisations</p>	2011-2026	Government, Southwark Council, Local Development Agency, Local Strategic Partnership, Chamber of Commerce, private developers, landowners	
	Improve health facilities	Working with the PCT to find sites for new health facilities	Ongoing	Primary Care Trust, Southwark Council	Primary Care Trust,
	Improve educational facilities	New Tuke school	To be finished by December 2010	Government, Southwark Council, London South Bank	Tuke School, Highshore School, St Thomas the Apostle

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
		Highshore School St Thomas The Apostle College Harris Boys Boys Academy, Harris Federation	To be finished by April 2013 To be finished by February 2012 To be finished by September 2010	University, London University of the Arts	College and Harris Boys Academy all funded by the Local Education Partnership
		Extended School Programme to enable school facilities to be used out of school hours.	2011	Southwark Council	Southwark Council
	Reduce carbon emissions	Investigating a possible local energy network.	2011-2026	Southwark Council, energy service providers, LDA	Southwark Council, LDA
	Reduce carbon emissions from existing stock	Low Carbon Zone	2011-2026	Southwark council, Greater London Authority	GLA - £200,000 - 400,000
	Transport improvements	Peckham Rye station improvements and forecourt improvements.	2016-2020	Transport for London, Network Rail, Southwark Council, developers	£24 million. Funding currently unsecured.
		East London Line Phase 2b extension	2011-2015	Transport for London, Southwark Council, Network Rail, transport operators	£69 million. Transport for London funding

AREA	TARGET	HOW WILL IT BE ACHIEVED AND THE INFRASTRUCTURE NEEDED	PHASING	WHO WILL BE INVOLVED	FUNDING
		Queens Road Peckham, station platform capacity improvements	2011-2015	Transport for London, Southwark Council, Network Rail, transport operators	£3 million. Funding currently unsecured
	Improvements to open spaces	Improvements to parks and open spaces, including Peckham Rye and Burgess Park, drawing on the Open Spaces Strategy 2009.			£6m has already been secured through the Aylesbury NDC and the Mayor's Priority Parks scheme to make improvements to Burgess Park.

Improvements to policy and decision making.

Developments are monitored every year in the annual monitoring report so that we can review the impact of the set of guidance and decisions. We use this information to change our policies and decision making where needed.

SECTION 7: MONITORING

Once the Core Strategy has been adopted it will be important to make sure that our policies are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid.

We have set out targets and indicators in a framework to monitor progress in delivering the Core Strategy. Our indicators are designed to monitor progress against national targets and the targets of the Mayor, as well as our own objectives. The monitoring framework also relates closely to the framework in the Sustainability Appraisal and includes many of the indicators set out in the SA framework.

We use three main types of indicators called national, annual monitoring report and sustainable development objective indicators. The national indicators are set by the government and we mark these up as (NI). The Southwark Annual Monitoring Report indicators are set by us each year and are marked up as (AMR). The Sustainable Development Objective Indicators are from the sustainability appraisal. We have marked these up as (SDO).

Each year we will use this framework to monitor the Core Strategy and the results will be reported in our Annual Monitoring Report. Where necessary, as a result of this monitoring process, we will adjust the implementation of our policies to make sure we meet our objectives.

Core Policies	Strategic Objectives	Targets	Indicators
<p>Policy 1 Sustainable development</p>	<p>Objective 1A: Create employment and link local people to jobs</p> <p>Objective 1B: Achieve educational potential</p> <p>Objective 1C: Be healthy and active</p> <p>Objective 1D: Culture, creativity and diversity</p> <p>Objective 1E: Be safe</p> <p>Objective 2A: Create mixed communities</p> <p>Objective 2B: Promote sustainable use of resources</p> <p>Objective 2C: Provide more and better homes</p> <p>Objective 2D: Create a vibrant economy</p> <p>Objective 2E: A liveable public realm</p> <p>Objectives 2F: Conserve and</p>	<p>Sustainability appraisal of the Core Strategy which includes indicators and targets.</p> <p>Sustainability Appraisal of all adopted planning documents including area action plans, other development plan documents and supplementary planning documents.</p> <p>Sustainability assessment of all major applications.</p>	<p>All SA indicators are as set out within the indicators section for each of the policies below.</p> <p>New Annual Monitoring Report Indicators: How many applications are submitted with a sustainability assessment.</p>

