

Fairer future

Delivering our promises

NEW SOUTHWARK PLAN
SOUTHWARK COUNCIL'S
PROPOSED CHANGES TO THE
SUBMITTED NEW SOUTHWARK
PLAN
2018 to 2033

AUGUST 2020

Fairer future ✓
Delivering our promises

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Foreword

This New Southwark Plan sets out the policies and plans that will help us deliver wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed affordable homes for our residents, along with jobs – in construction and in the completed schemes.

At the same time as welcoming new developments we are being clear that they must integrate with existing communities and improve places for existing residents and businesses particularly in the areas around where the new development is being built. In achieving this we have a strong commitment to further improving all of Southwark whilst preserving and enhancing the historic nature and identity of our borough.



Looking to the future we must answer the pressing need for housing – of all tenure types – for our residents, we need more affordable homes and in particular new council homes. To meet this need, Southwark has an ambitious target to deliver 11,000 new council homes by 2043 with the first 2,500 to be built by 2022.

This New Southwark Plan sets out that we expect to deliver a significant proportion of these homes through new developments, as well as through estate infill and regeneration. By working with our communities and local residents we will identify opportunities to deliver an increase in social housing.

Last year Southwark Council declared a Climate Emergency and we will need to be bold to achieve our goal of being carbon neutral as a borough by 2030. We have included a number of policy additions to assist us in achieving this target, however we are also committing to developing a specific supplementary planning document focussed on the climate emergency in line with the findings from Southwark's Climate Summit.

We have set out in our Council Plan a Fairer Future promise to make Southwark an age-friendly borough and the New Southwark Plan will help to promote a wider range of different types of homes that help to meet the needs of an aging population. This plan also details an affordable workspace policy, supporting our Council plan commitment to deliver 500 affordable workspaces for businesses by 2022.

To unlock further delivery of social housing the plan includes an Aylesbury Area Vision reflecting a strengthened adopted Aylesbury Area Action Plan, the adopted Peckham and Nunhead Area Action Plan and the Revised Canada Water Area Action Plan. We continue to consult on the Old Kent Road Area Action Plan. All of these plans will help realise the potential of these distinct areas and deliver the much needed new social homes, jobs, and social infrastructure our residents so desperately need.

This new plan also contributes to our borough's response to the recently declared climate emergency and new responsibilities for public health, helping our residents lead healthy lives and tackling poor air quality. This plan complements our Cycling Strategy which will unlock the cycling network and help us get many more residents of all ages cycling.

Most importantly this New Southwark Plan places delivering real benefits for our communities at the heart of our plan for the borough with the introduction of a Strategic Policy that ensures 'Regeneration works for all'. I look forward to continuing the work with residents, businesses and community groups from across our borough to implement the policies set out in the New Southwark Plan. By working together we can continue building genuinely affordable homes, create the jobs and public spaces our borough needs.

Councillor Johnson Situ
Cabinet Member for Growth, Development and Planning

Purpose and contents of the Plan

1. Southwark Council is at the forefront of planning and regeneration for all to improve and protect all of the different areas for everyone within the borough. The purpose of the New Southwark Plan is to set out how the areas will develop and the policies which will guide new developments.
2. Once the New Southwark Plan is formally adopted by the council, planning decisions must be made in accordance with the policies set out in the development plan unless other material considerations indicate otherwise. This will include the New Southwark Plan, the London Plan, Peckham and Nunhead, Canada Water, Aylesbury and Draft Old Kent Road Area Action Plans and Southbank and Waterloo Neighbourhood Plan. The council will also take into account Supplementary Planning Documents which provide more detailed guidance with additional requirements or other material considerations such as Conservation Area Appraisals and Conservation Area Management Plans. The New Southwark Plan will replace the Core Strategy (2011) and saved Southwark Plan (2013) policies.
3. The New Southwark Plan has to be in general conformity with the adopted London Plan and must be consistent with the National Planning Policy Framework.
4. There is a Community Infrastructure Levy document which sets out the payments required for developments.
5. For the most up to date documents related to Southwark's planning policy, please see the diagram below and check the website: www.southwark.gov.uk/planningpolicy

Figure 1: Plan-making

Plan-Making

Find out about our planning documents:

National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies for England. All other policy documents must in line with the national framework

The London Plan

The London Plan is a broad plan to shape the way London develops over the next 20-25 years. All local plans must conform with the London Plan

London Plan Supplementary Planning Guidance (SPGs)

SPGs give more detail on policies in the London Plan

New Southwark Plan (NSP)

The NSP is the borough's Local Plan which is the new planning and regeneration strategy for Southwark

Neighbourhood Plans

Neighbourhood planning was introduced under the Localism Act 2011 to give communities the power to shape the future

Area Action Plans (AAP)

AAPs set out area-specific policies and masterplans for our key regeneration areas

Supplementary Planning Documents (SPDs)

SPDs provide additional guidance on how policies in the Local Plan are to be implemented

Authority Monitoring Report (AMR)

The AMR shows the development that has happened in the borough every year

Local Development Scheme (LDS)

The LDS is a timetable for producing planning documents so that the community can stay up to date

Statement of Community Involvement (SCI)

The SCI sets out how the council will ensure that local communities, residents, businesses and other stakeholders can be involved in local planning decisions and the preparation of regeneration and planning strategies to help to shape the places in our borough

Southwark Today

1. Southwark is a densely populated and diverse inner London borough with a young, growing and mobile population in a patchwork of diverse communities and places with distinct identities. Our residents can benefit from the vibrancy of our cultures and communities that have developed from a series of villages that are now town centres. Southwark is situated on the south bank of the River Thames with the City and Westminster to the north, Lambeth to the west, Greenwich and Lewisham to the east and Bromley, Bexley to the south. We have set out unique visions for all of our very different successful places.
2. Southwark has a very mobile population with 10% of people moving in and 10% moving out each year. Southwark has a much younger population than London or the national average. These are young adults in their 20s and 30s rather than a large number of children or young people. Southwark is a diverse borough with people from a wide range of ethnic backgrounds. Over 120 languages are spoken here and 11% of households have no family members who have English as a first language. Just over half (54%) of Southwark's population is of white ethnicity, a quarter (25%) are black and a third are Asian (11%) or other (10%) ethnicities. This is different from the rest of London where a considerably smaller proportion identify as black (13%) and larger identify as Asian (21%). There are far more young people who are ethnically more diverse than other ages.
3. Southwark is growing much faster than the national average and has the second highest growth in South East London behind Greenwich. The population has increased from 256,700 people in 2001 to 314,200 people today. Since 2001 there has been growth across all age groups except those 70 to 84. Southwark's population is expected to increase growing by 20% by 2030. This will mainly be in the north where there are new developments in Canada Water, Elephant and Castle and on the Old Kent Road and there will be a small decline in the population of communities in the south of the borough.
4. With regards to indices of deprivation, Southwark has seen an improvement in its ranking compared to other local authorities in England. The borough remains one of the most deprived in the country. Southwark is ranked in the bottom quartile of local authorities in England for both the average ranked score and the average score measure. Out of 317 local authorities in England (1st being most deprived), Southwark has ranked 40th in 2015 and 72nd in 2019 for the extent of deprivation when considering the average score which considers the average level of deprivation across the borough, based on the scores of all the neighbourhoods within it.
5. Despite Southwark's ranking for deprivation improving in most areas since 2015, high levels of deprivation remain particularly relating to barriers to housing and the outdoor environment.

6. The indices of deprivation comprise:

- Barriers to housing and services
- Education skills and training
- Employment
- Income
- Health & disability
- Living environment
- Crime

7. The relevant indices are detailed within the reasons of the strategic policies which seek to help to address deprivation within the borough.

8. We need to make sure that our planning policies and local services are developed for our changing population. There needs to be capacity for homes, jobs and services for people who need them as a mobile population.



New Southwark Plan Strategy

The New Southwark Plan contains six types of policies:

1. Area Visions:

Area Visions are policies that provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out infrastructure improvements, opportunities for improved public spaces, transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the character of different places to be renewed, retained or enhanced. Development proposals should be prepared in the context of the relevant Area Vision and should demonstrate how they contribute towards the strategic vision for that area.

2. Strategic policies:

Strategic policies are borough-wide policies which set out the council's regeneration strategy to work with local people to improve neighbourhoods and create new opportunities for the future. They are also used to set the context for our detailed planning policies and to make planning decisions.

3. Development management policies:

Development management policies set out further detail which is required to deliver the strategic policies. They are used to assess planning applications.

4. Implementation policies:

Implementation policies set out how the council will implement the New Southwark Plan as the council's primary planning and regeneration strategy, alongside the policies in our wider Development Plan, including our Area Action Plans, the London Plan and any neighbourhood plans.

5. Site Allocations:

Site Allocations are planning policies which apply to key potential development sites of strategic importance. Site Allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs, public open space, public access routes, transport infrastructure and social infrastructure, such as health or education facilities. Site Allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. Site Allocations are not required for sites which are likely to be redeveloped in line with the development management policies of the New Southwark Plan.

6. Planning Policies Map:

Some planning policies only apply in defined areas, for example, conservation areas. The Planning Policies Map shows planning designations where specific planning policies must be applied.

Strategic Targets



Providing quality social rented and intermediate homes

- Aim to deliver at least 2,355 new homes every year.
- 11,000 new council homes will be delivered by 2043 as part of the overall housing target.
- Aim to deliver 50% of all new homes as social rented and intermediate homes, with a minimum requirement of 35% (25% social rented and 10% intermediate) in planning applications.



Developing businesses

- Aim to create at least 84,000 new jobs over the next 20 years.
- Aim to provide at least 460,000sqm of new office space in Central Activity Zones and in town centres.
- 52 hectares of land is designated as Strategic Protected Industrial Land or Locally Significant Industrial Sites.
- Developments proposing 500sqm GIA or more employment floorspace must deliver 10% affordable workspace.
- Encourage creative and vibrant uses within 800 railway arches.



Working towards cleaner energy and protecting the environment

- All developments must reduce their carbon emissions.
- Retain all Metropolitan Open Land, Borough Open Land and Other Open Space.



Improving transport

- Expand and enhance our cycle route network and the borough's walking networks in collaboration with TfL.



Protecting conservation areas

- Conserve and enhance conservation areas and protected buildings.
- Conserve and enhance 2,200 listed buildings.
- Protect strategic views of St Paul's Cathedral and 5 Borough views.



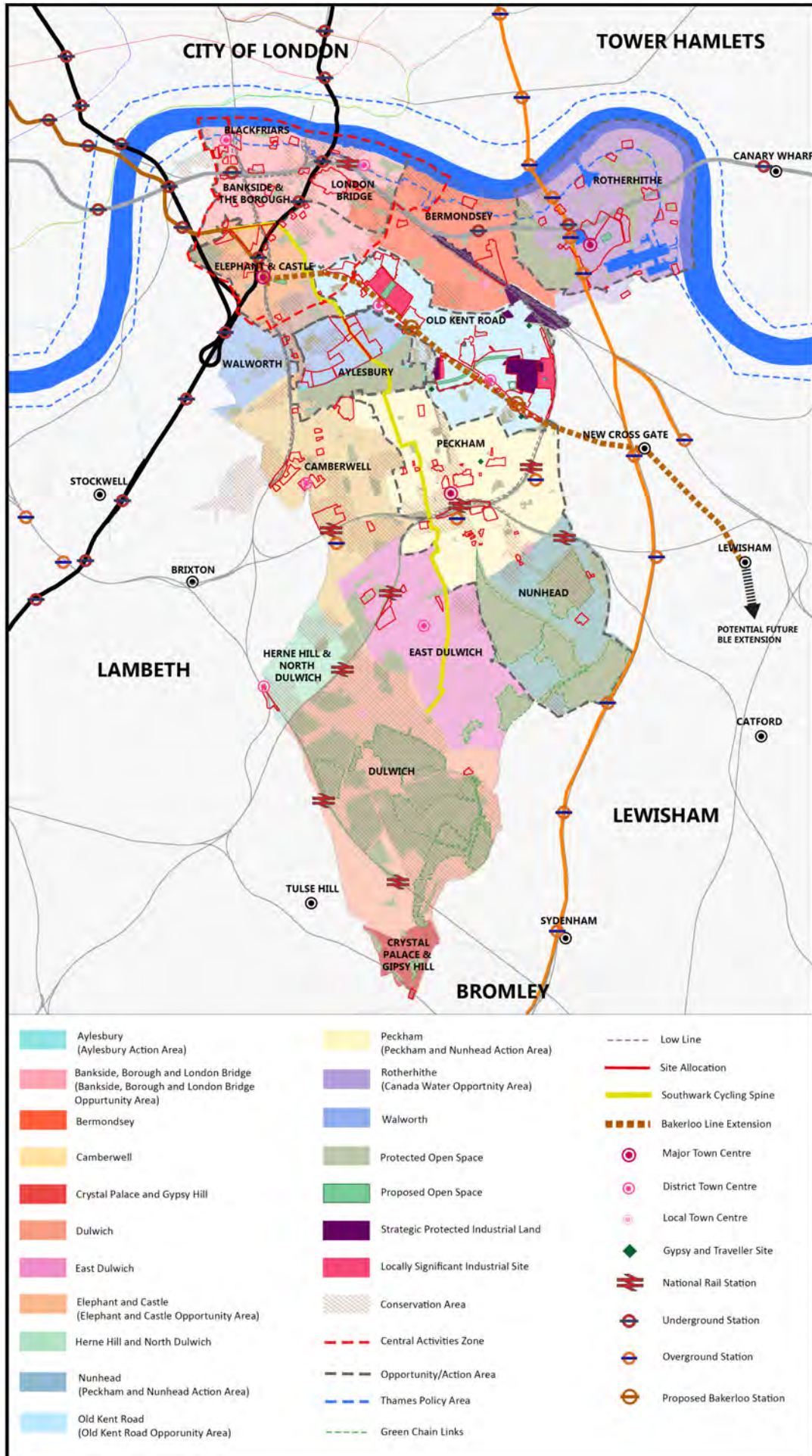
Area Action Plans

- There are 3 adopted Area Action Plans for Canada Water, Peckham and Nunhead, and Aylesbury, and an emerging plan for Old Kent Road.

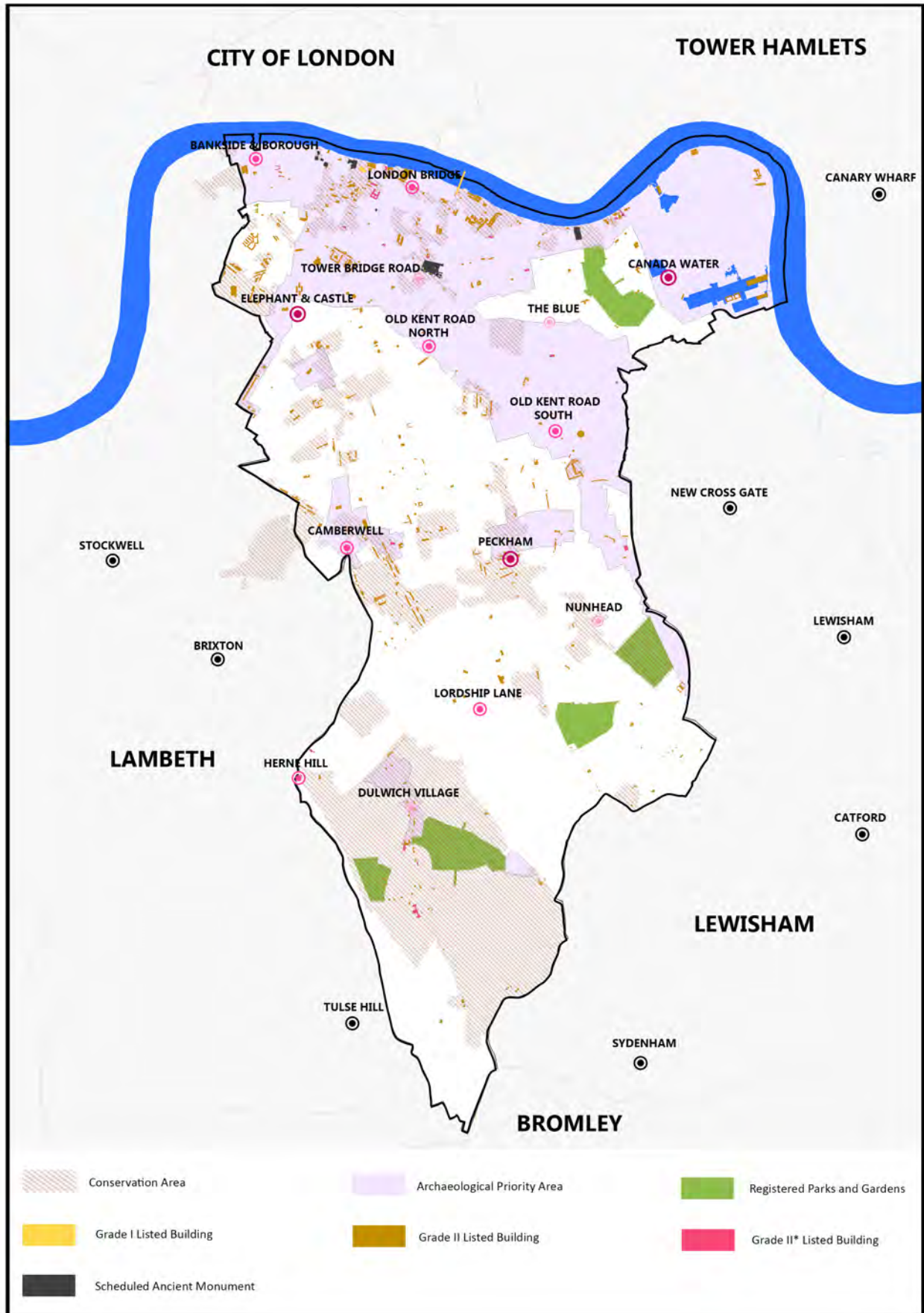
Neighbourhood Plans

- There is one Neighbourhood Plan for Southbank and Waterloo and emerging plans for other areas.