	<p>protect historic and natural places</p> <p>Objective 3A: Accessible, customer focused, efficient and modern public services</p> <p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark Council</p> <p>Objective 4B: Making sure that we consult effectively</p>		
<p>Policy 2 Sustainable transport</p>	<p>Objective 2A: Create mixed communities</p> <p>Objective 2B: Promote sustainable use of resources</p> <p>Objective 3A: Accessible, customer focused, efficient and modern public services</p> <p>Objectives 2E: A liveable public realm Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark</p>	<p>80% increase in cycling levels between 2000 and 2010</p> <p>200% increase between 2000 and 2020</p> <p>Increasing the number of journeys made by foot by 15% between 2001 and 2015</p> <p>New public transport infrastructure</p> <p>Zero growth in traffic between 2001 and 2011</p> <p>Transport assessment of all major applications</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 55: % of households without a car • 56A: % development that has been complying with UDP car parking standards • 56B: % development that has been built complying with bicycle parking standards • 57: Amount of development in CPZ restricted from on street parking • 7: Funding negotiated from planning agreements for transport • 58: Amount of approved development subject to a travel plan • 59: Estimated annual traffic flows (million vehicle kilometres) (SDO 16.1 and NI 167) • 60: The number of people killed or seriously injured in road traffic collisions (SDO 16.2) • 61: Proportion of personal travel made on each mode of transport (Public transport, walking,

			<p>cycling) (SDO 16.3)</p> <ul style="list-style-type: none"> • 62: Proportion of personal travel made on each mode of transport (All people, people who are disabled, people aged over 65, women travelling at night)
<p>Policy 3 Shopping, leisure and entertainment;</p>	<p>Objective 1A: Create employment and link local people to jobs</p> <p>Objective 1D: Culture, creativity and diversity</p> <p>Objective 2A: Create mixed communities</p> <p>Objective 2D: Create a vibrant economy</p> <p>Objective 3A: Accessible, customer focused, efficient and modern public services</p>	<p>All major development for shopping, leisure and culture development to be in town centres</p> <p>No net loss of shopping, leisure and culture floorspace in growth areas</p> <p>Elephant and Castle: Around 45,000 sqm new shopping and leisure floor space</p> <p>Canada Water: Around 35,000 sqm of new shopping floorspace</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 12B: Vacancy Rates for Retail • 16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i) • 16B: Office, Retail, Institution, leisure completions borough wide (sqm of floorspace) (NI BD4ii) • 17: Completed small business units (less than 500 sqm) (SDO 1.4) • 18: Arts and Cultural uses completed
<p>Policy 4: Places to learn and enjoy</p>	<p>Objective 1B: Achieve educational potential</p> <p>Objective 1C: Be healthy and active</p> <p>Objective 1D: Culture, creativity and diversity</p> <p>Objective 1E: Be Safe</p>	<p>Increase in provision of school places</p> <p>Improve provision of leisure facilities</p> <p>Improve provision of libraries</p> <p>Improve provision of health facilities</p>	<p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 2.2: % of population with higher education qualifications • SDO 2.3: % of population with no qualifications • SDO 2.4 Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths split by equality group • SDO 3.2: Indices of multiple deprivation: Health deprivation • SDO 3.3: Rate of obesity in children

	<p>Objective 2A: Create mixed communities</p> <p>Objective 3A: Accessible, customer focused, efficient and modern public services</p>		<ul style="list-style-type: none"> • SDO 3.4 Mortality from cancer, heart disease and stroke • SDO 3.5 Incapacity benefit for mental illness • SDO 3.6 Distance to GP premises from home <p>Annual Monitoring Report Indicators</p> <ul style="list-style-type: none"> • 2: Aggregated index of multiple deprivation (SDO 2.1) • 3: Life Expectancy (SDO 3.1) • 4: Admissions to hospital per 1,000 people (SDO 3.7) • 5: Education uses completed • 8: Percentage of pupils achieving 5 of more A*-C grade GCSEs or equivalent <p>New Annual Monitoring Report indicator:</p> <ul style="list-style-type: none"> • Health impact assessment for major applications in accordance with London Plan policy 3A.23
<p>Policy 10: Jobs and businesses</p>	<p>Objective 1A: Create employment and link local people to jobs</p> <p>Objective 1B: Achieve educational potential</p> <p>Objective 1D: Culture, creativity and diversity</p> <p>Objectives 2D: Create a vibrant economy</p>	<p>London Plan indicative employment capacity for OAs and AI</p> <p>Borough, Bankside and London Bridge: 400,000 -500,000 sqm of additional business floorspace</p> <p>25,000- 30,000 sqm of additional business floorspace</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> • Percentage of small businesses in an area showing employment growth (NI 172) <p>Sustainability Indicator:</p> <ul style="list-style-type: none"> • SDO 1.3 Number and percentage of jobs in Southwark by sector <p>Annual Monitoring Indicators:</p> <ul style="list-style-type: none"> • 12A: Vacancy Rates for Offices • 14A: B class uses completed within PILs • 14B: B Use classes completed borough wide (NI

			<p>BD1)</p> <ul style="list-style-type: none"> • 15: The amount of employment land available for B2 and B8 (NI BD3) (SDO 1.1) • 16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i) • 16B: Office, Retail, Institution, leisure completions borough wide (sqm of floorspace) (NI BD4ii) • 17: Completed small business units (less than 500 sqm) (SDO 1.4) • 18: Arts and Cultural uses completed • 19: Hotel and hostel bed spaces completed • 20: Business Growth (SDO 1.2) (NI 171) • 21: Employment Rate
<p>Policy 11: Open spaces and wildlife</p>	<p>Objective 2B: Promote sustainable use of resources</p> <p>Objectives 2E: A liveable public realm</p> <p>Objectives 2F: Conserve and protect historic and natural places</p>	<p>All development on previously developed land, loss of protected open space.</p> <p>Improve quality of open spaces.</p> <p>Increase in trees, woodlands and vegetated areas.</p> <p>No loss or damage to SINCs.</p> <p>Improvement in priority habitats.</p> <p>Everyone within walking distance of a quality natural space.</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> • E2: Change in areas of biodiversity importance <p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 13.2 Resident satisfaction with open space • SDO 13.4 Change in the quality of open space (ha) • SDO 13.5 Open space deficiency • SDO 13.6 Deficiency in access to nature <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 6: Change in amount of publicly accessible open space (SDO 13.1) • 24: Amount of new development built on protected open space/ previously developed land (NI 170)

			<ul style="list-style-type: none"> • 32: Habitats in borough • 40: Change in area of development sites covered by vegetation • 41: Amount of sites of importance for nature conservation lost to new development (SDO 13.3) • 45: Change in priority habitats
<p>Policy 12: Design and conservation</p>	<p>Objective 1E: Be Safe</p> <p>Objective 2B: Promote sustainable use of resources</p> <p>Objective 2C: Provide more and better homes</p> <p>Objectives 2F: Conserve and protect historic and natural places</p>	<p>Increase in the number of listed items and reduction in number of buildings at risk.</p> <p>A 100% of all developments in APZ should have a archaeological assessment</p> <p>Increase schemes achieving the secured by design principle</p> <p>Increase in the number of developments securing building for life</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> • H6: Housing quality – building for life assessments <p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 12.3 Changes in numbers of listed buildings • SDO 12.4 Number of scheduled ancient monuments at risk • SDO 11.3 Building for Life Assessment • SDO 11.1 Satisfaction with local area • SDO 11.2 People who can identify with their local area • SDO 4.1 Indices of multiple deprivation: Crime deprivation • SDO 4.2 Numbers of crime per annum • SDO 4.3 % residents who feel fairly safe or very safe outside during the day/ night • SDO 4.4 Reports of anti-social behaviour <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 22: Number of listed items • 23: % of borough covered by conservation areas and archaeological priority zones (SDO 12.1)