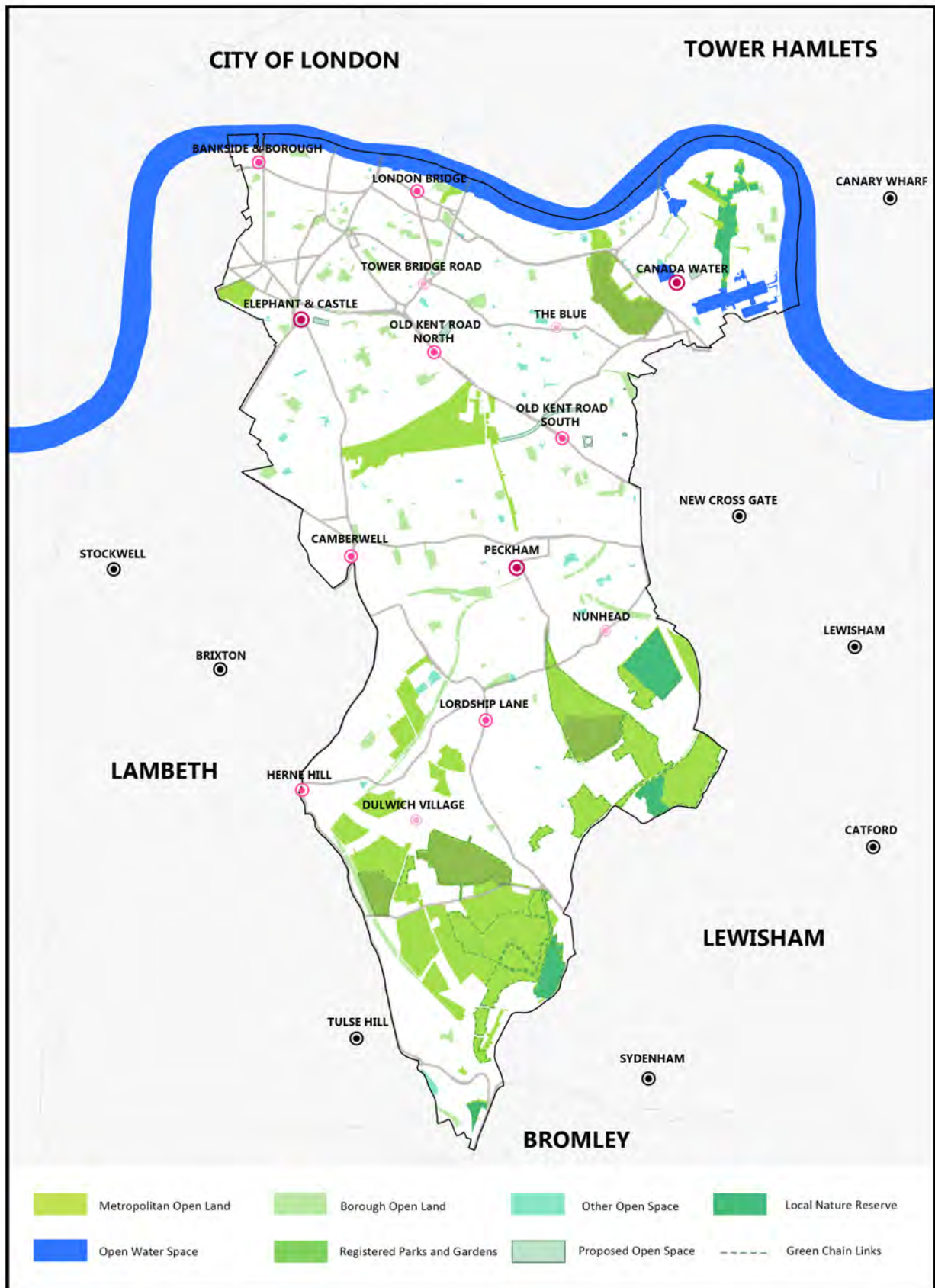
Key Diagram



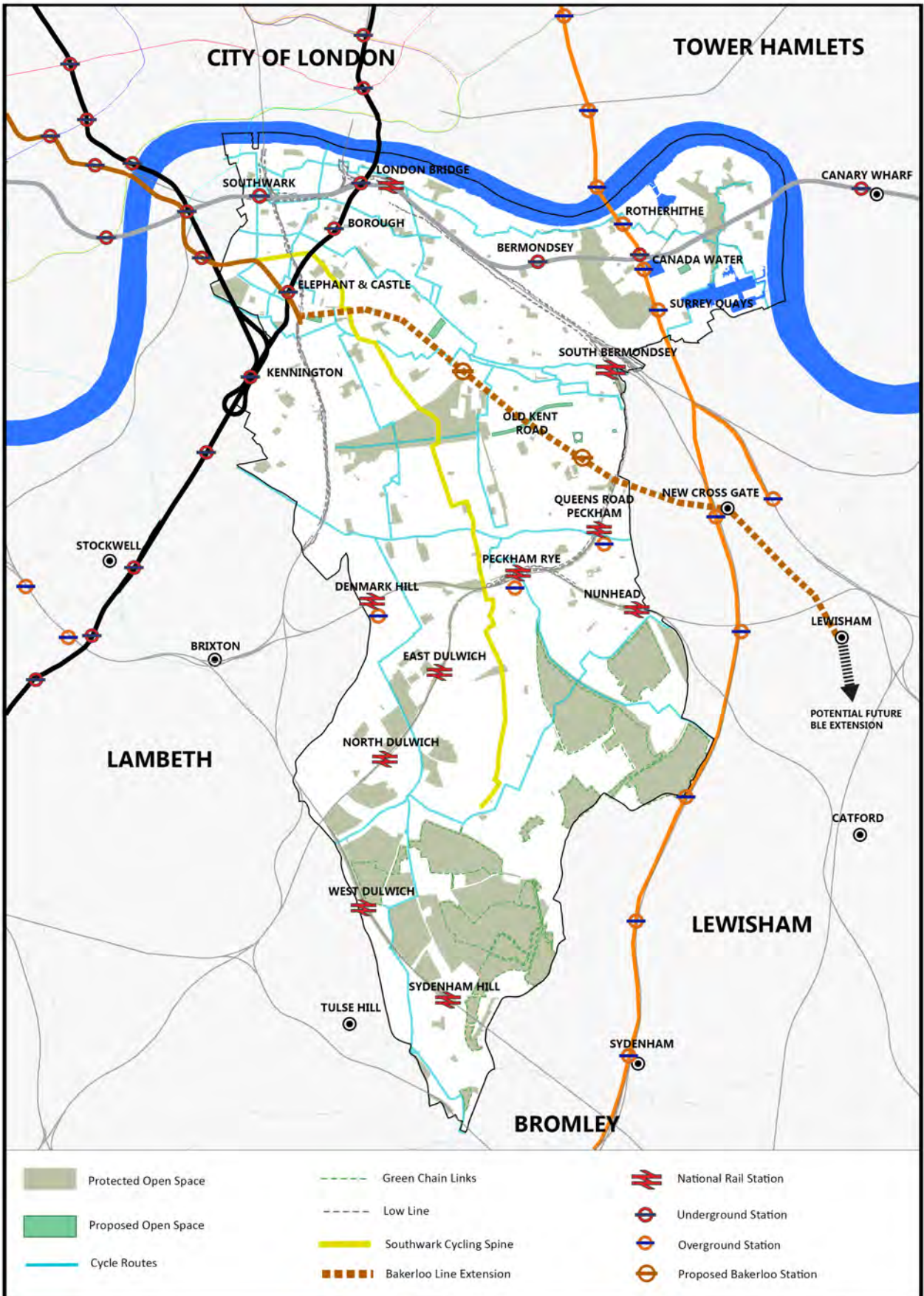
Heritage



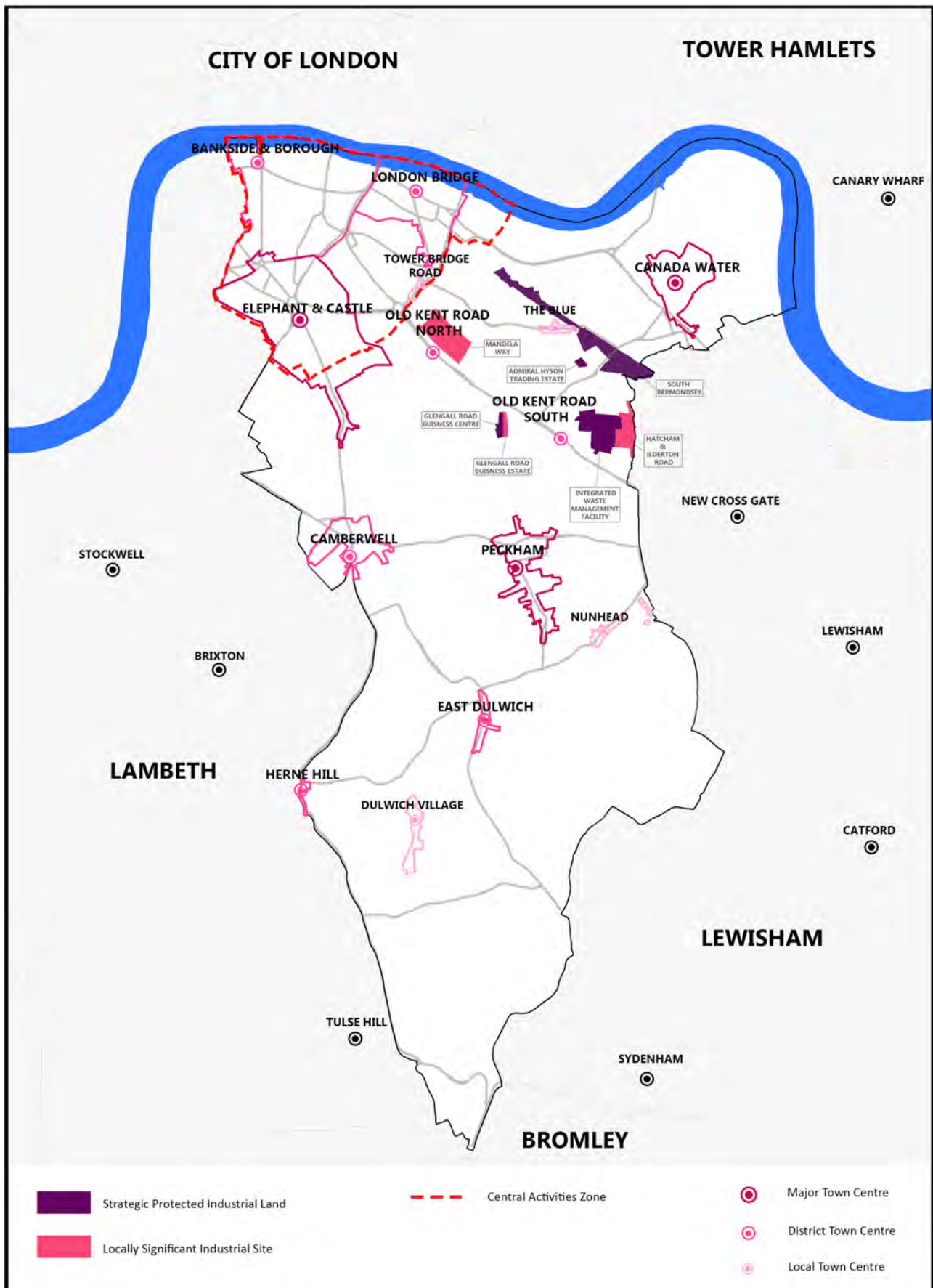
Open Space



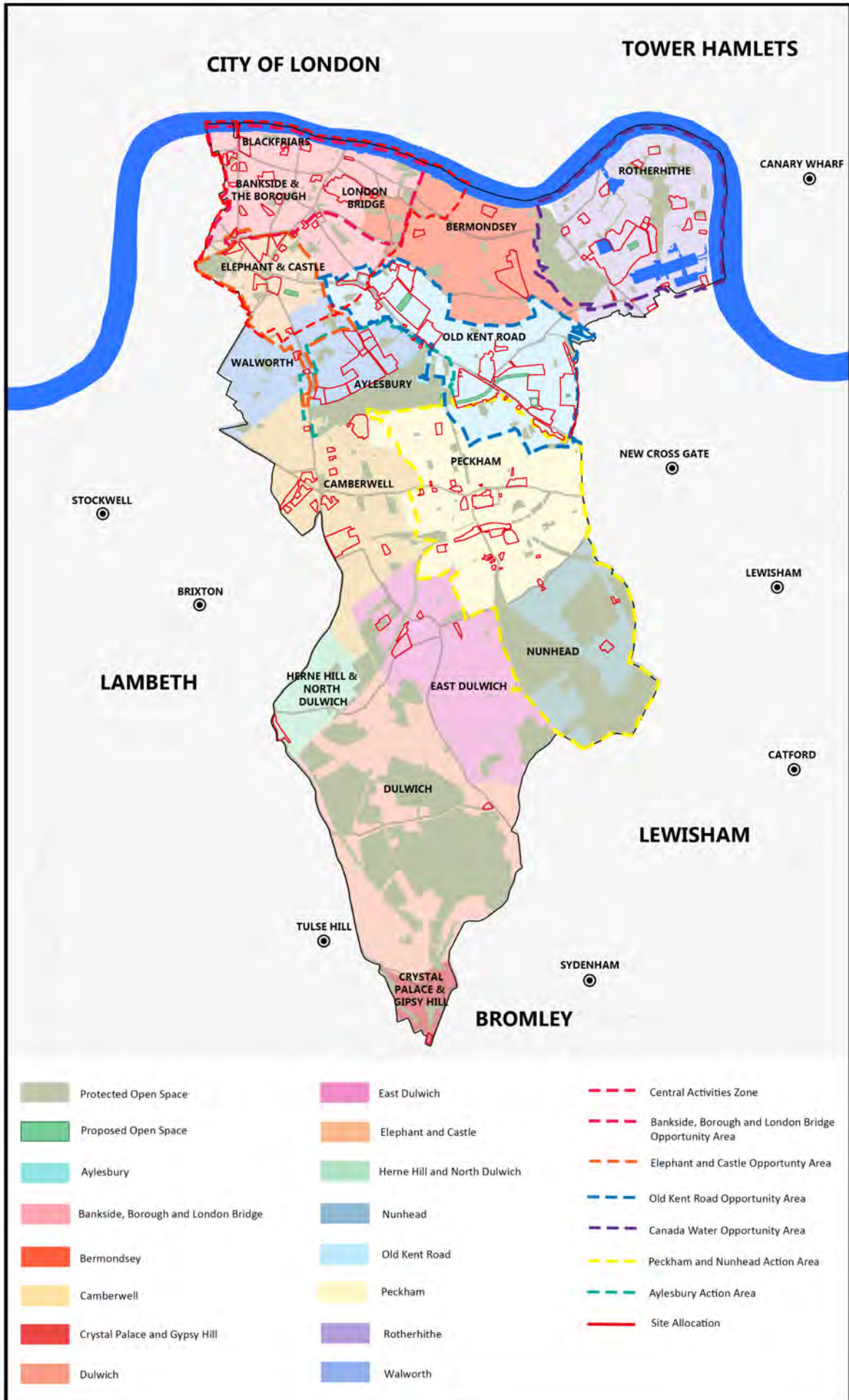
Transport



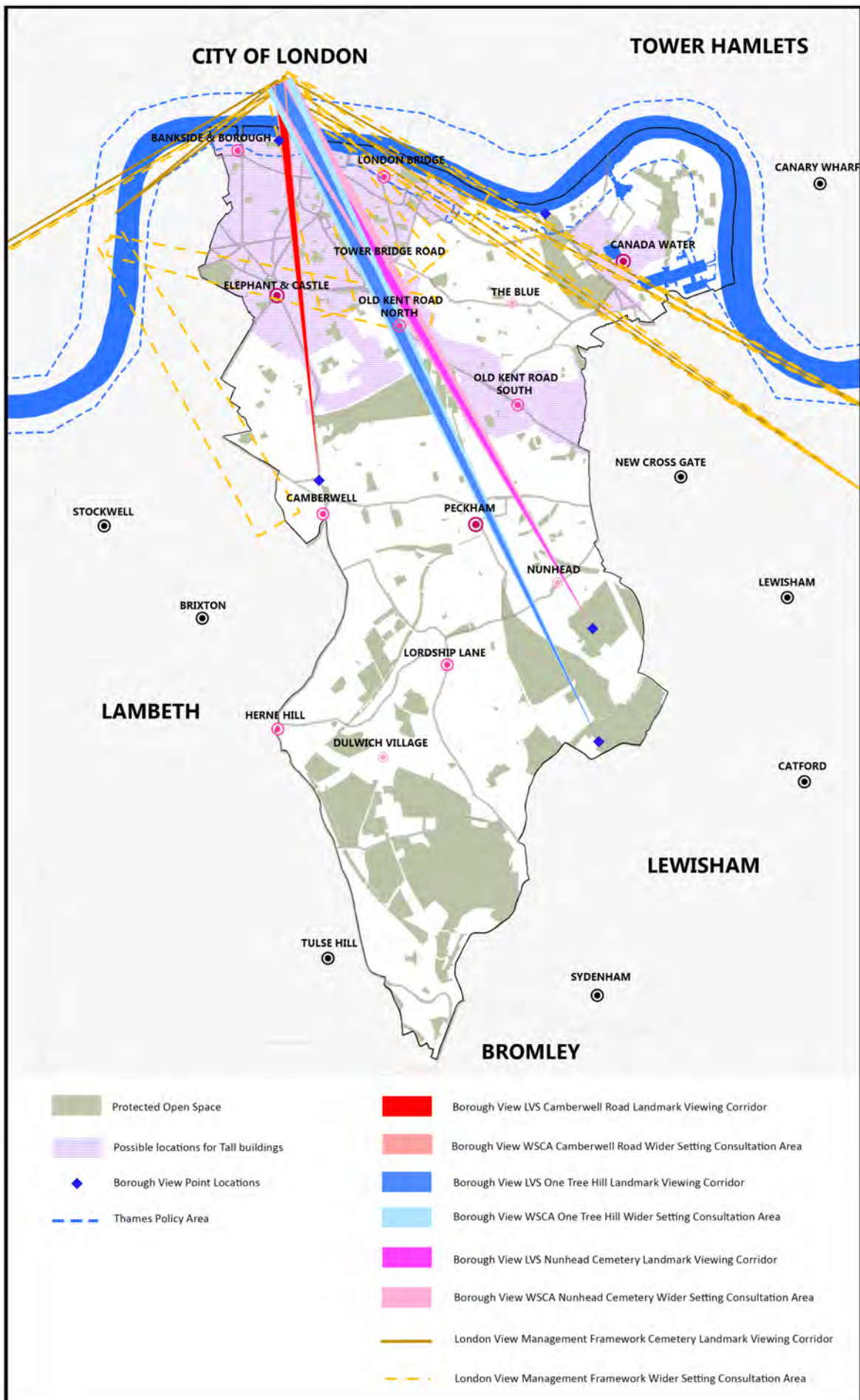
Town Centres and Industrial Locations



Policy Areas



Tall Buildings and Views



Strategic Policies

Strategic policies are borough-wide policies which set out the council's regeneration strategy to work with local people to improve neighbourhoods and create new opportunities for the future. They are also used to set the context for our detailed planning policies and to make planning decisions.

SP1a Southwark's development targets

SP1b Southwark's places

SP1 Quality affordable homes

SP2 Regeneration that works for all

SP3 Best start in life

SP4 Strong local economy

SP5 Healthy, active lives

SP6 Cleaner, greener, safer

New Southwark Plan Strategic Vision

1. The New Southwark Plan Vision is for Southwark to continue to be a network of successful, unique, historic, distinct places with affordable housing and business space, plenty of shops and cultural activities, open spaces and clean air that are linked together, to Central and the rest of London by an accessible and affordable transport network looking forward to 2033.
2. Southwark contains Central London destinations such as London Bridge, Bankside, Canada Water, Elephant and Castle and Old Kent Road. These historic and unique destinations are residential areas woven in with attractions for millions of visitors, National and International headquarters, office space for small businesses, shops, homes, schools, community and leisure activities. These Opportunity and Action Areas are linked to Central London and the rest of London by tube, train, bus, cycle and walking with well preserved open spaces and green links to provide places for activities and to address the Climate Emergency.
3. Town Centres such as Peckham, Camberwell and Lordship Lane provide distinct and diverse shops, services, arts and cultural activities with very large catchment areas due to the specialist goods and services. They are surrounded by residential communities that benefit from the busy, diverse town centres.
4. Residential communities in the south such as Bermondsey, Nunhead, East Dulwich, Herne Hill, Dulwich Village and West Dulwich are historic areas with unique local characteristics and great shops, services and other activities in local centres.
5. Local Area Visions are set out in section 5 with detailed information about how each area is expected to develop.

SP1a Southwark's Development Targets

1. Development will improve the places in Southwark to enable a better quality of life for Southwark's diverse population. It must contribute to our Strategic Vision, Local Area Visions, Strategic Policies, Development Management Policies and Implementation Policies to protect, enhance and regenerate our places. This will ensure the borough continues to be successful, diverse and vibrant. We will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including:
 1. 2,355 new homes each year
 2. 11,000 council homes will be delivered by 2043 as part of the overall housing target
 3. 84,000 new jobs over the next 20 years
 4. 460,000 sqm office floorspace from 2014 to 2036
 5. 26,672 sqm net new retail floorspace by 2031 over and above commitment.
 6. The growth of other activities that create successful places such as places to work, leisure, arts and culture, sports, schools, 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 and respect and integrate with the local and historic context and communities.

Reasons

1. Southwark's spatial strategy is to continue with regeneration and preservation to create destinations, town centres and residential communities that preserve and enhance the history of places particularly historical buildings and open spaces. With desirable environments, affordable housing, business space, shops and activities where there are jobs for residents as well as the business headquarters, utilising technology and building transport infrastructure to improve air quality and tackle the Climate Emergency. This new development must provide housing of all tenures for all age groups to integrate with existing communities and improve places for existing residents and businesses particularly in the areas around where the new development is being built. The local facilities, transport network, network of open spaces and infrastructure will support the fast pace of change in the Action and Opportunity Areas such as Aylesbury, Bankside, Borough, London Bridge, Elephant and Castle, Old Kent Road and Peckham.

SP1b Southwark's Places

1. Our spatial strategy is to strengthen the distinctive network of diverse places so that they will continue to be successful and vibrant as part of the overall plan for Southwark as set out in the Strategic and Area Visions and Strategic Targets Policy between 2020 and 2035. We are doing this by maximising our opportunities using spatial planning. We set out how we will achieve this through our strategic policies, development management policies, implementation policies, delivery programmes and monitoring.

2. This complex place making process is continuous and needs to involve the diverse range of people who use it to be meaningful in creating places that people find successful to live in and visit. Collectively we need to work together to improve each place through tackling the challenges and maximising our strengths.

3. Most new development will happen in the Opportunity Areas and Action Area Cores (Bankside, Borough and London Bridge, Elephant and Castle, Aylesbury, Canada Water, Camberwell, Old Kent Road, Peckham and Nunhead). We are aiming to balance delivering as many homes as possible with providing jobs, protecting industrial and office locations, continuing with vibrant town centres, protection of open space and historic characteristics.

4. We will work with our partners, local communities and developers to ensure that developments improve our places for local communities through delivery of regeneration in our Opportunity and Action Areas to achieve our targets. Our vision areas will provide:

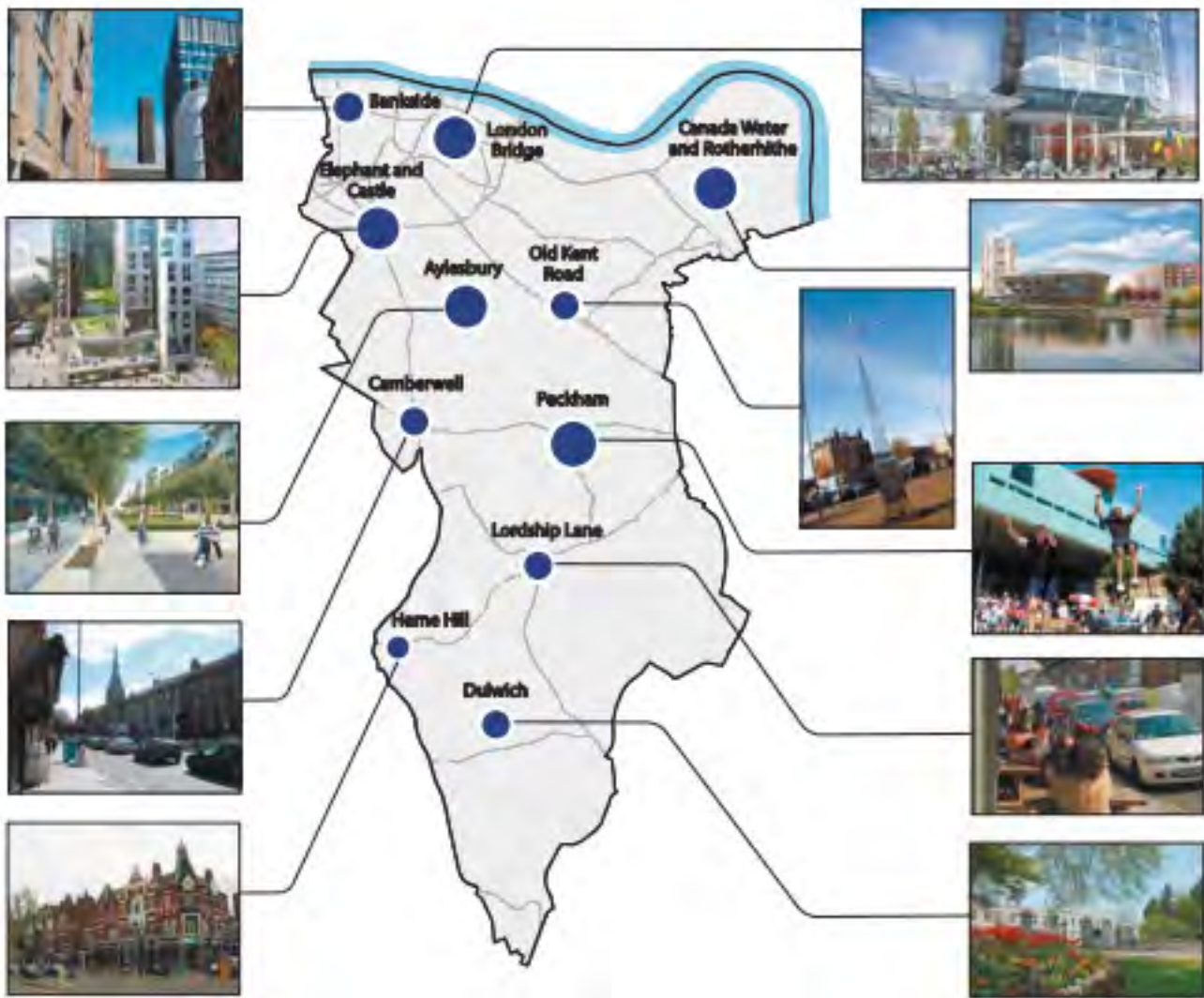
Vision Area	Approximate housing capacity within the borough through site allocations by area (net, units)	Employment B use class in GIA (net, sqm)	Retail, leisure and community uses (A1 – A4, D1-D2) in GIA (net, sqm)*	Open space provision within the borough within site allocations in GIA (sqm)
Bankside and Borough	1,148	34,726	8,190	3,151
Bermondsey	2,313	-10,935	9,992	0
Blackfriars Road	1,553	91,750	16,029	0
Camberwell	1,770	4,137	7,619	0
Crystal Palace and Gipsy Hill	51	0	0	0
Dulwich	63	0	187	0
East Dulwich	374	3,741	2,189	-4,782***
Elephant and Castle	1,686	-1,563	2,512	1,640
Herne Hill and North Dulwich	45	383	306	0
London Bridge	483	43,156	1,5256	605
Old Kent Road	20,572	6,321	5,874	38,828
Peckham	1,370	9,127	8,555	0
Rotherhithe	4,712	22,196	9,958	13,696
Walworth	229	-2,437	2,310	0
Vacant railway arches brought back into use		17,280		
Total	36,369	217,882	75,247	53,138

*The figures do not include education and health (D1) uses.