			<ul style="list-style-type: none"> • 25: listed buildings and structures at risk in the borough (SDO 12.2) • 26: New development subject to an archaeological assessment • 27: Approved developments achieving the secured by design principles
<p>Policy 13: High environmental standards</p>	<p>Objective 2B: Promote sustainable use of resources</p> <p>Objective 2C: Provide more and better homes</p>	<p>Reduce CO₂ emissions across Southwark by 80% over 2005 levels by 2050.</p> <p>Residential development should achieve at least Code for Sustainable Homes Level 4.</p> <p>Community facilities, including schools, should achieve at least BREEAM “very good”.</p> <p>All other non-residential development should achieve at least BREEAM “excellent”.</p> <p>Annual growth in waste level under 2% by 2010.</p> <p>By 2015 we will be recycling and composting at least 45% of municipal waste and by 2025 at least 70% of commercial and industrial waste.</p> <p>Recycling or reusing 95% of construction, excavation and demolition waste by 2020.</p> <p>Processing at least 80% of our waste within Southwark by 2015 and at least 85% by 2020.</p> <p>Reduce reliance on potable water.</p>	<p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 8.2 Residual household waste per household (tonnes) • SDO 8.3 % of municipal waste sent for reuse, recycling and composting • SDO 10 No of contaminated sites not remediated • SDO 6.2 No of extreme weather events by type • SDO 6.3 No of hospital admissions as a result of extreme weather • SDO 6.4 SAP rating of borough’s housing stock <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 33A: Approved residential development achieving Code for Sustainable Homes Accreditation • 33B: no. of BREEAM/CODE accreditations • 34: Energy efficiency in new development • 35: Renewable Energy Installations • 36: Development with on-site recycling storage and composting facilities • 37: Change in capacity of facilities for waste management by type • 38: Tonnage of construction and demolition

		<p>Manage and reduce flood risk.</p> <p>Reduce and avoid pollution.</p>	<p>waste generated and proportion recycled/reused</p> <ul style="list-style-type: none"> • 39: Average predicted potable water use of new development (SDO 9.1 and 9.2) • 42: Green house gas emissions in Southwark (SDO 6.1) • 43: Annual levels fine particles and nitrogen oxides (SDO 7.1, 7.2 and 7.3 and NI 194) • 44: Municipal waste arisings (SDO 8.1 and W2, NI 193) • 46: No. of planning permissions granted contrary to advice of EA (SDO 14.1 and 14.2) <p>New Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • No of approved schemes with SUDS • Reduction in fun-off from major developments predicted
<p>Policy 14: Implementing the Core Strategy</p>	<p>Objective 4A: Provide enough funding for regeneration to positively transform the image of Southwark Council</p> <p>Objective 4B: Making sure that we consult effectively</p>	<ul style="list-style-type: none"> • Increased capacity of existing infrastructure • Increased % of planning documents adopted and applications approved in accordance with the SCI • Increase the mix of age range and ethnicity responding to consultations <p>Increase satisfaction with consultation on planning documents and applications</p>	<p>Sustainability Indicators:</p> <ul style="list-style-type: none"> • SDO 17.1 Capacity of existing infrastructure (social, physical and green) • SDO 17.2 Capacity of future infrastructure (social, physical and green) <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> • 9 % adopted planning documents and approved applications consulted on in accordance with the SCI • 10 Profile of people involved in consultation • 11 Proportion of participants satisfied with consultation on planning documents and

			<p>applications</p> <ul style="list-style-type: none">• 7 funding negotiated from s106 agreements for education; health; children’s play; sports development and community facilities.
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APPENDICES

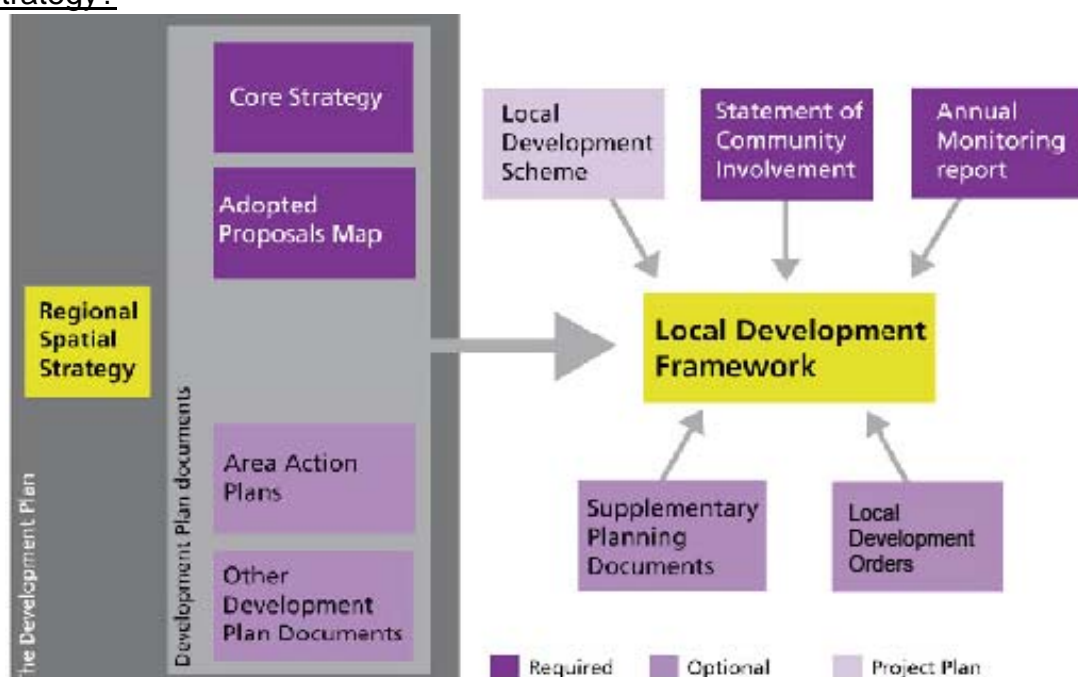
Appendix A: More information on the Local Development Framework