**The capacities planned for Rotherhithe are based on the minimum capacities of employment, retail, leisure and community uses as well as the average of residential unit range set out in the Canada Water masterplan (Site allocation NSP78).

*** The change was due to a redevelopment to provide a new stadium at Dulwich Hamlet Football Club.

Our different areas



SP1 Quality affordable homes

We will lead the way in London to build more homes of every kind in Southwark and to use every tool at our disposal to increase the supply of all different kinds of homes. Our target is for 50% of all new homes as social rented and intermediate homes. We will ensure that all new homes in Southwark are of such good quality that you will not know whether you are visiting homes in private, housing association or council ownership. This will be achieved through:

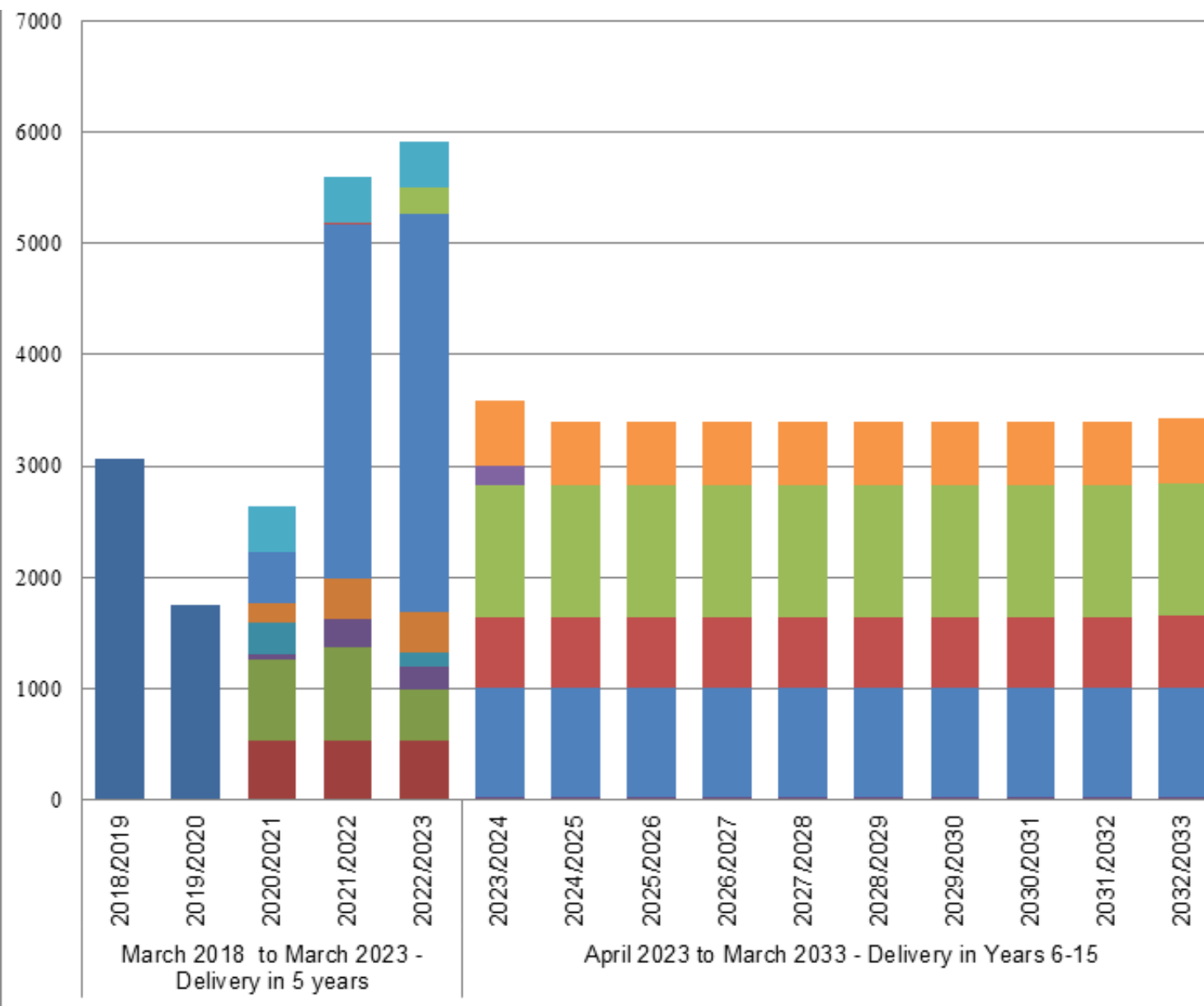
1. Meeting and exceeding our housing target of 2,355 homes per annum;
2. Building 11,000 new council homes by 2043 as part of our overall housing target, by developing our own land and developing on some of our existing estates, including in-fill development;
3. Encouraging developers to increase the provision of social rented and intermediate homes on sites beyond 35%;
4. Encouraging developers to receive affordable housing grant to increase the provision of social rented and intermediate housing;
5. Encouraging developers to provide more social rented and intermediate housing through the fast track route; and
6. Maintaining high housing standards; and
7. Building more family homes for households with children as well as childless households; and
8. Ensuring that vulnerable residents and families are helped to find the right housing to live as independently as possible; and
9. Enabling our residents to take pride in and feel responsible for their homes and local area.

Reasons

1. We will continue to deliver one of the highest levels of new homes nationally in Southwark. We are building on average around 42% gross and 33% net affordable homes per year. This equates to 9,200 gross new affordable homes and 6,416 net affordable homes between 2004-2019. We will increase this to 50% social rented and intermediate homes in line with the London Plan through our new council homes delivery programme and encouraging developers to exceed 35% social rented and intermediate homes delivery. The Housing Trajectory is illustrated below and detailed further at Annex 2.
2. In Southwark around 1,860 gross and 1,560 net new homes have been built annually between 2004 and 2019 with around 613 gross and 430 net new affordable homes. This is consistently one of the highest levels of delivery of new homes within London and nationwide. It is widely recognised that rising rent and property prices in the private sector, the loss of council homes through the 'Right to Buy', and a lack of affordable housing means that younger generations may be forced to move away from their families and communities. Our residents told us they want more council housing and that it should be of a high standard we are tackling this by building 11,000 new council homes by 2043.

3. We identify in the site allocations enough land to build 2,355 net additional homes per year to meet our target.
4. There are high levels of deprivation relating to barriers to housing and services across Southwark, this measures the physical and financial accessibility of housing and local services. Over three quarters of residents live in communities ranked in the 20% most deprived in England. This covers a significant part of the borough. When looking at the sub-domain that focuses on housing affordability, overcrowding, and homelessness 97% of our residents live in the 20% most deprived communities in England.

Indicative New Southwark Plan housing trajectory (2018-2033)



- Windfall allowance for small sites (determined through historic delivery of small sites)
- New Council Homes Delivery Programme Potential growth identified by SHLAA
- Remaining capacity of site allocations in the Old Kent Road AAP
- Remaining capacity within NSP and AAP sites (excluding OKR and Aylesbury)
- Planning approval in the pipeline for all site allocations
- Homes under construction in Elephant Park redevelopment as whole a (Saved Southwark Plan Site 39P)
- Homes under construction in Aylesbury AAP
- Homes under construction within Old Kent Road sites
- Homes under construction within NSP and AAP sites (excluding Aylesbury and OKR)
- Homes under construction outside site allocations
- Completed dwellings (including all sites)

Housing Trajectory - source of supply by year

Source of supply/Year	March 2018 to March 2023 - Delivery in 5 years					April 2023 to March 2033 - Delivery in Years 6-15									
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Completed dwellings (including all sites) ¹	3059	1747													
Homes under construction outside site allocations			530	530	532										
Homes under construction within NSP and AAP sites (excluding Aylesbury and OKR)			733	836	466										
Homes under construction within Old Kent Road sites			75	266	203										
Homes under construction in Aylesbury AAP			276		122										
Homes under construction in Elephant Park redevelopment (saved Southwark Plan site 39P)			183	362	364										
Planning approvals in the pipeline for all site allocations			455	3173	3570	985	985	985	985	985	985	985	985	985	987
Remaining capacity within NSP and AAP sites (excluding OKR and Aylesbury)				23		637	637	637	637	637	637	637	637	637	644
Remaining capacity of site allocations in the Old Kent Road AAP					246	1181	1181	1181	1181	1181	1181	1181	1181	1181	1187
Potential growth identified by SHLAA						184									
New Council Homes Delivery Programme			406	406	411										
Windfall allowance for small sites (determined through historic delivery of small sites)						581	581	581	581	581	581	581	581	581	581
Total housing supply for the period	18974					34219									
London Plan annual housing target	14130					23550									

¹ The LDD completions report, forming part of the completion figure, covers only five months for financial year 2019/2020 between April 2019 and September 2019. Completions in the remaining months of the year will be captured in 5 and 15 year supply 2020 version following the annual LDD completions survey in Autumn.

¹ The pipeline for 6 – 15 years has yet been confirmed for New Council Homes Delivery Programme. Update will be provided in the refreshed 5 and 15 year supply 2020 version.

SP2 Regeneration that works for all

We will continue to revitalise our places and neighbourhoods to create new opportunities for residents and local businesses, to promote wellbeing and reduce inequalities so that people have better lives in stronger communities. This will be achieved through:

1. Developing places where everyone can benefit from all activities, including play spaces, leisure activities, squares and shops, buildings and the natural environment. These places should enable everyone to feel proud of their home and create a sense of belonging in the community; and
2. Investing in our communities and residents, and particularly existing residents, so that everyone can access the benefits of our regeneration programmes and the opportunities created by those programmes for new homes, new jobs, education, training and new infrastructure; and
3. Encouraging greater tenure integration and equality within and between new development in order to create the conditions for properly mixed and integrated communities, ensuring equity of esteem from street level, and to mitigate against stark visible differences and a sense of tenure segregation; and
4. Ensuring that buildings have a positive relationship with the public realm and the existing place, providing opportunities for new street trees, and designing lower floors to directly relate to the street, with an appropriate transition in scale to create a positive pedestrian experience and developments that link with the existing communities;
5. Developments being designed for diverse communities in Southwark and to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.
6. Making our neighbourhoods safer with well-designed buildings and spaces that discourage crime and anti-social behaviour and foster a sense of community; and
7. Encouraging residential development above shops to enliven town centres; and
8. Ensuring that our existing residents and neighbourhoods prosper from good growth by giving people from every community the opportunity to collaborate throughout the regeneration process; and
9. Enhancing local distinctiveness and heritage-led regeneration by requiring the highest possible standards of design, creating vibrant, attractive, healthy, safe and distinctive buildings and places that instill pride of place in all our communities. This will include networks of green infrastructure, opportunities for healthy activities and improving streets, squares and public places between buildings; and
10. Strengthening support in regeneration areas for those who are vulnerable or who face greater disadvantage, by investing in the prevention and tackling causes of inequality, involving all of our services, partners and community-based activities.

Reasons

1. Southwark is committed to making regeneration that works for all. We are a borough with diverse communities, a proud heritage and a great future filled with potential, with some of the most exciting and ambitious regeneration programmes in the country being delivered right on our doorstep. The New Southwark Plan explains the strategy for regeneration from 2020 to 2035 and promotes a more systematic approach to social regeneration, where wellbeing becomes the most important outcome of our regeneration efforts. Using our unique location in central London to benefit existing local residents, it will encourage innovative development of spaces to provide new council and social rented and intermediate homes, as well as jobs, schools, shops and places to work.
2. Homes are being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, Old Kent Road, Blackfriars Road, Bankside and along the River Thames. We need to keep up with this pace of change by ensuring that all of these places have infrastructure and services to make them function effectively for all members of our community. We need to make sure that as this change is taking place, by working in partnership with existing local residents and businesses and ensure that they are listened to at all times. The places created should be for existing residents and businesses as well as newcomers.
3. Our social regeneration framework outlines our ambitions of improving life opportunities, good health and wellbeing and pride of place for all, investing in communities and reducing inequalities. This framework will be implemented through social regeneration charters for the different areas in the borough. These will outline how we will achieve our ambitions at a local level and demonstrate how we will collaborate with the community throughout the process.



Sports pitches at Brimington Park

SP3 Best start in life

We will give all our young people the best start in life in a safe, stable and healthy environment where they have the opportunity to develop, make choices and feel in control of their lives and future. This will be achieved through:

1. Offering our young people and families, including those who are more vulnerable or have special educational needs, the right support at the right time, from their early years through adolescence and into successful adult life; and
2. Delivering more childcare, school places and double the number of Southwark Scholarships; and
3. Delivering a top quality children's playground in every local area; and
4. Providing free fruit for primary school children; and
5. Investing in more early support for families; and
6. Increasing library access; and
7. Finding new ways to guarantee care and early education to help parents; and
8. Encouraging developments where there can be more interaction between people of different ages, particularly elderly and young people.

Reason

1. We believe in giving all our young people the best start in life. We will work with our looked after children to find them stable and loving homes. In our schools, the high demand for new primary and secondary places means we will make sure there are enough places for all. We will always aim to have the best for our children.
2. Southwark is ranked more favourably for education, skills and training, when measuring the lack of attainment and skills in the local population, including adults and children. While the most deprived areas in the borough are concentrated in central and northern areas, the level of deprivation relating to education, skills and training is much lower than other domains.



Consultation event at a local school

SP4 Strong local economy

We will work to make sure that Southwark has a strong economy where all of our existing and new residents, businesses and workers benefit. This will be achieved through:

1. Delivering at least 460,000sqm of new office space from 2014 to 2036; and
2. Providing at least 84,000 new jobs; and
3. Bringing more opportunities for people to find work, get into training and achieve their aspirations; and
4. Making Southwark a place where the town centres and high streets thrive and are a place to do business in the London and global economy, where business owners know this is the borough where their enterprises will grow and prosper; and
5. Ensuring the distinctive town and local centres will be places where shops, leisure, office and community uses are competitive and popular, providing customer choice for local communities; and
6. Increasing retail floorspace by up to 26,672sqm by 2031 over and above commitments; and
7. Working with our residents to assist them to be and stay financially independent; and
8. Ensuring we intensify the industrial land and co-locate industrial premises with new homes; and
9. Working with local business and other partners to make sure our residents are equipped with the skills and knowledge to access the many exciting opportunities that being in Southwark brings; and
10. Ensuring the delivery of 500 new affordable small business units.

Reasons

1. When our economy is strong then all of our residents benefit. It brings more opportunities for people in Southwark to find work, get into training and achieve their aspirations. Southwark has a network of employment clusters offering an environment where businesses, including small and medium sized enterprises (SMEs), create new jobs and opportunities particularly for local people. To help provide more affordable business space and help start up businesses our grant funds initiatives such as the High Street Challenge and the Southwark Pioneers Fund help to support business and community led groups to deliver new street markets and diversify uses on high streets through 'pop-up' uses on vacant and empty spaces. We pay particular attention to proposed growth in betting, pay day loan shops and takeaways and the potential loss of pubs, leisure and cultural uses. There are plans to enhance and renew Old Kent Road, Canada Water, Peckham, Elephant and Castle, Camberwell, Tower Bridge Road and other town centres. Southwark is also home to some of the oldest and most established Business Improvement Districts in the country, helping to offer services and improvements for businesses and residents in Bankside, Bermondsey, the South Bank, London Bridge and Waterloo.
2. We will encourage the creation of jobs in the environmental sector to help to respond to the climate emergency.
3. Southwark is projected to need to deliver 460,000sqm of new office space from 2014 to 2036. Along with other types of employment space this will provide 84,000 new jobs. Many of these will be in the Central

Activities Zone and across our major opportunity areas including Canada Water and Old Kent Road. To meet the growing need for affordable workspace the plan includes a bespoke policy and strategic target of 500 new affordable small business units. Additionally Southwark has over 800 railway arches many of which will be made available to enliven the Low Line walking routes and provide small business space. Industrial space will be intensified in stand alone and mixed use development and 52 hectares of land is retained for industrial uses or industrial mixed use development in the borough.

4. Southwark has a strong hierarchy of town centres which are projected to increase by 16,303sqm net of comparison goods retail floorspace, 1,954sqm net of convenience goods retail floorspace, and 8,415sqm gross of food and beverage floorspace (totalling 26,672sqm net retail) by 2031 over and above commitments. Growth of retail will mainly be accommodated in the redevelopment of three large shopping centres within the major town centres of Elephant and Castle, Peckham and Canada Water. Old Kent Road will also be transformed from retail warehouses with large car parks to a Healthy High Street.
5. Income deprivation measures the proportion of the population experiencing deprivation relating to low income, including those in and out of work. The most income deprived areas of the borough are located across central and northern Southwark. Almost a third of residents live in communities ranked in the 20% most income deprived in England. In contrast, 8% live in communities ranked in the 20% least income deprived these include Dulwich Village, a small part of Chaucer, Rotherhithe, North Bermondsey and Surrey Docks.
6. In terms of employment more specifically, the most employment deprived areas of the borough are located across central and northern Southwark, this includes part of the Old Kent Road, Peckham, Faraday, Newington and Camberwell Green. This measures the proportion of the working age population in an area involuntarily excluded from the labour market. Almost 14% of residents live in communities ranked in the 20% most employment deprived in England. In contrast, almost 12% live in communities ranked in the 20% least employment deprived.

SP5 Healthy, active lives

We will maintain and improve the health and wellbeing of our residents, encouraging healthy lives by tackling the causes of ill health and inequalities. This will be achieved by:

1. Ensuring all council homes are warm, dry and safe; and
2. Building quality new homes to help people to live healthier lives; and
3. Working with residents and our partners to build resilient communities; and
4. Extending opportunities to all to maintain and improve their health and wellbeing; and
5. Enabling people to remain in their homes for longer and ensuring vulnerable residents can lead and enjoy independent lives, achieve their goals and have a great future in Southwark; and
6. Delivering a safer walking and cycling network to address the climate emergency; and
7. Increasing, protecting and improving green spaces; and
8. Improving access to healthcare, voluntary organisations and community health facilities; and
9. Introducing the concept of active design which, among other things, makes using the stairs an attractive alternative to using lifts and encourages walking and the use of bicycles for local trips.

Reasons

1. The council has declared a Climate Emergency with the ambition to reach carbon neutrality by 2030. We will play a leading role in making Southwark a place where people enjoy spending time and can thrive by ensuring the borough is clean, green and safe. Reducing landfill, remediating contaminated land and increasing recycling and the re-use of waste materials will help us minimise our environmental impact and help to protect biodiversity and habitats for future generations to enjoy. Ensuring buildings are energy efficient and low carbon will help reduce our carbon footprint and our contribution to man-made climate change while also saving money through reduced energy bills for our residents and workers. Prioritising walking, cycling and public transport will also help us reduce our carbon footprint, as well as reduce the congestion and poor air quality.
2. Some parts of the borough's walking and cycling routes are poorly maintained, confusing and can at times feel unsafe. Improving these routes will encourage more walking and cycling. Poor air quality has significant health impacts so reducing harmful pollutants is crucial in making a safer and cleaner place. There is also a risk of flooding from both the Thames and surface water pooling. We need to mimic natural drainage patterns by reducing hard surfaces and increase absorbent surfaces through soil and planting. Our parks and open spaces, trees and wildlife habitats are of enormous value so it is essential that we continue to protect and enhance them to ensure they can be enjoyed and used by everyone.
3. Levels of health deprivation and disability in the borough are mixed, this relates to the risk of premature death and the impairment of quality of life through poor physical or mental health. The most deprived neighbourhoods are spread across the borough. Just over 8% of residents live in communities ranked in the 20% most deprived in England. In contrast, just over 4% live in communities ranked in the 20% least health deprived.

SP6 Cleaner, greener, safer

We will lead the way in providing spaces for people to connect with nature, making people feel safe, creating cleaner streets, increasing recycling and reducing landfill waste, and addressing the Climate Emergency. This will be achieved through:

1. Protecting and enhancing our environment through making new and existing buildings as energy efficient as possible; and
2. Making Southwark a place where walking, cycling and public transport are the first choice of travel as they are convenient, safe and attractive; and
3. Protecting and improving our network of open spaces, waterways, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities; and
4. Improving our natural environment through the use of urban greening to reduce flood risk and improve air quality; and
5. Working with local people to deliver the very best so that the borough is clean, green and safe.