What is the LDF?

The main document which is currently used to guide development in Southwark is the Southwark Plan which was adopted in 2007. In 2004 the Government made changes to the planning system and required all councils to produce a new set of planning documents, called the local development framework. The local development framework contains a number of different planning documents and is illustrated below. The local development framework will eventually replace the Southwark Plan.

What is the Core strategy?

The Core strategy is one of a set of planning documents in the local development framework. The Core strategy is one of the most important documents in the local development framework. The Core strategy sets out how Southwark will change up to 2026 to be the type of place described in our Sustainable Community Strategy (Southwark 2016).



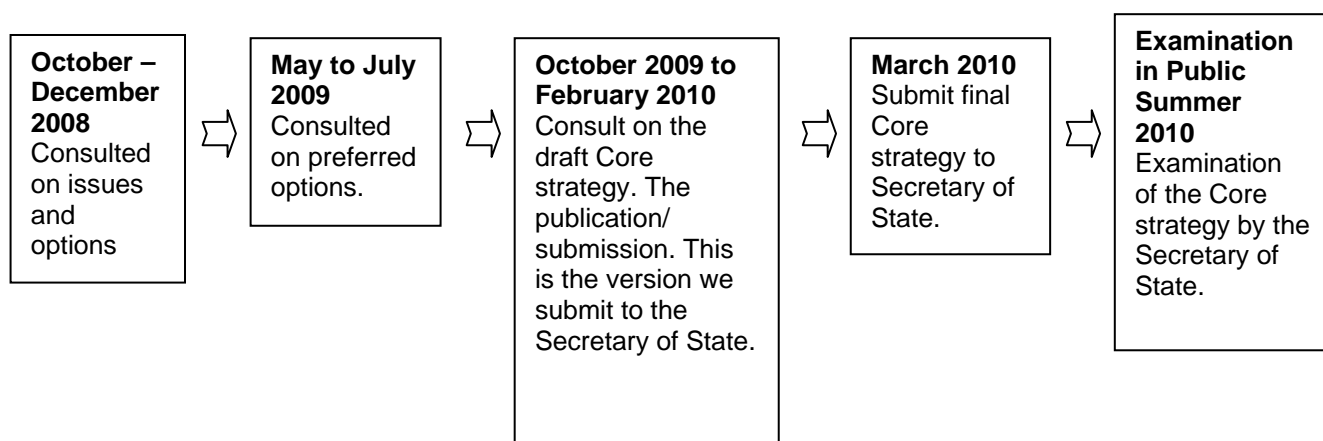
The Core strategy affects everyone living, working and visiting Southwark. We set out the kind of place we want Southwark to be in the future and our approach to many important issues such as regeneration areas, housing, retail and community facilities, employment and open spaces.

The Core strategy will cover the entire borough. Once adopted, the Core strategy will be used to assess planning applications in Southwark

How the draft Core strategy has been prepared?

Consultation on the Core strategy has been prepared over a number of stages. The document you are now reading is the third stage of preparation and is called the publication/submission. We have already consulted on both the issues and options and preferred options. This sets out how we think growth in the borough should happen and is based on your responses to the issues and options and preferred options consultation and recent information from research reports and statistics.

The figure below includes the dates of the future stages of consultation in preparation.



How does the Core strategy link to other planning documents and policies?

The Core strategy is one of the suite of LDF documents that are replacing our Southwark Plan 2007 (Unitary Development Plan).

The Core strategy is one of a number of LDF documents Southwark is preparing. Other documents include Development Plan Documents, Area Action Plans and Supplementary Planning Documents. A full list is shown in figure 1 and set out in the table below.

Development Plan Documents	Area Action Plans	Supplementary Planning Documents
Core strategy	Aylesbury	Borough, Bankside and London Bridge
Development Management Document	Canada Water	Dulwich
Housing	Peckham and Nunhead	Tower Bridge Business Complex
	Old Kent Road	Aylesbury public realm,

		Aylesbury planning obligations/section 106
		Camberwell

The preparation of Southwark’s LDF over the next few years we will take into account the transition between the previous system of unitary development plans and the new system. Southwark adopted a new unitary development plan in July 2007. As part of the Core strategy we have set out stating which policies will be saved as are consistent with the Core strategy and which Southwark Plan policies will be replaced in the Core strategy. As the Core strategy is a strategic document it only contains policies which are strategic in nature and does not repeat policies in existing documents such as the London Plan. On issues in areas in which the Core strategy has no policies, for example on the need to incorporate green roofs, the amount of car and cycle parking for each development or wheelchair housing, policies which are in the London Plan and Southwark Plan on these issues will continue to apply.

Our Statement of Community Involvement sets out how and when we will involve the community in the preparation of our planning documents and applications for planning permission. We have followed the process set out in this document for our consultation on the Core Strategy.

We have set out below further information on documents which will continue to guide development in Southwark in conjunction with the Core strategy in our background papers. Along with these, the Core strategy background paper explains other important research and policy documents.

Government Guidance

The Government produces planning guidance on a number of issues such as housing, heritage conservation and open spaces. These Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs) provide guidance on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. The Core strategy is consistent with national planning policies set out in Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

A full list of all planning guidance can be found at www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/

The London Plan

The London Plan is currently being rewritten. As part of this process the draft London Plan will be out for public consultation in Autumn 2009. This document will set out the Mayor’s vision for the capital, his planning objectives and policy guidance for boroughs through to 2031

The Core strategy is in conformity with the current London Plan and will contribute towards achieving the Mayor's aims for the future of London including:

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

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

A new London Plan is being prepared by the Mayor, a draft will be released in October and we will update this appendix once it is released.

The Southwark Plan (UDP)

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

For more information go to

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

Annual Monitoring Report

This is published every year and explains if our planning policies are working as they should. It does this by looking at what sort of development has taken place and how this matches the aims and objectives of our planning documents. The annual monitoring report will be used to keep track of the effectiveness of the Core strategy.

You can see the latest annual monitoring report at

www.southwark.gov.uk/Uploads/FILE_40026.pdf

Neighbouring boroughs' local development frameworks

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

Lambeth www.lambeth.gov.uk

Lewisham www.lewisham.gov.uk

Tower Hamlets www.towerhamlets.gov.uk

Bromley www.bromley.gov.uk

Westminster www.westminster.gov.uk

City www.cityoflondon.gov.uk

Croydon www.croydon.gov.uk

Links to the London Plan and other Local development framework policies –
to be inserted for Council Assembly

Glossary

Accessibility the ability of people to move round an area and to reach places and facilities, including pensioners and disabled people, those with young children and those with luggage or shopping.

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

Active Street Frontages Making frontages ‘active’ adds interest, life and vitality to the public realm. Active frontage should consist of the following:

- Frequent doors and windows, with few blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Activity node – concentration of activity at a particular point.

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

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

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

Area Action Plans A development plan document that provides a planning framework for an area of significant change.

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

Biofuel An energy source made from organic material such as wood, methane gas, and grain alcohol.

Borough Open Land Borough open land is open space of local importance and is designated in the Southwark Plan. Borough Open Land must meet all of the following criteria:

- An area of local importance to Southwark;

- A clearly distinguishable public open space;
- Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
- It must not be Metropolitan Open Land.

Building Research Establishment Assessment Method (BREEAM)

Measures the environmental performance of commercial buildings by assessing water, waste, energy and travel usage.

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

“CHP” or Combined Heat and Power CHP describes plant that is designed to produce both heat and electricity from a single heat source.

Code for Sustainable Homes (CfSH) Code for Sustainable Homes is a new national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Community facilities These are defined by the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments:

- **Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).