Reasons

1. The council has declared a Climate Emergency with the ambition to reach carbon neutrality by 2030. We will play a leading role in making Southwark a place where people enjoy spending time and can thrive by ensuring the borough is clean, green and safe. Reducing landfill, remediating contaminated land and increasing recycling and the re-use of waste materials will help us minimise our environmental impact and help to protect biodiversity and habitats for future generations to enjoy. Ensuring buildings are energy efficient and low carbon will help reduce our carbon footprint and our contribution to man-made climate change while also saving money through reduced energy bills for our residents and workers. Prioritising walking, cycling and public transport will also help us reduce our carbon footprint, as well as reduce the congestion and poor air quality.
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3. The Crime Domain measures the risk of personal and material victimisation at local level. Southwark is ranked as one of the most deprived local authorities in England. There are high levels of crime deprivation across the majority of the borough, with the exception of Borough & Bankside and parts of London Bridge & West Bermondsey. Over a third of residents live in communities ranked in the 20% most crime deprived in England. In contrast, just 5% live in communities ranked in the 20% least crime deprived.

4. The Living Environment Deprivation Domain measures the quality of the local environment, both indoor and outdoor. There are high levels of deprivation relating to the living environment across the borough, with more than half of residents living in communities ranked in the 20% most deprived in England. When looking at the sub-domain that focuses on air quality and road traffic accidents, all residents in Southwark live in communities ranked as the 20% most deprived in England.

Area Visions:

Area Visions are policies that provide the strategic vision for the future of Southwark's distinct places and neighbourhoods. They set out infrastructure improvements, opportunities for improved public spaces, transport improvements and growth opportunities for new homes and jobs. Area Visions also identify the character of different places to be renewed, retained or enhanced. Development proposals should be prepared in the context of the relevant Area Vision and should demonstrate how they contribute towards the strategic vision for that area.

AV.01 Aylesbury Area Vision

The Aylesbury Area is:

- A residential area located north of Burgess Park and between Walworth Road and Old Kent Road. It originally accommodated 2,750 homes and is characterised by large concrete slab buildings built in the mid 1960s – 70s, now at the end of their service life, which are set amongst mature trees;
- Served by emerging new community infrastructure, which includes three new high-performing schools, existing primary schools, the re-landscaped Burgess Park and sports facilities, including a new BMX cycle track;
- Served by good bus transport links, along the Walworth Road and Old Kent Road corridors, and near to the Elephant and Castle train and underground stations and the Old Kent Road Opportunity Area.

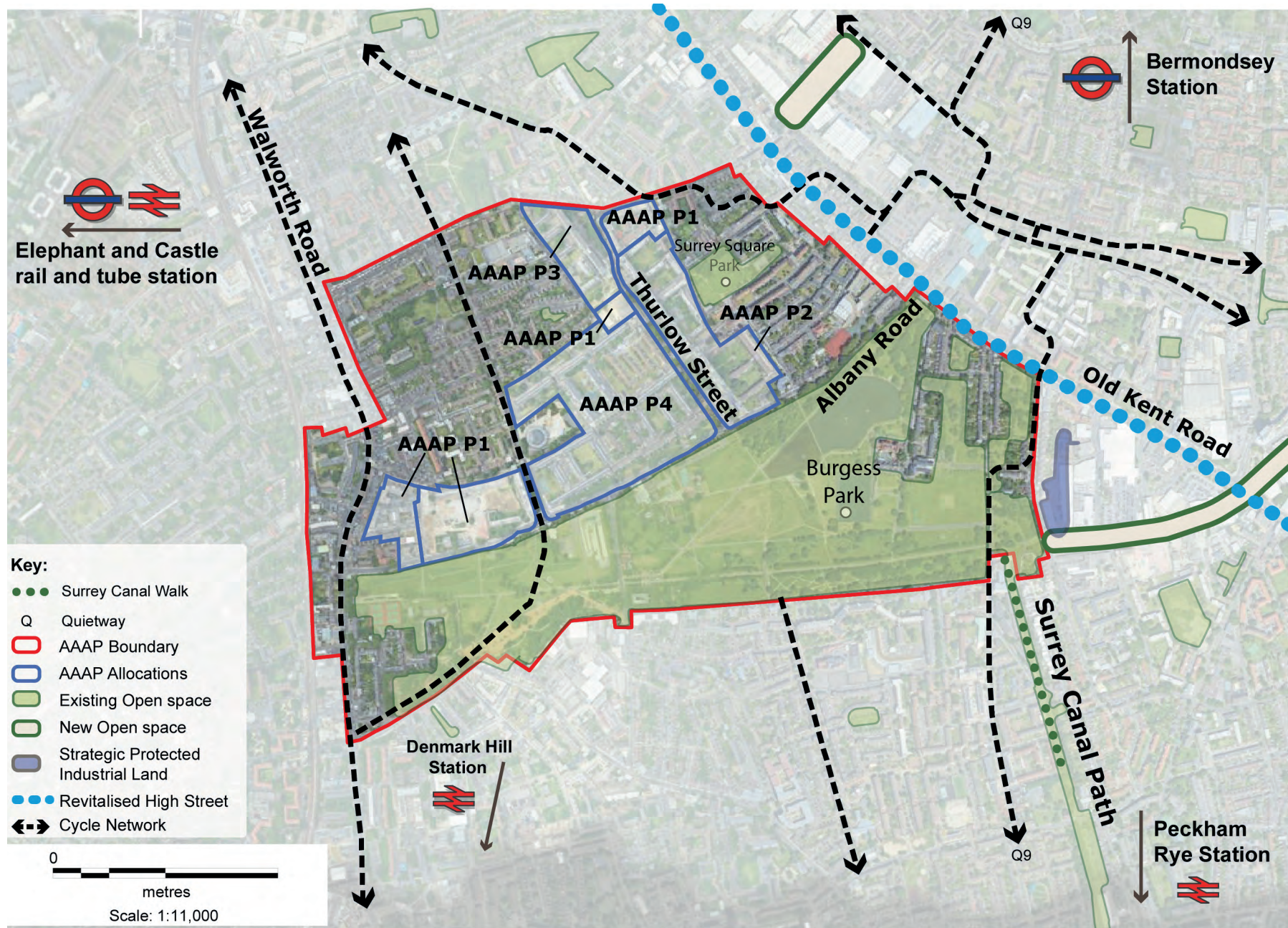
Development in the Aylesbury Area should:

- Generate new neighbourhoods with a range of housing tenures and sizes that will attract existing residents to stay and new people to move in, including Southwark residents who want to stay and benefit from the great connections, facilities and communities;
- Stitch back into the surrounding context and enhance the ability for pedestrians and cyclists to get around a network of attractive tree-lined streets and public open spaces, arranged around a loose grid of well designed urban blocks;
- Establish a local hub in the vicinity of East Street and Thurlow Street with a range of community facilities including a new Health Centre, Library, pharmacy, café and a public square;
- Deliver homes and a wider urban environment suitable for residents at all stages in their lives, encouraging people to live and work locally. This will include excellent cycling provision, safe secure streets with good building frontages and a choice of homes including a range of different sized homes, generous space standards and provision of specialist housing;
- Deliver excellent design that expresses timeless quality and variety, creating and contributing to the sense of different districts and to the health and wellbeing of communities across the development area;
- Be phased over a number of years to offer the maximum number of existing residents the opportunity to move into the new homes.

Growth opportunities in the Aylesbury Area:

- The Area Action Plan 2010 envisaged approximately 4,200 new homes with the provision of 50% social rented and intermediate homes. The emerging direction of travel of planning policy seeks to build new homes whilst also supporting any existing residential use. This suggests that it would now be appropriate to consider an increased number of homes within the land covered by the Area Action Plan boundary, with a view to replacing all the existing social rented homes within the original footprint the estate. Irrespective of density, the objective of delivering 50% social rented and intermediate homes should be met with a preference for social housing in accordance with the Area Action Plan.

Aylesbury Area Vision Map



AV.02 Bankside and The Borough Area Vision

Bankside and The Borough are:

- At the heart of the commercial and cultural life of the capital where centuries old buildings intermingle with modern architecture. Attractions include Tate Modern, The Globe Theatre, Borough Market and Clink Street, Southwark Cathedral and views from the Thames Path;
- A globally significant central London business district, home to international headquarters and local enterprise. The local economy is notable for its diversity, including employers in the arts, culture, specialist retail, small businesses and entertainment, particularly along the River Thames;
- Characterised by their medieval and Victorian street layout linking commercial areas to residential neighbourhoods and interspersed with interesting spaces and excellent public realm that enthralls people to use the entire area;
- Mixed use neighbourhoods with a large proportion of affordable homes;
- Places where people enjoy local shops on Borough High Street and Great Suffolk Street;
- A transport hub with Blackfriars rail and tube stations, Borough tube station, Elephant and Castle and London Bridge stations nearby, many buses, river transport and cycling routes making all of the area accessible from both within and outside London.
- Of great archaeological interest containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.

Development in Bankside and The Borough should:

- Provide as many homes as possible while respecting the local character of each area, which in many places includes residential communities;
- Continue to consolidate Bankside and The Borough as part of central London; an international destination for business headquarters, small businesses, tourism and transportation that is entwined with historic communities with local services, open spaces and excellent transport links;
- increase or improve the number and quality of local open spaces, squares and public realm;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Enable the delivery of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.
- Consider the Southbank and Waterloo Neighbourhood Plan.

Growth opportunities in Bankside and The Borough :

- Large development sites in Bankside and The Borough will provide new homes and employment spaces. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

AV.03 Bermondsey Area Vision

Bermondsey is:

- An inner-London neighbourhood characterised by modest worker houses associated with the historic Rotherhithe docks and local manufacturing industries such as biscuits, jam, vinegar and pickles;
- Home to the historic riverside areas of Shad Thames, St Saviours Dock and King Edward III's Stairs, each of which have their own distinct character. Supported, in the case of Shad Thames, by a Conservation Area Management Plan;
- Highly accessible with excellent public transport links and only a short walk to London Bridge and the City;
- Notable for its employment clusters such as The Blue, Jamaica Road, Bermondsey Street and Tower Bridge Road which provide local shops, the markets at Bermondsey Square and Maltby Street and the cluster of artisanal food and beverage producers and other light industries and creative industries in and around the railway viaducts;
- A place to enjoy public open spaces including Bermondsey Spa, St James's churchyard and the Thames Path, with an important local view of Tower Bridge from King's Stairs Gardens;
- An area containing nationally significant archaeological sites including the scheduled monuments of Bermondsey Abbey and the moated manor house of Edward III Platform Wharf.

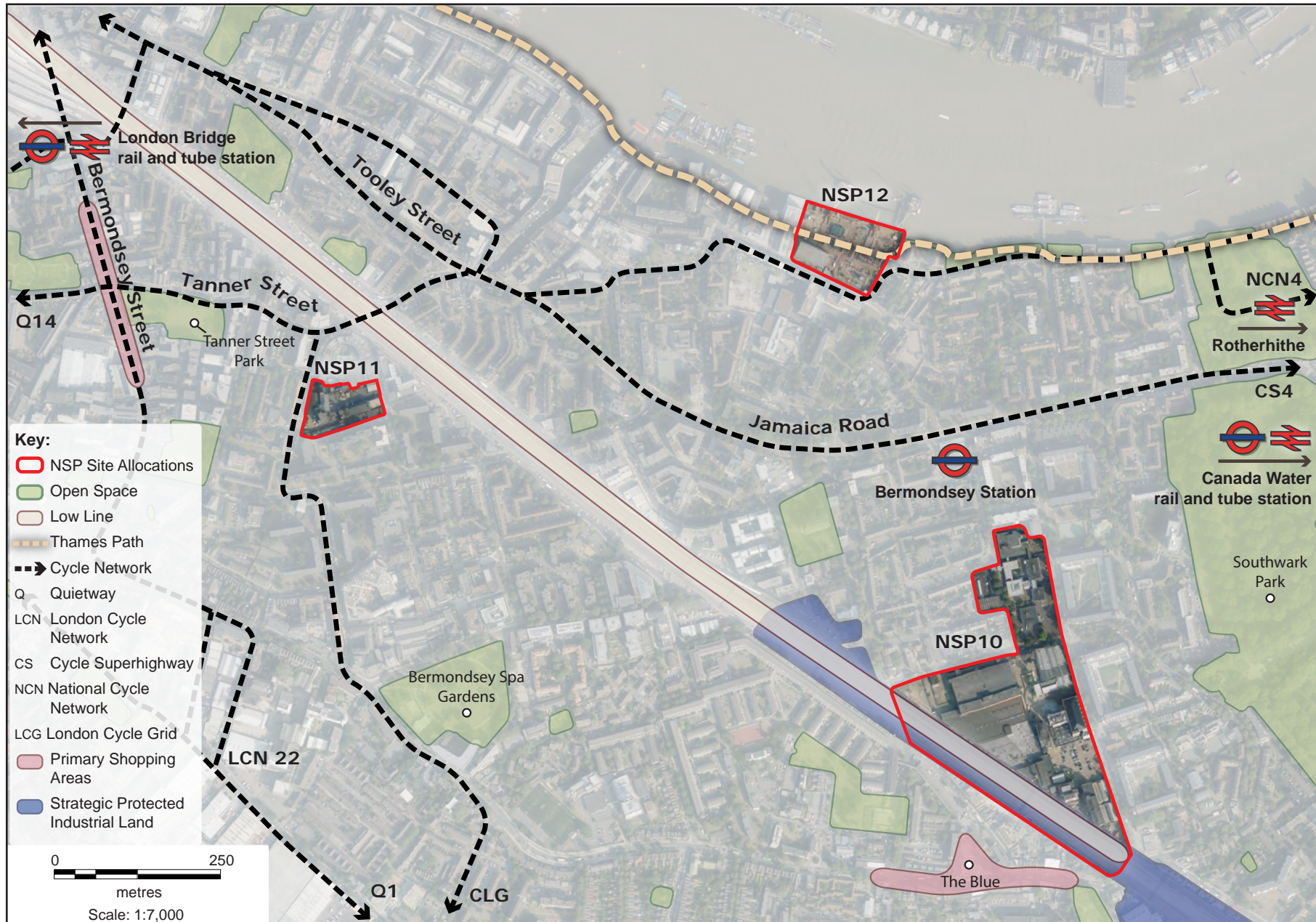
Development in Bermondsey should:

- Provide as many homes as possible while respecting the local character. There may be opportunities for taller buildings on key development sites;
- Improve cycling and walking routes, such as the Thames Path;
- Enhance the environment of Tower Bridge Road as a gateway leading to Tower Bridge;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Provide flexible workspaces for small and medium enterprises, particularly creative industries to strengthen Bermondsey's reputation as an exciting, vibrant and creative place to work;
- Improve traffic flow on the road network, particularly on Jamaica Road.

Growth opportunities in Bermondsey:

- Large development sites in Bermondsey will provide new homes and employment spaces. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

Bermondsey Area Vision Map



AV.04 Blackfriars Road Area Vision

Blackfriars Road is:

- Centred on a Georgian boulevard that is now a globally significant central London business district which is home to international business headquarters alongside small and medium enterprises;
- A place where people live, work and visit, linking to the many cultural facilities within Bankside, South Bank and Waterloo;
- A gateway into central London to the north and Elephant and Castle to the south;
- A safe, easy and enjoyable route for pedestrians and cyclists, with a segregated route for cyclists and where the demands of buses and freight are also well managed.

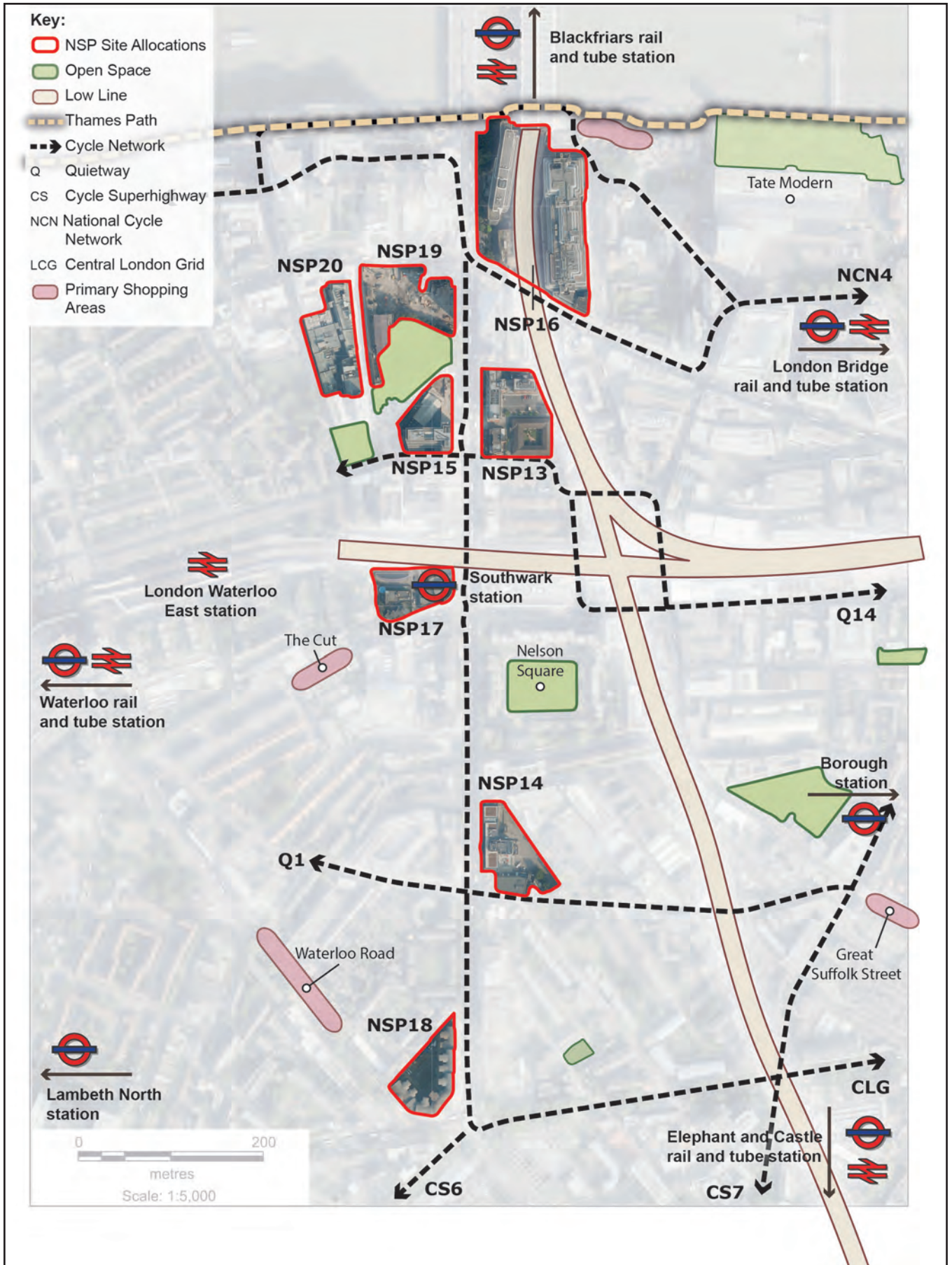
Development in Blackfriars Road should:

- Increase the number of homes, including social rented and intermediate homes;
- Provide new employment floorspace to meet a range of commercial needs including new offices and workspaces, hotels and shops;
- Provide new workspace, particularly flexible business space, cultural, leisure, arts, entertainment and community facilities;
- Protect and positively respond to the character and historic value of the surrounding residential areas;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Improve the look and feel of streets and public spaces, creating a strong identity for Blackfriars Road that is welcoming and memorable, and which sustains and enhances the historic environment. There will be a range of building heights along Blackfriars Road, with the tallest buildings clustered at the north end of the road, signifying its position in central London and a gateway to Southwark. There will also be taller buildings at the important locations of Southwark tube station and at the southern end of Blackfriars Road towards St George's Circus;
- Provide more linkages and improvements to the streetscape including lighting, seating and greening, to make journeys both along and across the road and surrounding neighbourhoods safer and more enjoyable;
- Improve existing and create new cycle and walking routes, including the Thames Path;
- Improve existing open spaces, specifically Christ Church, Nelson Square and Paris Gardens.

Growth opportunities in Blackfriars Road:

- Blackfriars Road is part of central London and will provide many new homes, commercial spaces and other uses on major development sites as well as on smaller sites.

Blackfriars Road Area Vision Map



AV.05 Camberwell Area Vision

Camberwell is:

- Centred on a medieval village centre which has become a thriving modern town centre surrounded by Georgian residential streets;
- A neighbourhood which extends into Lambeth;
- Linked by rail to central London from Denmark Hill Station and several bus services;
- A successful and busy town centre with a range of shops and activities both for the day and night time;
- Local shops on parades on Vestry Road and Camberwell New Road are also highly valued;
- Home to prominent health providers including the Institute of Psychiatry and Neuroscience, King's College Hospital and the Maudsley Hospital which are significant employers and generate footfall;
- A place for small businesses, learning and creativity with Camberwell library, Camberwell College of the Arts and small flexible spaces along with redevelopment of Burgess Business Park on Parkhouse Street;
- A place for sports and activities with high quality facilities including Camberwell Leisure Centre, Burgess Park and Camberwell Green.