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

Context The setting of a site or area, including factors such as traffic, activities and land used as well as landscape and built form.

Core strategy A development plan document. Sets out the key elements of the planning framework for an area, comprising a spatial strategy, strategic

policies and a monitoring and implementation framework with clear objectives for achieving delivery. All other development plan documents should be in conformity with the core strategy.

Creative and cultural industries The Department for Culture Media and Sport (DCMS) classifies the following industries as part of the CCI sector, “advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production”.

Density The floor space of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these.

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

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

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

Development Plan Document (DPD) A spatial planning document prepared by a plan-making authority and subject to independent examination.

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

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

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

Equalities Impact Assessment Planning documents must be assessed to confirm whether they would be likely to have any unfair impacts on groups in the community, such as people of different gender, ethnic group, age, religion, belief, sexual orientation, or disability.

Flat A self contained dwelling usually located on one floor of a building.

Green Roofs Green roofs comprise a multi-layered system that covers the roof of a building with vegetation cover/landscaping over a drainage layer. They are designed to retain rain and reduce the volume of surface run off. Green roofs can be anything from a thin growing layer such as mosses to plants, shrubs and water features.

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

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

Height The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

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

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

House A self contained residential dwelling. Houses can be detached, semi detached or terraced.

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

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

Landmark A building or structure that stands out from its background by virtue of height, size or some other aspect of design

Landscape The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans.

Layout The way buildings, routes and open spaces are placed in relation to each other.

Lifetime Homes Standards A set of 16 design features that ensure a new house or flat will meet the needs of most people in terms of accessibility.

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

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

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

London Plan The Mayor's guidance for London.

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

Massing The combined effect of the height, bulk and silhouette of a building or group of buildings.

Metropolitan Open Land Strategic open land within the urban area that contributes to the structure and quality of life of Londoners. There is a strict control on building in metropolitan open land (designated in the London Plan) similar to the controls on Green Belts.

Mixed Use A mix of uses within a building, on a site or within a particular area.

Movement People and vehicles going to and passing through buildings, places and spaces.

Multi Utility Services Company (MUSCo) A MUSCo is a private/public joint venture energy and environmental services company that delivers several utilities in a sustainable way. There is one planned at Elephant and Castle and Aylesbury that will supply low carbon energy and environmental services, including non-potable water and next generation data connectivity.

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

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

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

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

Potable water Drinking water.

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

Preferred Industrial Location (PIL) These are areas with a concentration of employment uses, particularly light industry (Class B1), general industry (Class B2) and warehousing (Class B8), which are of importance to London's or Southwark's economy. These areas are protected from being developed for other uses.

Public Realm The parts of a town or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

Renewable Energy This includes energy sources that use natural resources such as sunlight, wind, rain, tides and geothermal heat, which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.

Registered Social Landlords [RSLs] social landlords that are registered with the Housing Corporation - most are housing associations, but there are also trusts, co-operatives and companies.

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

Scale The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions which give it its sense of scale and at other times it is the size of elements and the way they are combined.

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

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

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

Social Infrastructure includes healthcare and social care, safety and security, policing facilities, public realm, play space and open space, inclusive design and local distinctiveness, community engagement access to employment/skills development opportunities and the provision of suitable space for small and medium-sized enterprises.

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

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

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

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

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

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

Sustainable Urban Drainage Systems (SUDS) Techniques for dealing with problems of flooding and surface water quality. They can consist of a variety of measures to recycle, dispose of and reduce surface water. Infiltration and reduction could be provided by a variety of means including porous paving, oversized pipes, cellular storage tanks, green or brown roofs.

Sustainable Development As defined by the Bruntland Commission (1987, and quoted in PPG1) as ‘Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations.

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

Sustainability Appraisal (SA) Local development plan documents need to be prepared with a view to contributing to the achievement of sustainable development. An SA is a systematic and iterative process. The purpose of the SA is to appraise the social, environmental and economic effects of the strategies and policies in a local development plan document from the outset of the preparation process.

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

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

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

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

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

Urban design The art of making places. Urban design involves the design of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.

Urban Zone Areas with predominantly dense development such as terraced houses, a mix of different uses, medium buildings footprints and typically buildings of two to four storeys, located within 10 minutes walking distance of a district centre or, along main arterial routes.

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