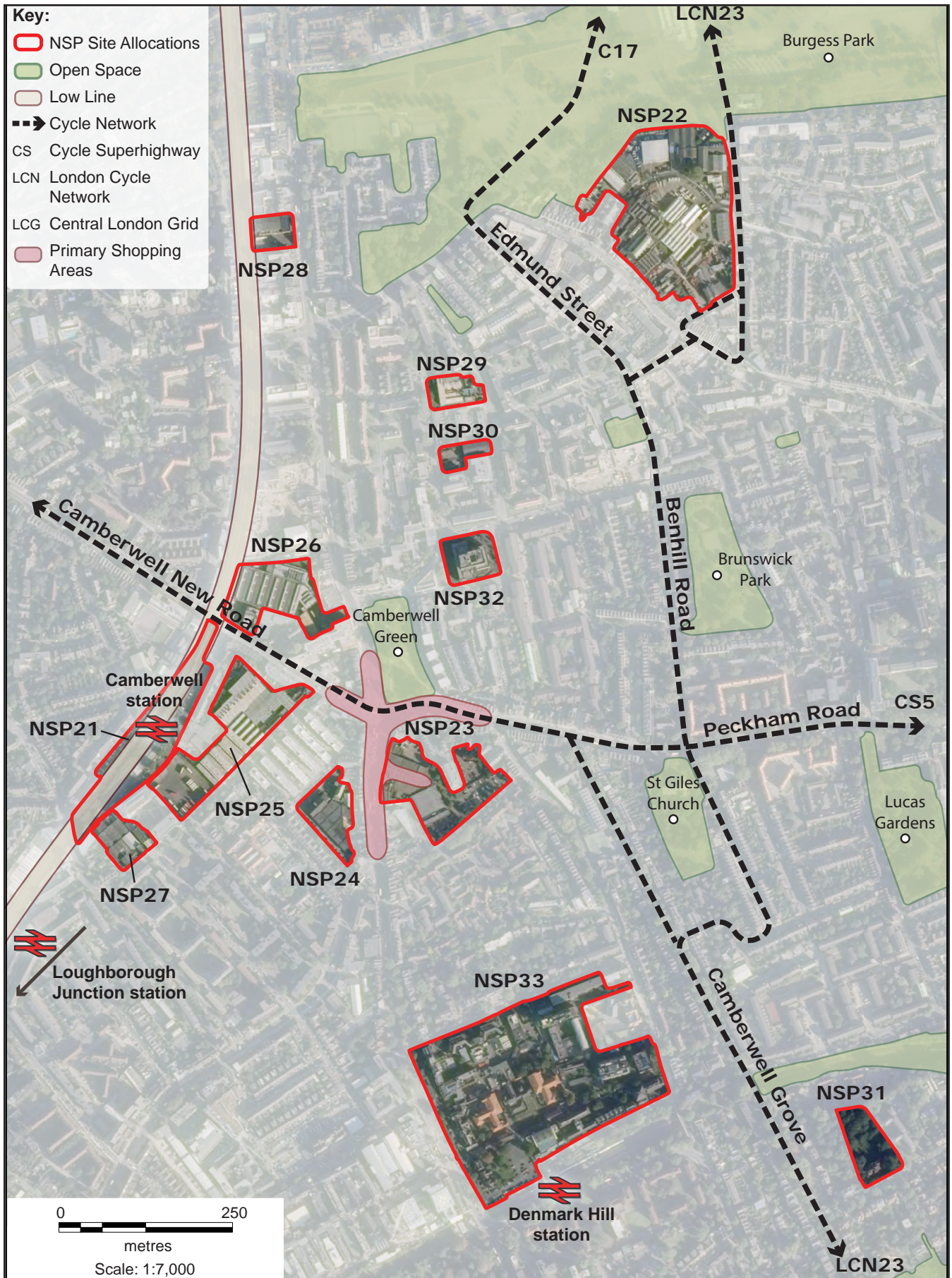
Development in Camberwell should:

- Improve safety and reduce congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill;
- Provide as many homes as possible while respecting the local character of the area;
- Prioritise walking and cycling and improve public transport and the road network;
- Complement and improve the town centre with more large and small shops, entertainment, leisure, workspaces for smaller enterprises, particularly creative industries, and cultural activities and well designed public spaces for visitors to linger;
- Provide a new rail station;
- Improve the local streetscape and environment including new greening;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Enhance the local historic environment.

Growth opportunities in Camberwell:

- Camberwell has the potential to provide many new homes and increase employment floorspace. Camberwell has many large sites and many smaller sites suitable for infill development.

Camberwell Area Vision Map



AV.06 Crystal Palace and Gipsy Hill Area Vision

Crystal Palace and Gipsy Hill are:

- On the boundary of Lambeth, Croydon, Lewisham and Bromley;
- A place with a thriving shopping and community centre at Crystal Palace, with more shopping nearby in Upper Norwood;
- Characterised by a range of housing types including Victorian terrace and semi-detached family housing, typical of a 19th-century railway suburb, alongside more modern housing designs including the social housing on the Kingswood Estate;
- An area with plentiful public open spaces providing the historic Crystal Palace Subway entrance into Crystal Palace Park, and in close proximity to Dulwich Upper Wood and Norwood Park offering panoramic views towards Central London;
- Accessible by rail from mainline stations to Gipsy Hill station and several bus routes which terminate at Crystal Palace Bus Station.

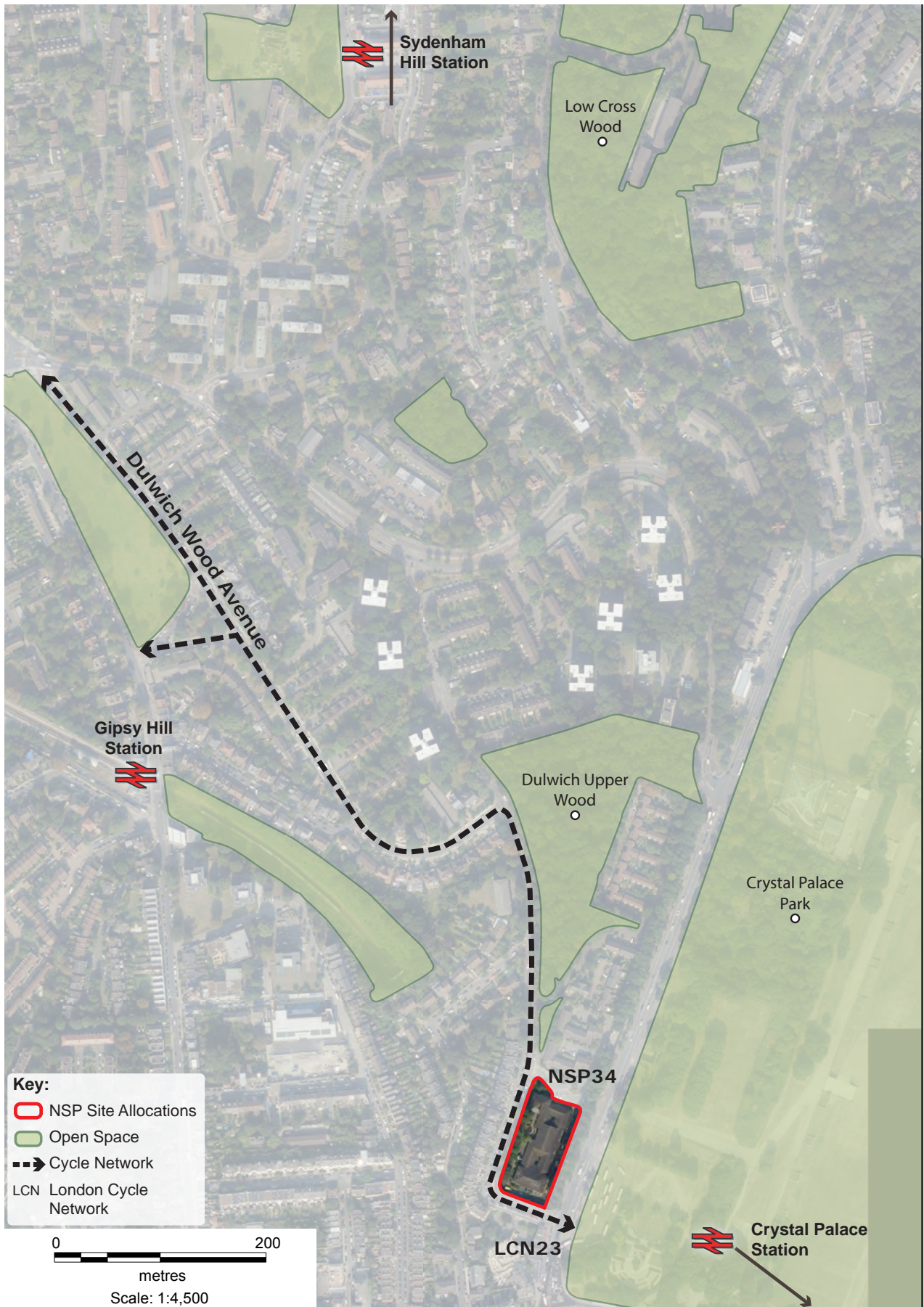
Development in Crystal Palace and Gipsy Hill should:

- Preserve and enhance the character of Crystal Palace and Gipsy Hill;
- Complement the shopping offer of Upper Norwood town centre;
- Provide as many homes as possible across a range of tenures including social housing;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Support improvements to local connectivity, permeability and accessibility including enhanced public transport, walking and cycling routes;
- Support improvements to local services to meet local needs, including for school places and GP provision;
- Be mindful of any cross-boundary issues with neighbouring boroughs.

Growth opportunities in Crystal Palace and Gipsy Hill:

- Whilst development opportunities in Crystal Palace and Gipsy Hill are relatively limited, the area has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Crystal Palace and Gipsy Hill Area Vision Map



AV.07 Dulwich Area Vision

Dulwich is:

- A village centre based on a medieval settlement and characterised by family housing, successful schools and open spaces;
- An area including West Dulwich centred on Croxted and South Croxted Roads and which extends into Lambeth;
- A wider series of neighbourhoods characterised by a diverse range of housing, including social housing on the Kingswood Estate, Lordship Lane, Croxted Road, Lytcott Grove and 'Dutch' estates, as well as large areas of mid-20th century housing at Sydenham Hill;
- A place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood;
- Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery, Edward Alleyn House and Kingswood House;
- A popular visitor destination for its historic architecture, Dulwich Picture Gallery and Dulwich Park;
- Accessible by rail from mainline stations and some bus routes, but there is no station in the centre of Dulwich Village, there is no tube connection to Dulwich and the area is less well served by public transport than many other parts of Southwark, therefore many residents use cars to shop;
- Home to a thriving, historic local shopping centre in Dulwich Village, with independent retailers and a pub, and local shopping parades on Croxted Road, Park Hall Road and on the Kingswood Estate.

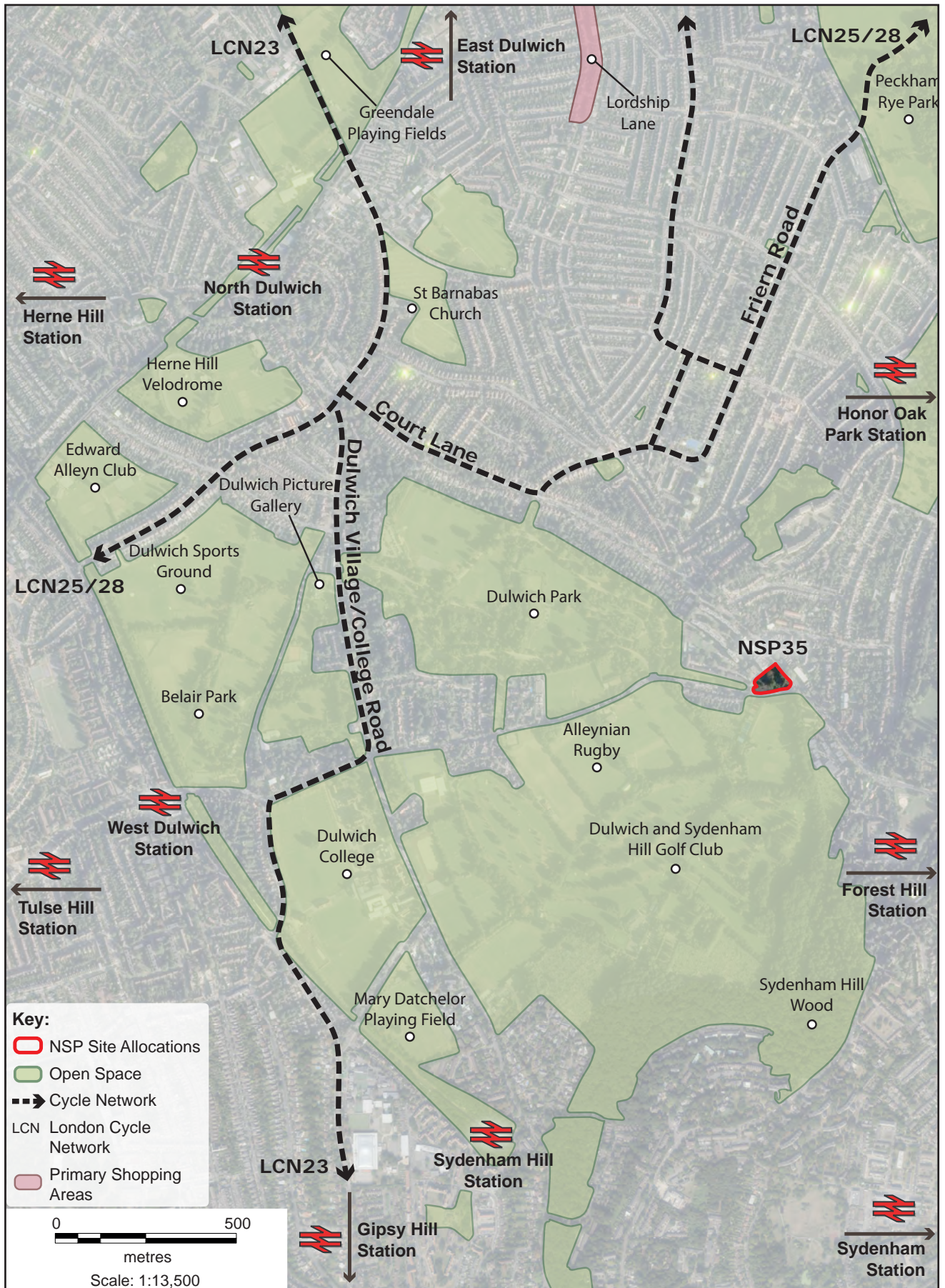
Development in Dulwich should:

- Preserve and enhance the character of Dulwich;
- Provide as many homes as possible across a range of tenures including social housing;
- Prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility;
- Protect the independent character of shops and services in the Dulwich area;
- Support improvements to local connectivity and accessibility including enhanced public transport, walking and cycling routes;
- Support improvements to local services to meet local needs, including for school places and GP provision.

Growth opportunities in Dulwich:

- Whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Dulwich Area Vision Map



AV.08 East Dulwich Area Vision

East Dulwich is:

- A predominantly residential area characterised by mostly suburban density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and iconic modern buildings such as Dawson's Heights;
- Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shops at North Cross Road Market, Grove Vale and Forest Hill Road and on Lordship Lane at the Plough and at the junction with Dulwich Common are also highly valued;
- An area with rail connections from East Dulwich and Honor Oak stations along with recently improved bus services, walking and cycling routes. It has no tube connection and is not as well served by public transport as many other parts of Southwark;
- A place for sports and leisure with Dulwich Hamlet Football Club being a focus for many activities and an important visitor attraction with a valuable community function, and Dulwich Leisure Centre providing swimming and gym facilities. Goose Green, Peckham Rye and Greendale are important for outdoor recreation.

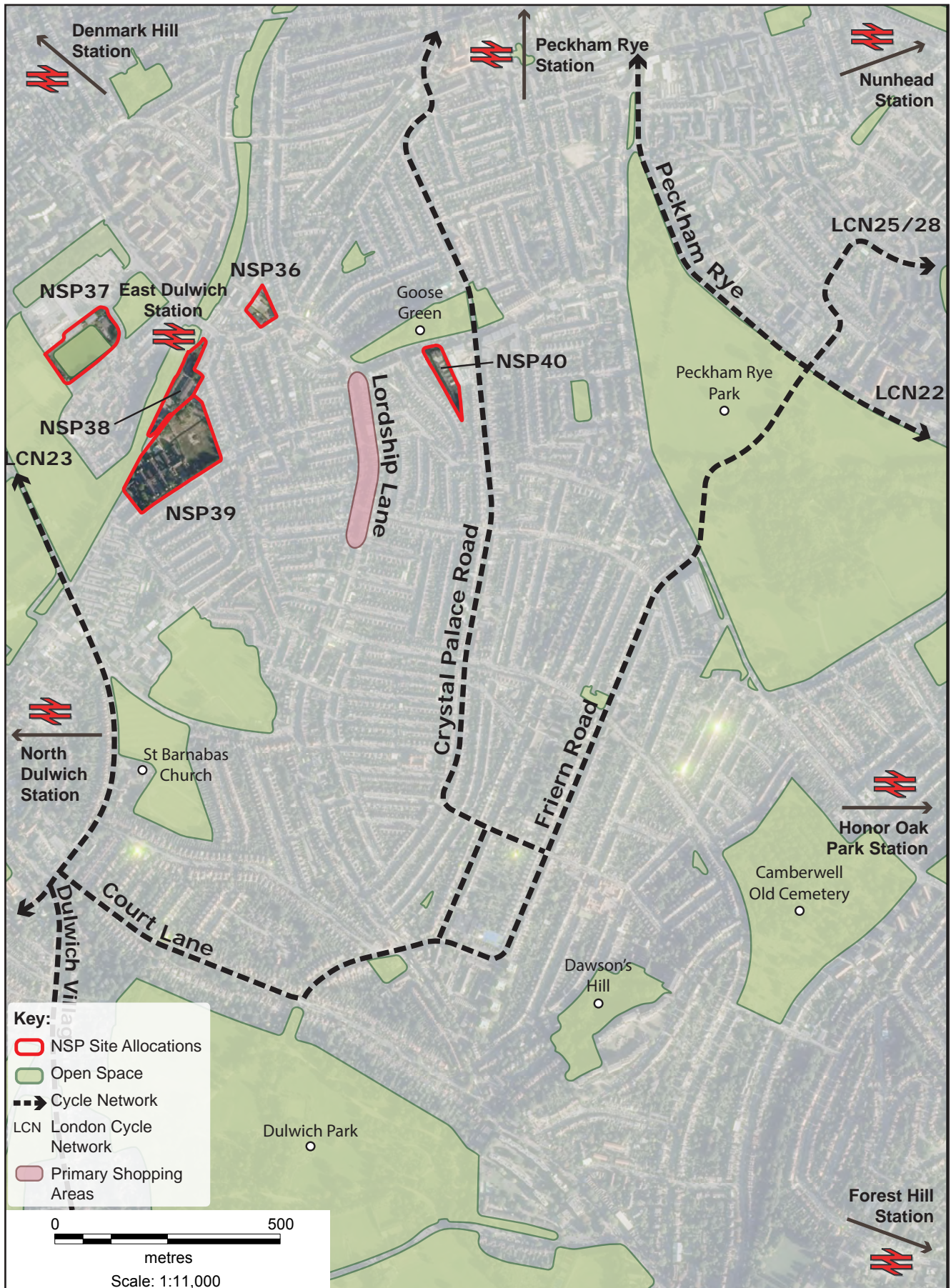
Development in East Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible of all tenures, including social housing, whilst protecting the character of the area;
- Meet the needs for school places, health services and community facilities;
- Prioritise walking, cycling and car clubs and improve public transport to reduce pressure on car parking and improve accessibility;
- Protect the character of the smaller shopping parades along Lordship Lane, Grove Vale and Forest Hill Road;
- Seek to protect East Dulwich's retail offer and maintain a balance between shops and night time economy uses which protects the amenity of local residents;
- Enable access to nature and recreation on the Greendale open space;
- Provide an improved stadium for Dulwich Hamlet Football Club.

Growth opportunities in East Dulwich:

- Whilst development opportunities in East Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new housing will be built on infill sites. There is an opportunity for larger scale development around East Dulwich station and there will be a new secondary school and health centre built at the site of East Dulwich hospital.

East Dulwich Area Vision Map



AV.09 Elephant and Castle Area Vision

Elephant and Castle is:

- Very accessible, based on an important historic transport hub on the edge of central London which continues to serve this function. Changes to the Elephant and Castle junction have improved the 1960s designed traffic-dominated centre that was considered by many to provide a poor pedestrian environment;
- Characterised by a range of architectural styles including some low quality mid-century buildings but also some buildings from the same era considered by some to be of outstanding value and historical interest;
- An important and historic town centre in central London with a wide range of large offices and small businesses, shops, cultural and community facilities;
- An attractive destination for visitors with a strong daytime and night time economy which provides a range of cultural and entertainment spaces alongside a lively and diverse retail environment for local residents and in particular the area's Latin American community;
- Home to Southwark's university quarter which includes South Bank University and UAL-London College of Communication, providing excellent opportunities for learning and innovation.

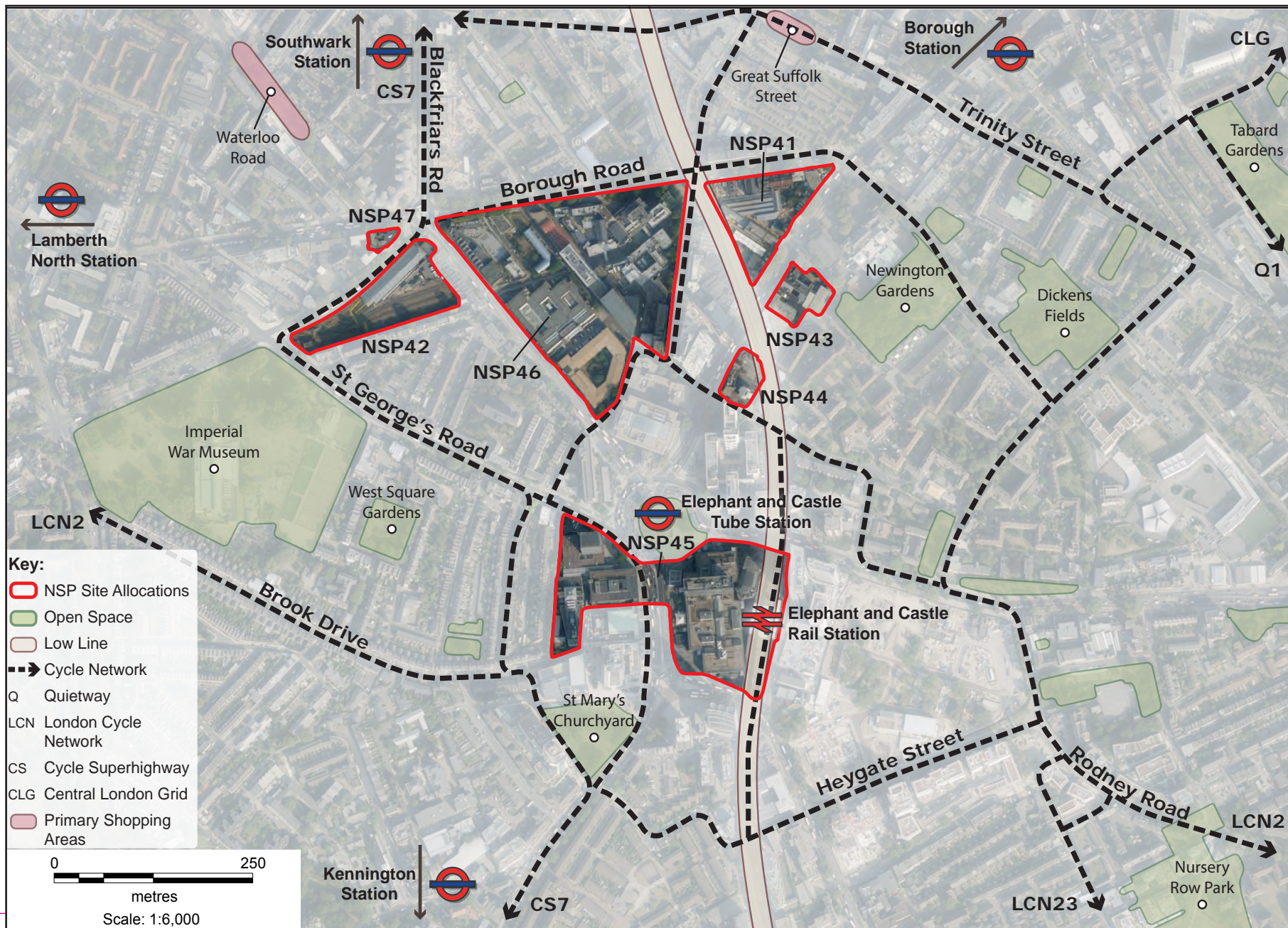
Development in Elephant and Castle should:

- Support the area's function as a major town centre for all Southwark residents and a central London location that attracts global business, research, teaching, shopping, flexible business spaces and cultural activities;
- Provide as many homes as possible at a range of different tenures including social housing supported by community facilities such as St Matthew's Community Centre and Walworth Town Hall;
- Provide opportunities for existing small businesses, particularly those from minority ethnic groups, to relocate and continue trading;
- Support the creation of a distinctive environment through a mix of innovative and enduring new architecture, heritage buildings, open spaces and quality public realm that provides greenery, safety, connectivity and reduces exposure to air pollution;
- Improve the train and underground stations, provide step-free access, provide a new ticket hall for the Northern Line and Bakerloo Line extension and enable new transport infrastructure links with the surrounding areas by providing safe and accessible walking, cycling and public transport routes;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Harness the expertise and infrastructure from the universities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research.

Growth opportunities in Elephant and Castle:

- Elephant and Castle has the potential to provide significant amounts of new offices, shops, leisure and cultural uses, university facilities, parks, homes and a community health hub.

Elephant and Castle Area Vision Map



AV.10 Herne Hill and North Dulwich Area Vision

Herne Hill and North Dulwich is:

- A residential neighbourhood which spans Southwark and Lambeth with many buildings of historic interest including the arts and crafts architecture of the Sunray Estate and Stradella Road Conservation Area. The area is characterised by family housing and leafy, wide streets;
- Home to a thriving shopping centre with a village feel, Sunday market and many independent shops, bars and restaurants for local residents on Half Moon Lane and Norwood Road. There is a concentration of eateries facing Brockwell Park which adds to the area's nightlife;
- Accessible by rail from Herne Hill and North Dulwich stations, along with some bus routes which provide connections to central London. The area has no tube connection and is not as well served by public transport as many other parts of Southwark;
- A place for sports and outdoor activities including the Herne Hill Velodrome, Brockwell Park and Sunray Gardens;
- Home to a local business park within and between the viaducts running south from Herne Hill to West Dulwich and Tulse Hill.

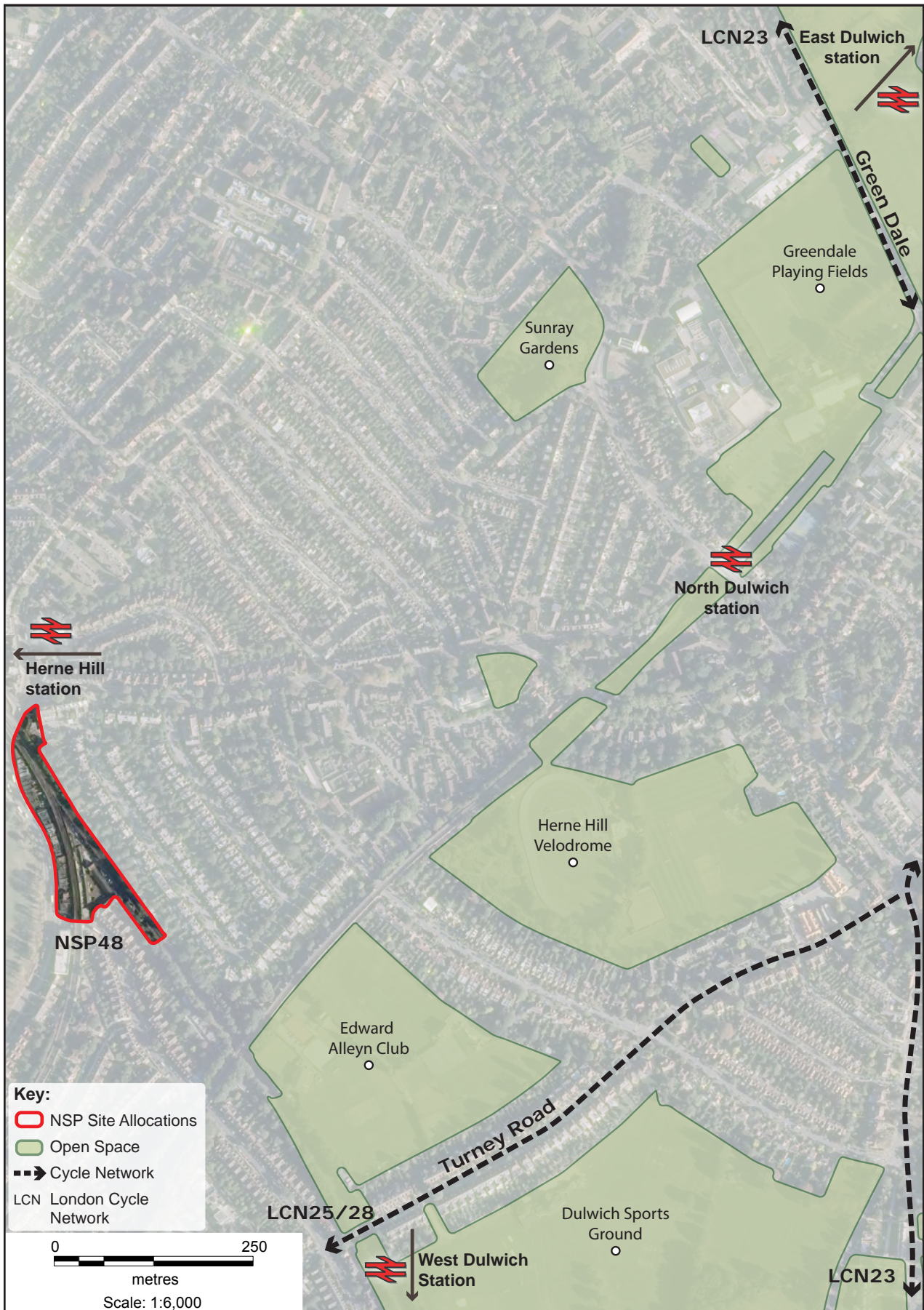
Development in Herne Hill and North Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible at a range of tenures including social housing;
- Prioritise walking, cycling and public transport with street and junction improvements to make the town centre safer for vulnerable road users and reduce exposure to air pollution;
- Complement and improve the Herne Hill town centre including by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre and allow existing businesses to grow;
- Enhance public realm around the Half Moon Tavern and improve pedestrian access under the railway viaduct;
- Improve surface water drainage in the area to prevent flooding.

Growth opportunities in Herne Hill and North Dulwich:

- Whilst development opportunities in Herne Hill are relatively limited, Herne Hill has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.

Herne Hill and North Dulwich Area Vision Map



AV.11 London Bridge Area Vision

London Bridge is:

- A globally significant central London business district which is home to international business headquarters, centres of academic and health excellence at King's College London and Guy's Hospital as well as a local destination and town centre;
- Internationally renowned for its prominent riverfront location providing cultural spaces and retail, including Borough Market and riverside access;
- An area with a rich heritage preserved in historic monuments, buildings, yards, public spaces, vistas, cityscapes and archaeology;
- One of the UK's busiest and fastest growing transport hubs, that has increased rail and river capacity and improved walking and cycling provision and the quality of the public realm;
- Of great archaeological interest, containing nationally significant sites and scheduled monuments of Roman, medieval and post-medieval date.

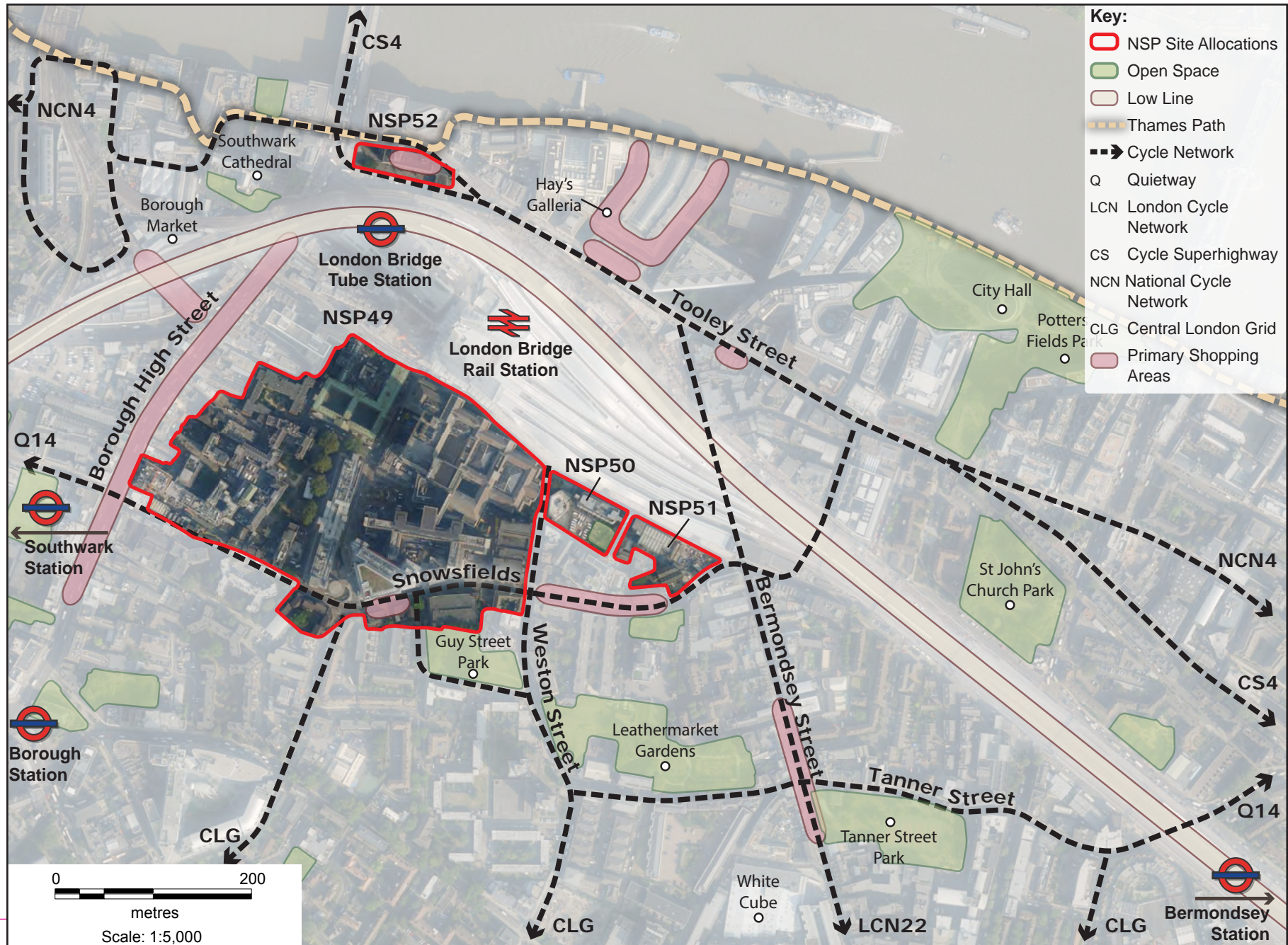
Development in London Bridge should:

- Attract global commerce with headquarter and local offices and build on its reputation for arts and crafts, food and trade while serving local needs through its town centre role;
- Support the creation of a distinctive and inspiring world class environment through a mix of inspiring new architecture, restored and reactivated warehouses and other heritage revealed with 'placemarks', public art and quality public realm that provides openness, connectivity and a 'green grid'. Greenery and innovations in environmental resilience should be incorporated into buildings;
- Build on the fabric of local alleyways and yards to create quiet, green routes with clean air;
- Strengthen the cultural offer of the area and diversify activities and shops;
- Make sure the new standard of London Bridge Station is upheld and the Shard remains significantly taller and more visible than surrounding buildings as the station's landmark;
- Improve local accessibility and interchange at the station with enhanced walking, cycling, tube, bus and boat routes;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Harness the expertise and infrastructure from Kings College London, Guy's Hospital and other medical and science facilities to develop a strong, dynamic and specialised local economy that will attract new specialised services and research and promote health and wellbeing in the local environment;
- Enhance the sense of place and visitor and cultural activities along the Thames riverfront, and encourage use of riverboat services, waterborne freight and the Thames Path in a safe and sustainable way;
- Support the development of vibrant new high streets on St Thomas Street, Crucifix Lane and Tooley Street, complementing the distinct character of nearby Bermondsey Street.

Growth opportunities in London Bridge:

- London Bridge is part of central London and has the potential to grow its strategic office provision, shops leisure, culture, science and medical facilities. London Bridge will also contribute towards meeting the borough's housing needs.

London Bridge Area Vision Map



AV.12 Nunhead Area Vision

Nunhead is:

- A historic residential area with many pubs, a library and a local community centre;
- A visitor destination for Nunhead Cemetery, with a view of St Paul's Cathedral and Aquarius Golf Course;
- Accessible by rail from central London at Nunhead Station and by many local walking, cycling and bus routes;
- Home to a thriving shopping centre at Evelina Road with a wide range of independent shops around Nunhead Green that create a village environment. Local shopping parades meet local shopping needs at Forest Hill Road and Cheltenham Road;
- A place for sports and activities with good access to parks such as Peckham Rye.

Development in Nunhead should:

- Provide as many homes as possible while respecting the local character of the area;
- Improve walking and cycling routes and public transport;
- Complement and improve the town centre offer at Evelina Road, Forest Hill Road and Cheltenham Road, including the retention of small shops.

Growth opportunities in Nunhead:

- Whilst development opportunities in Nunhead are relatively limited, Nunhead has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.
- Detailed development opportunities in Nunhead are set out in the Peckham and Nunhead Area Action Plan (2014). This includes adopted Site Allocations. There are no new development opportunity sites in Nunhead.

Nunhead Area Vision Map



AV.13 Old Kent Road Area Vision

Old Kent Road is:

- Not just any old road. For 2000 years it has been a vital artery connecting the commerce and culture of one of the world's great cities to Europe. Its strength as a place to live, work and do business is its central London location and inner city character;
- A place with a strong community identity. It has excellent park and local spaces and there is a clear pride in locally maintained community gardens. Burgess Park nearby provides valuable wildlife, open space, play and sports facilities benefitting physical and mental health;
- A place with excellent schools, active voluntary organisations and home to many faith groups. Some 10,000 people are employed locally in a wide variety of jobs including manufacturing, transport, the arts, distribution and retail;
- Home to many different types of retail, from small shops and cafes on the high street to larger supermarkets, builders merchants and retail warehouses;
- A place where pockets of heritage survive from different eras including the Livesey gasworks and the ceramic mural which tells the story of the Old Kent Road.

Development in Old Kent Road should:

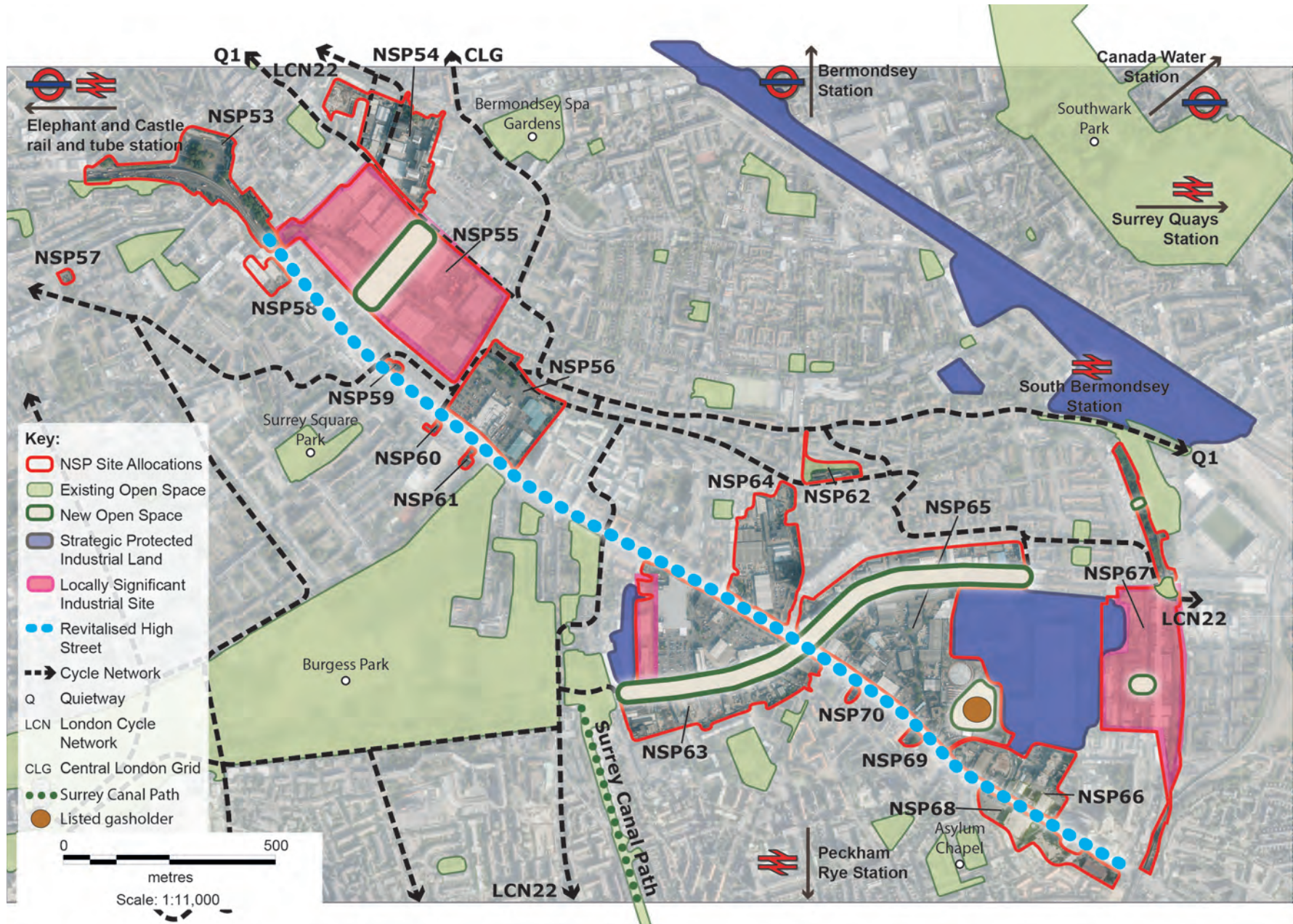
- Deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure and health centres, and the creation of a wide range of jobs;
- Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling which will help to tackle air and noise pollution, vital for the health of all but particularly the health of children;
- Help foster a community in which old and young can flourish. Building nursery schools together with older people's accommodation has had great success in other cities in reducing loneliness and social isolation. There will be opportunities to connect schools and further and higher education institutions with local employers to make the most of the diverse employment opportunities that exist in the Old Kent Road;
- Help grow the significant economic base in the Old Kent Road, not just for offices, but over a wide range of skills and job types, including the types of business that service Central London such as the distribution industry and new and growing sectors such as the arts industry. This includes promoting innovative ways of mixing homes with commercial uses and making the best use of space which, done with care, will deliver a place that is desirable to live and work in;
- Build new homes that come in a range of types from terraced houses to apartments with a high design quality including generous room sizes, high ceilings and big windows to ensure people have space to think and to rest;

- Link existing open spaces like Burgess Park to each other and new park spaces to provide a “Greener Belt” network accommodating play, sports, growing spaces, nature and places to just sit and contemplate. The ambition is to create an environment that delights the senses. There will be new neighbourhoods that promote physical activity, social interaction and shield from pollution and feeling unsafe;
- Demonstrate excellent standards of environmental sustainability including pioneering new district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.

Growth opportunities in Old Kent Road:

- The Old Kent Road Area Action Plan will set out the physical framework that will enable the community to realise its potential. The construction of the Bakerloo Line Extension will drive the growth of central London southwards encompassing Old Kent Road. The Area Action Plan will identify the opportunities for growth and benefits for local communities including delivering 20,000 new homes, over 5,000 new jobs, new tube stations and a new major town centre for shopping. There should be no poverty of ambition or opportunity in Old Kent Road for any age group. Living at the centre of one of the world’s great cities, with its enviable economic and cultural capital should be an opportunity for all and not just a privileged few. We have a responsibility to make the most of that opportunity on behalf of the residents of Old Kent Road.
- Development will be phased based on the commitment and delivery of the Bakerloo Line extension. It is anticipated around 9,500 homes will be committed in Phase 1 (2018-2023) alongside enhancements to the existing public transport network prior to the confirmation of the letting of the construction contract for the Bakerloo Line extension. The remaining 10,500 will be committed for Phase 2 (2023-2027) and will be subject to agreement between Southwark Council, the Greater London Authority and Transport for London relating to the status of transport improvements. A detailed phasing plan is included in the New Southwark Plan Infrastructure Plan and in the Old Kent Road Area Action Plan.

Old Kent Road Area Vision Map



AV.14 Peckham Area Vision

Peckham is:

- A lively town centre providing a range of daytime and night time activities on Rye Lane including a library, a leisure centre, cinema, market traders and many independent retailers which specialise in West African goods. Bellenden Road is a quieter alternative. Much of the town centre activity spills over to busy side streets and the area is further enlivened by active faith and other community groups;
- An area with a burgeoning sector of small and medium enterprises, many of which are creative industries. Copeland Park and the Bussey Building, the railway arches, Peckham Rye Station and Peckham Levels have become a focus for these industries;
- An area of heritage value, particularly in the conservation areas with many interesting Victorian, Edwardian and inter-war buildings, including Peckham Rye Station, and the Baptist church with the former Jones and Higgins department store at the heart of Peckham town centre. Outside designated conservation area the historic residential layout remains intact;
- A place for sports and activities with local parks which support leisure and cultural activities. Examples include Peckham Square, Peckham Rye Station Square, Peckham Rye Common and the Surrey Canal Walk connecting Peckham to Burgess Park and beyond;
- Accessible by rail from central London and wider London with stations at Peckham Rye and Queen's Road along with many bus routes. Peckham is very accessible for walking and cycling.

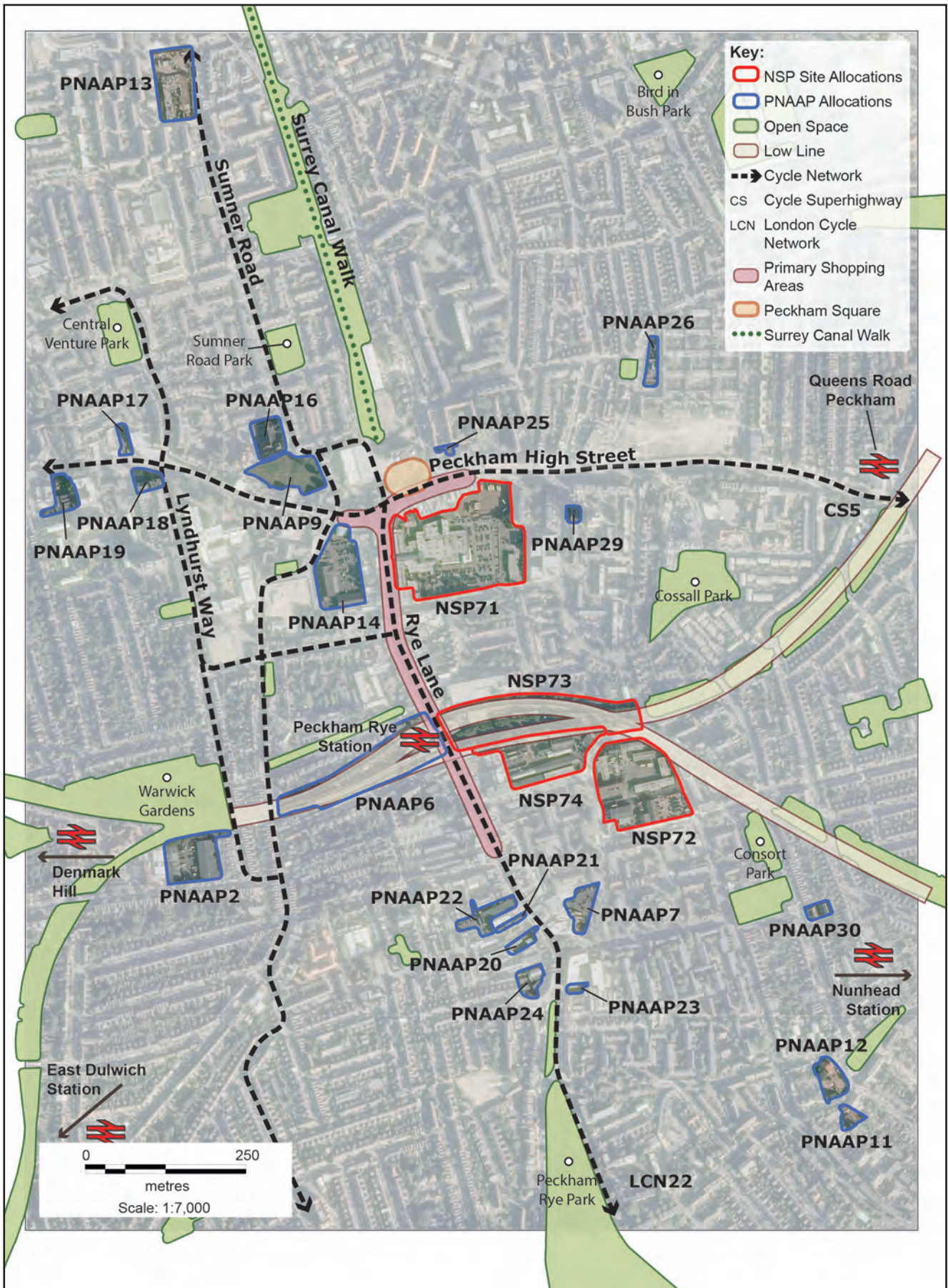
Development in Peckham should:

- Complement and improve the town centre with more large and small shops, market stalls, and entertainment, cultural, community and leisure spaces alongside new employment space for small and medium enterprises including start-ups;
- Provide as many homes as possible of all tenures including social housing while respecting the local character. Residential development must not compromise the operation of existing commercial and night time uses, particularly in the town centre;
- Support new educational centres which will increase education and employment opportunities and bring new footfall to the town centre;
- Increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure;
- Prioritise walking, cycling and improve public transport, including accessibility to Peckham Rye station from the new square, while improving servicing and waste management on the high street;
- Contribute towards the development of the Low Line and the Peckham Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Reveal and enhance Peckham's underlying historic townscape.

Growth opportunities in Peckham:

- Large development sites in Peckham will provide new homes and employment space. There are also many smaller development sites that could accommodate a substantial number of new homes and new employment space.

Peckham Area Vision Map



AV.15 Rotherhithe Area Vision

Rotherhithe is:

- A relatively new residential neighbourhood built on former docks and surrounded by historic riverside development. The transformation of the Rotherhithe peninsula is incomplete and there are significant opportunities for further growth;
- Home to a thriving town centre at Canada Water that is a busy destination for shopping and entertainment and higher density homes. Local shopping is provided in shopping parades at Albion Street and Lower Road;
- Accessible by tube and rail from Canada Water and Surrey Docks stations with improved bus connections, walking and cycling routes. However, accessibility for all modes of transport including the use of the River Thames as an alternative form of transportation and congestion require improvement;
- A place for sports and activities with a network of parks, woodland, docks, marina, leisure and water sports centres and a long stretch of the Thames riverside;
- Of historical and archaeological interest, containing significant sites relating to the prehistoric development of Rotherhithe Peninsular as a landform, connections with the Mayflower, the historic village of Rotherhithe and the industrial history of the Surrey Commercial Docks.

Development in Rotherhithe should:

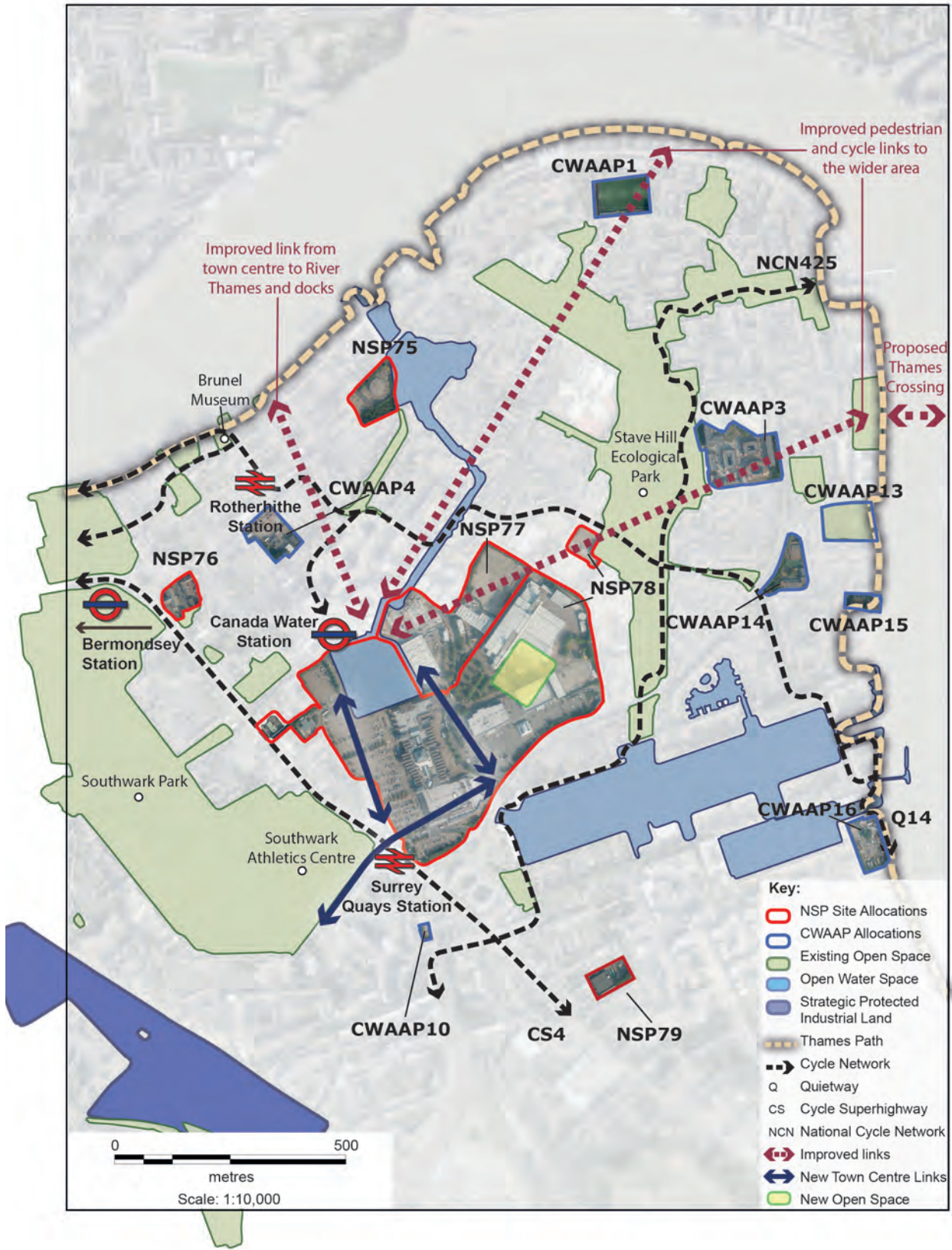
- Create a new destination around the Canada Water basin which combines shopping, civic, education, and leisure, business and residential uses.
- Provide as many homes as possible of a range of tenures including social housing while respecting the local character. There will be opportunities for taller buildings on key development sites;
- Transform the Canada Water into a new heart for Rotherhithe with a new leisure centre, shops and daytime and evening events and activities around the basin and in the Harmsworth Quays Printworks. A further 35,000 m² of retail space will be provided including a new department store and independent shops, offices and places to eat and drink;
- Provide new education opportunities and health services which will include new school places and a health centre with GPs and could include colleges and universities;
- Complement and improve the historic character, including the docks, and the unique network of open spaces, water and riverside;
- Prioritise walking and cycling and improve public transport, including improved links to Southwark Park, the river, boat services and docks, completion of the Thames Path, a new river crossing to Canary Wharf, better circulation of buses, enhanced cycle routes to support expansion of cycle hire to the area and creating 'healthy streets';
- Improve traffic flow on the road network, particularly on Jamaica Road and Lower Road;

- Provide a range of flexible employment spaces, including premises suitable for smaller businesses;
- Improve roads, pavements and cycleways, particularly the local environment around Albion Street and Lower Road.

Growth opportunities in Rotherhithe:

- Rotherhithe has enormous potential to provide new housing and commercial space, particularly in and around the Canada Water town centre. King's College are building a campus with teaching and student accommodation. The College may also be interested in building more teaching facilities which would provide a valuable facility at Canada Water. Larger sites and smaller infill sites could provide new homes outside the town centre.

Rotherhithe Area Vision Map



AV.16 Walworth Area Vision

Walworth is:

- A residential part of central London and is distinctive for its heritage value, diverse community and network of small parks and squares linked by accessible cycling and walking routes;
- An area of historic importance that includes a Georgian high street whose value has been recognised with its designation as a Conservation Area, the listed Walworth Town Hall, Newington Library and Health Centre buildings and the Grade I listed St Peter's Church;
- An area which has undergone sensitive regeneration to provide high quality, modern new homes;
- A successful shopping destination which offers a diverse range of independent shops and services along Walworth Road and East Street Market;
- Accessible by tube and rail from Elephant and Castle as well as providing many walking and cycling routes and the TfL bike hire scheme;
- A place for sports and community activities such as Pembroke House, East Street library, the Southwark Resource Centre, local parks and leisure activities with walking and cycling routes.

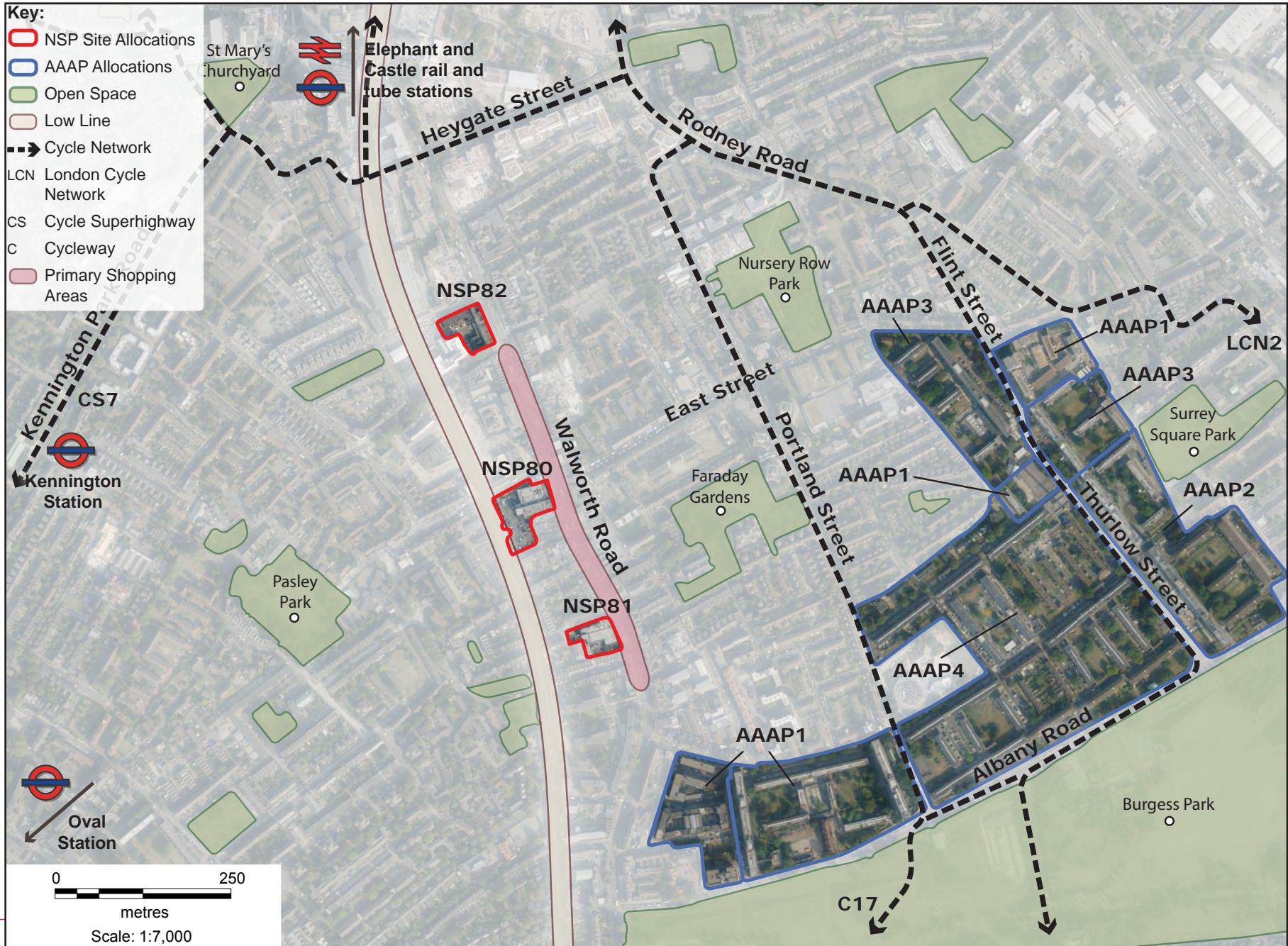
Development in Walworth should:

- Provide as many homes as possible while respecting the local character of the area;
- Improve the retail and service offer of Walworth Road and East Street Market shopping environment, including shop front improvements;
- Improve cycling and walking routes between Old Kent Road, Elephant and Castle, Burgess Park and Walworth Road;
- Improve the connections of neighbourhoods and communities across Walworth Road and the creation of local centres;
- Improve the local parks and green links between Burgess Park, Nursery Row Park, Lorrimore Square gardens, Surrey Square and Victory Community Park, Faraday Gardens and Salisbury Row Park;
- Contribute towards the development of the Low Line, a new public realm corridor adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail;
- Provide new Walworth Road and East Street, railway arches and Pullens Yards should provide small, independent businesses for the local communities with such diverse cultures.

Growth opportunities in Walworth:

- Walworth has the potential to provide a significant number of new homes, new community facilities and improvements to the street network. There are also smaller scale opportunities for infill development and public realm and shop front improvements. There will be a new library relocated from East Street.

Walworth Area Vision Map



Development Management Policies

Development management policies set out further detail which is required to deliver the strategic policies. They are used to assess planning applications.

Quality affordable homes

P1 Social rented and intermediate housing

Percentage

1. Development that creates 10 or more homes must provide the maximum viable amount of social rented and intermediate homes. The minimum amount should be 35%, as set out in Table 1, subject to viability. Except in the Aylesbury Action Area Plan area, as set out in Table 2. Intermediate tenure homes should be suitable for households on a range of incomes. This may require a mix of shared ownership and other intermediate tenure homes.
2. Development that creates 9 homes or less must provide the maximum amount of social rented and intermediate homes or a financial contribution towards the delivery of new council social rented and intermediate homes with a minimum of 35% subject to viability as set out in Table 1.

Viability

3. Viability appraisals and reviews are required for all developments. These must be published for public scrutiny.
4. In exceptional circumstances development can follow the fast track route.
Either:
 1. Where development provides 40% social rented and intermediate housing, with a policy compliant tenure mix as set out in Table 1, with no grant subsidy. Where developments follow the fast track route they will not be subject to a viability appraisal. A viability appraisal will only be necessary if amendments are proposed to lower the affordable housing provision to less than 40% following the grant of planning permission; or
 2. In Aylesbury Area Action Plan area, where development provides 60% social rented and intermediate housing with a policy compliant tenure mix as set out in Table 2, with no grant subsidy. Where developments follow the fast track route they will not be subject to a viability appraisal. A viability review will only be necessary if amendments are proposed to lower the social rented and intermediate housing provision to less than 60% following the grant of planning permission.
5. Where development cannot provide social rented and intermediate housing on site, any off site social rented and intermediate housing requirement will be measured as the total housing provision from the main development site plus any linked sites. This should provide no financial benefit to the applicant.
6. Where social and intermediate housing cannot be provided on site or off site a cash payment towards the delivery of new council homes will be required. The value of any contributions will be based on the cost of meeting an on site social and intermediate housing requirement and should provide no

financial benefit to the applicant.

7. The subdivision of sites or phasing of development which has the effect of circumventing social and intermediate housing policy requirements will not be permitted.
8. Housing requirements will be calculated in habitable rooms.
9. Use of the 'Vacant Building Credit' will not be accepted.

Table 1 : Social rented and intermediate housing requirement

Market Housing	Social rented and intermediate housing	
Up to 65%	A minimum of 35%	
	Social rented housing	Intermediate housing
	A minimum of 25%*	A minimum 10%*

*Applicants must meet the minimum requirement. If social rented and intermediate housing provision marginally falls below the minimum, we will not accept rounding up. This may increase the overall quantum which should be in favour of social rented housing.

Table 2: Aylesbury social rented and intermediate housing requirement

	Market housing	Social rented and intermediate housing requirement (75% social rented, 25% intermediate housing)
Area Action Core	50%	50%
Proposal Site AAAP1 (Phase 1)	41%	59%
Proposal Sites AAAP2 and AAAP (Phases 2 and 3)	50%	50%
Proposal Site AAAP4 (Phase 4)	58%	42%

Reasons

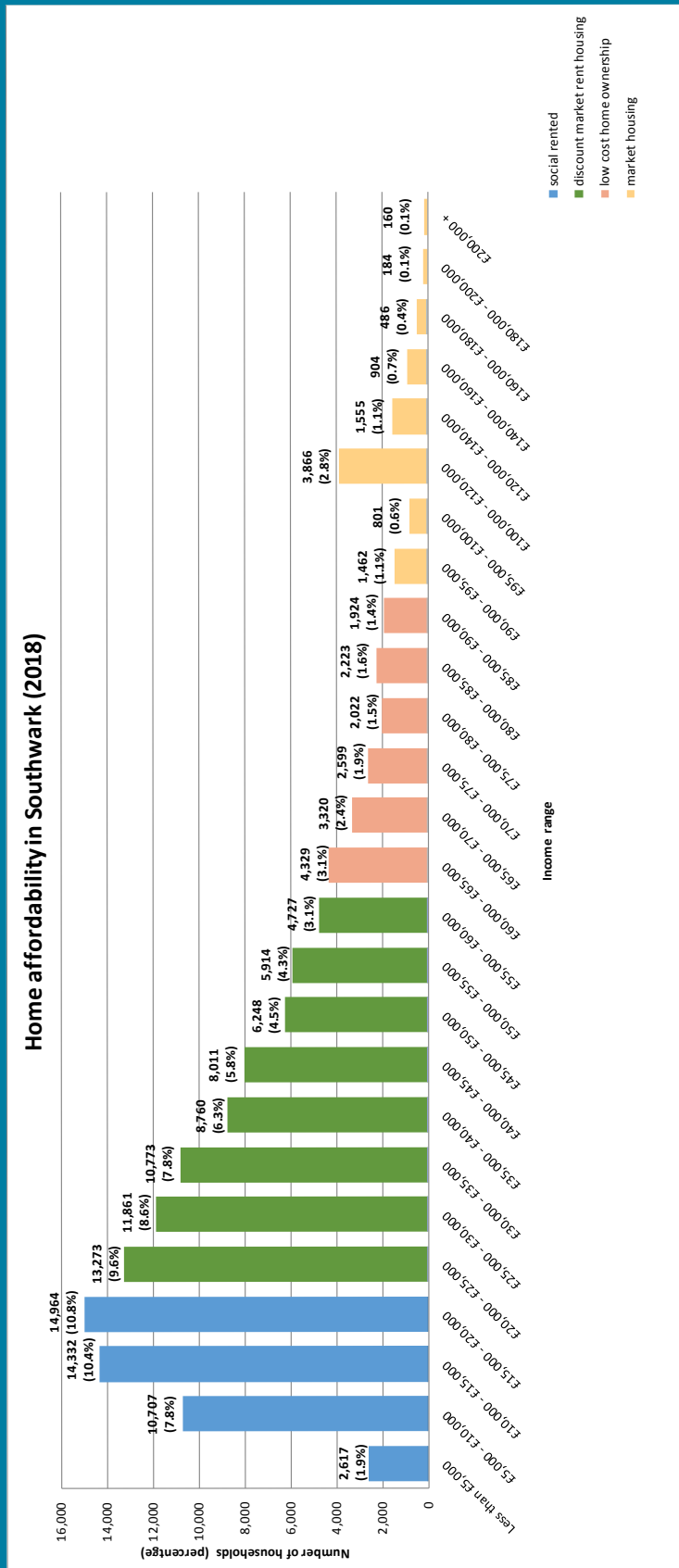
1. There is a shortage of social rented and intermediate homes in Southwark and this is our priority in the delivery of new homes. Providing new affordable homes suitable for a range of affordable housing needs is our main priority. This includes social rent and intermediate tenure homes. We do not use the term affordable to describe any specific type or tenure of new housing. We use the descriptive terms of social rented and intermediate housing.
2. Our Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rented and intermediate homes per annum which is approximately 71% of Southwark's total housing need. CACI Paycheck data confirms that 93% of households in Southwark have a household income that requires social and intermediate housing. There is a high proportion of residents that require some type of affordable housing, as such, we require social rented and intermediate housing to be provided on all developments, as either

on site, as a priority in major developments, or contributions for minor developments. Contributions agreed through Section 106 agreements will go towards the delivery of council homes.

3. There are a wide range of housing products which meet the needs of households with different incomes. Social rented and intermediate housing is accepted by Southwark.
4. Social rented housing is typically most needed by households on lower incomes who can least afford to pay market prices for suitable housing (typically households with incomes up to £20,000 per year).
5. Intermediate housing includes a range of products that can meet the needs of middle income households who cannot afford suitable housing at market prices but who can afford to pay more for their housing than households in social rented housing. The Mayor of London considers the most suitable type of affordable housing for households with annual incomes up to £60,000 needs are best met by low cost rented housing (intermediate rent). Southwark prioritises London Living Rent, or a Discount Market Rent equivalent to London Living Rent, as an intermediate rent product. This is separate to our consideration of social rent which is always our priority.
6. Households with incomes of between £60,000 and £90,000 have needs that can be met through shared ownership homes (provided the market value of a shared ownership home does not exceed £600,000). Southwark only considers shared ownership housing to be appropriate for households with incomes close to the locally and annually set shared ownership income eligibility thresholds (£47,290 for a 1-bed, £55,876 for a 2-bed, £64,863 for a 3-bed and £73,561 for a 4-bed).
7. As identified in the SHMA approximately 78% of our total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and can strain family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. Social rented housing is vital to social regeneration as it allows residents who cannot afford market housing to remain close to their families, friends and employment. For this reason we require a minimum 25% of homes to be provided as social rented housing on all major developments.
8. To encourage developments to provide a higher provision of social rented and intermediate housing, we have introduced the fast track route for schemes providing 40% social rented and intermediate housing and 60% in Aylesbury Action Area Plan area. Where developments provide social rented and intermediate housing above 35% or as per table 2, tenure flexibility will be applied to the additional amount. For developments proposed on public sector land the Mayor's approach will be followed.

9. Where planning applications are not following the fast track route they are required to show that the developments are viable and deliverable and provide a full viability appraisal. The minimum social rented and intermediate housing requirement applies to both new development and any uplift in housing from redevelopments (current social rented and intermediate housing provision will be retained).
10. Where development has been phased or a site is subdivided to impact upon the provision of social rented and intermediate homes, this will not be permitted. We need to ensure we get the maximum provision of social rented and intermediate homes and our priority is for this to be delivered on site in the first instance.
11. Social rented and intermediate housing should be provided on site on schemes of 10 units or more, only in exceptional circumstances will they be permitted off site or a payment in lieu will be accepted.
12. Housing requirements will be calculated in habitable rooms. Where a habitable room exceeds 28sqm, the number of habitable rooms will be calculated as set out in the habitable rooms fact box below to ensure we get the maximum amount of social rented and intermediate homes.

Figure 2: Distribution of Household Incomes in Southwark:



Source: Data from CACI Paycheck for Southwark 2018

Fact Box: Social rented and intermediate housing products

There are a wide range of housing products which meet the needs of households with different incomes. Social rented and intermediate housing is accepted by Southwark.

The housing tenures accepted by Southwark are set out below:

Social housing

- Social rent housing - Homes where rents must not exceed the rent levels determined by the formula set out in the HCA Rent Standard Guidance.

Intermediate housing

Intermediate housing includes 'low cost home ownership' products and 'Discount Market Rent' products.

Low cost home ownership products accepted are:

- Shared ownership – homes that are part-owned and part-rented. Buyers must purchase an initial share of at least 25% and have the opportunity to 'staircase' to full ownership. This means they can buy more shares over time until they own the property outright. Rent on the part-rented share is subject to caps below the market level. The council sets its own income eligibility thresholds for shared ownership for an initial three month period. In the event no suitable purchaser is found within three months eligibility is widened to households with an income no greater than £90 000 (as updated annually by the Mayor of London). The Mayor states the open market value of a shared ownership home should not exceed £600,000.
- Shared equity - homes that are part-owned but where no rent is charged on the un-owned share.
- Community Land Trusts - homes for sale where values are capped by a fixed multiple of household income for eligible residents and allocated to eligible residents. Community Land Trust homes remain affordable in perpetuity.
- Discount market sale - homes for sale discounted by at least 20% of full market value. The discount should be sufficient to ensure they are affordable/ accessible to those with household incomes within the thresholds. Discount market sale homes are restricted to eligible households and should remain affordable in perpetuity.
- Starter Homes - homes for sale discounted by at least 20% of full market value. Discount market sale homes are restricted to eligible households but do not remain affordable in perpetuity.

Discount Market Rent products accepted are:

- Schemes that have a discounted market rent equivalent to London Living Rent.
- London Living Rent - homes with sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. London Living Rent is a rent-to-buy product where tenants have the right to purchase their home after a fixed period. Eligibility is restricted to households with an income no greater than £60,000 and who save towards a housing deposit.

Social housing and intermediate housing

London Affordable Rent, Affordable Rent and Discount Market Rent are not considered to be affordable and therefore do not fall under social rented or intermediate housing products we accept, unless stated otherwise above.

National policy expects major developments proposing housing to provide at least 10% of homes as affordable home ownership. Policy P1 complies with this requirement as the intermediate requirement is 10% which can be intermediate home ownership or intermediate rent.

Fact Box: Habitable rooms

A habitable room is defined as a room with a window within a dwelling that is intended to be used for sleeping, living, cooking or dining, regardless of what it is actually used for. This excludes enclosed spaces such as bath or toilet facilities, corridors, landings, hallways, lobbies, utility rooms, and kitchens with an overall floor area of less than 11sqm. Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floorspace.

For social rented and intermediate housing calculation purposes habitable rooms under 28 sqm will be counted as 1 habitable room. Habitable rooms exceeding 28 sqm will be counted as set out in the table below:

Area (sqm)	Habitable Rooms
0-28	1
28.1-42	2
42.1-56	3
56.1-70	4
70.1-84	5
84.1-98	6
98.1-112	7
112.1-126	8
126.1-140	9
140.1-154	10

P2 New family homes

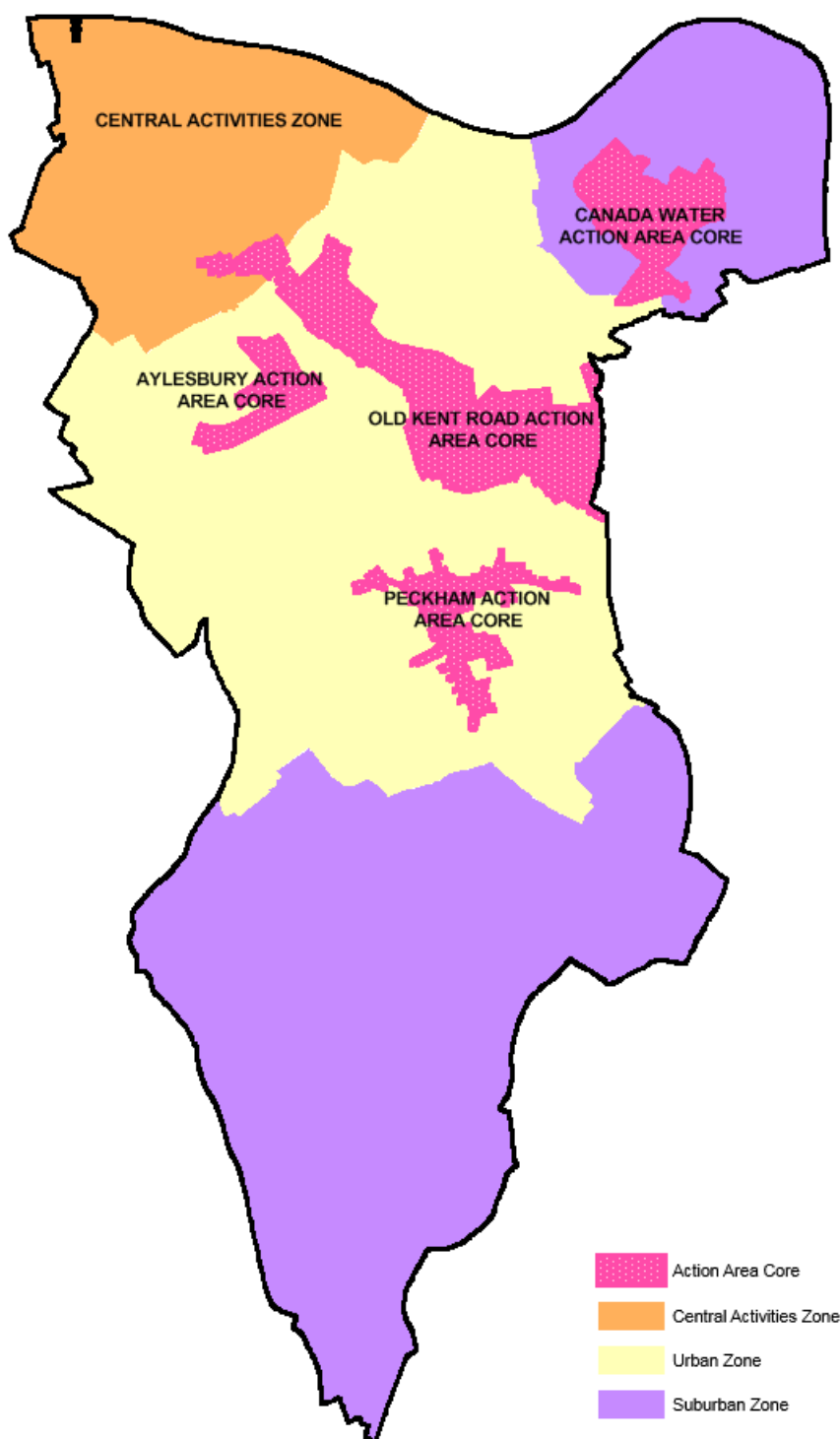
1. Major residential developments, including conversions, must provide:
 1. A minimum of 60% of homes with two or more bedrooms; and
 2. A minimum of 20% of family homes with three or more bedrooms in the Central Activities Zone and Action Area Cores (see Figure 3); or
 3. A minimum of 25% of homes with three or more bedrooms in the urban zone (see Figure 3); or
 4. A minimum of 30% of homes with three or more bedrooms in the suburban zone (see Figure 3); and
 5. A maximum of 5% studios, which can only be for private housing; and
 6. The maximum number of bed spaces for the number of bedrooms where they are social rented homes. Single occupancy bedrooms will not be accepted.
2. Family homes in apartment blocks should have direct access to outdoor amenity space and allow oversight of children outside.

Reasons

1. The SHMA shows that the highest need in social rented and homes of up to 50% of a low market rent is two, three and four bedroom units for which there is a shortfall of 659 units. There is an oversupply of one bed units of 200 out of a supply of 1,272 homes in this group.
2. For intermediate units the undersupply varies between different thresholds for all bedroom sizes, however there is an undersupply in all. The SHMA also shows that for market housing there is a requirement of 20% one-bed homes, 30% two-bed homes, 34% 3-bed homes and 16% four-bed homes.
3. We require a minimum proportion of new homes to provide two beds or more because studios and one bed homes are unsuitable for families. Studio apartments do not adequately meet the housing needs of most households.
4. Two bed homes can meet the needs of smaller families; however, to meet the needs of larger families we require the provision of some family homes with three or more bedrooms. The proportion of family homes required in urban and suburban settings is greater because these parts of the borough provide greater opportunities to build family homes as they are better able to accommodate adequate amenity space.
5. We require bedrooms in social rented homes to provide the maximum number of bed spaces to ensure the bedrooms are larger and if there is a family living in the home, the bedrooms can be occupied by more than one child where required.

6. Family homes in apartment blocks should have direct access to outdoor amenity space and allow oversight of children outside so children will be encouraged to use the space and can safely do so.
7. Building more family housing will help to address overcrowding and provide opportunities for families to live in all of our neighbourhoods, benefitting their health and wellbeing, and increasing opportunities for foster care.

Figure 3: Family Housing Areas



P3 Protection of existing homes

1. The sub-division of a single dwelling of 130sqm or less (original net internal floorspace, excluding attics and basements and other parts of the building not intended for habitation) into two or more homes will not be permitted.
2. The net loss of existing housing, including to short-stay accommodation, will not be permitted except:
 1. Where existing location and standard of accommodation is unsatisfactory and cannot be improved; or
 2. Where the residential accommodation is on a site which is allocated in the development plan for an alternative use in preference to housing.

Reasons

The high level of need for family homes, as evidenced by our SHMA, means it is important that we protect our existing family housing stock from conversion into smaller homes which would be unsuitable for housing families. Protection of individual family homes avoids the potential cumulative effects of loss of family homes to more intensive use of land.

P4 Private rented homes

1. New self-contained, private rented homes in developments providing less than 100 homes must comply with policy P1.
2. New self-contained, private rented homes in developments providing 100 homes or more must:
 1. Provide security and professional management for the homes; and
 2. Provide a mix of housing sizes, reflecting local need for rented property; and
 3. Provide the same design standards required for build-for-sale homes; and
 4. Provide tenancies for private renters for a minimum of three years with a six month break clause in the tenant's favour and structured and limited in-tenancy rent increases agreed in advance; and
 5. Meet Southwark's Private Rent Standard; and
 6. Be secured for the rental market for a minimum 30 year term. Where any private rented homes are sold from the private rented sector within 30 years this will trigger a clawback mechanism resulting in a penalty charge towards affordable housing; and
 7. Provide maximum amount, with a minimum of 35% affordable homes in accordance with policy P1 or Table 3, subject to viability. Where the provision of private rented homes generates a higher development value than if the homes were built for sale, the minimum affordable housing requirement will increase to the point where there is no financial benefit to providing private rented homes over build for sale homes; and
 8. Be subject to a viability review to increase the number of and/or the affordability of affordable homes where an improvement in scheme viability is demonstrated between the grant of planning permission and the time of the review.

- Discount Market Rent homes at social rent equivalent must be allocated to households on Southwark's social housing waiting list. All other Discount Market Rent homes must be allocated to households on Southwark's Intermediate Rent Housing List.

Table 3: Affordable housing requirement option on qualifying private rented homes schemes

Market housing	Affordable housing	
Up to 65%	A minimum of 35%	
	Social rent equivalent	Affordable rent capped at London Living Rent equivalent
	A minimum of 15%*	A minimum of 20%*

* Applicants must meet the minimum requirement. If social rented equivalent and affordable rent capped at London Living Rent equivalent housing provision marginally falls below the minimum, we will not accept rounding up. This may increase the overall quantum which should be in favour of affordable rent capped at London Living Rent equivalent. This is separate to our consideration of social rent in conventional housing which is always our overall priority.

Reasons

- We recognise that the private rented sector meets the housing needs of residents who cannot afford to, or do not want to buy private homes in Southwark. The private rented sector grew by 17% nationally between 2011 and 2017 (according to the English Housing Survey (EHS)). The provision of homes in the private rented sector in Southwark is between 32,300 (extrapolating an increase from the 2001 to 2011 Census) and 37,400 homes (EHS).
- Private renting households often live in some of the worst quality, poorly managed accommodation. Furthermore, the majority of private renting households have very limited security of tenure which is particularly damaging for households with children and some renters face arbitrary evictions and unjustified rent increases. The private rented sector has the potential to increase Southwark's housing supply because developers have fewer concerns about the rate at which the market can absorb new homes.
- The private rented sector also benefits the local and regional economy as it enables greater household mobility. We want to encourage a private rented sector which provides high quality, professionally managed accommodation and a greater level of security for tenants to that which is offered by much of

the current private rented sector. We will support institutional investment in the sector where benefits are secured for residents through agreement. Southwark's Private Rent Standard is a code of good practice for private landlords. The policy applies to larger- scale development (schemes providing 100 homes or more) because larger schemes are best placed to provide a high quality rental offer to tenants renting privately and tenants in Discount Market Rent homes.

P5 Student homes

Development of purpose-built student housing must:

1. Provide 10% of student rooms as easily adaptable for occupation by wheelchair users; and
2. When providing direct lets at market rent, provide the maximum amount, with a minimum of 35% as conventional affordable housing by habitable room subject to viability, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London; or
3. When providing student rooms for nominated further and higher education institutions at affordable student rent as defined by the Mayor of London, provide the maximum amount with a minimum of 35% as conventional affordable housing by habitable room subject to viability, as per policy P4.

Reasons

1. There is a need for more student accommodation across the whole of London. However this needs to be balanced with making sure we have enough sites for other types of homes, including affordable and family homes. Whilst London as a whole has a recognised need for more student bed spaces, we have one of the largest provisions of student homes in London.
2. Our Strategic Housing Market Assessment highlights an acute need for more family and affordable housing. Allowing too much student accommodation will restrict our ability to deliver more family and affordable housing. By requiring an element of affordable housing or a contribution towards affordable housing from student housing development we can make sure we work towards meeting the strategic need for student accommodation and our local need for affordable homes including affordable family homes.
3. Where nomination schemes or schemes developed directly by the university are providing all of the student rooms at affordable rents they will be required to provide as much conventional affordable housing as viable. Where all of the student rooms are not at affordable rents, they will be required to provide at least 27% of rooms at affordable rents and as much conventional affordable housing as viable.
4. Affordable rents will be set using the Mayor of London's guidance.
5. Development proposals for 'co-living' will be considered in the same way as direct let student accommodation and similarly trigger a requirement for self-contained affordable housing for 35% affordable housing. However, where this requirement can be exceeded additional affordable housing will be conventional affordable housing rather than affordable student rooms.

P6 Housing for older people

1. Development of new specialist housing for older people must:

1. Provide conventional social and intermediate housing in accordance with P1 or specialist affordable accommodation for older people, subject to need. The need for affordable specialist accommodation for older people and the suitability of any proposed provision will be determined by the council. There should be no financial benefit to the developer in providing affordable specialist older people accommodation in place of conventional social and intermediate housing; and
 2. Provide excellent accessibility and amenity for residents and adequate communal areas and space for on site services and facilities; and
 3. Be located in areas suitable for older people which have good access to local goods and services and be located in, or close to town centres.
2. A loss of specialist housing for older people will only be permitted where alternative accommodation is provided elsewhere, subject to need. The acceptability of replacement provision will be based on the number of bed-spaces, suitability of location and affordability of accommodation.

Reasons

1. We will meet the needs of older residents who develop physical or sensory impairments, such as dementia, through helping them to stay in their own homes through adaptations to their existing homes. This is the most popular housing option for Southwark's older people. However, there will always be a need for specialist types of older people's housing, including extra-care housing and nursing home provision, to meet the needs of older people who are unable to remain in their own homes. Other forms of specialist older people housing options include sheltered housing, consisting of self-contained individual apartments, almshouses and co-housing schemes.
2. We will work with registered providers and other relevant partners to support the provision of different types of specialist housing for older people, including affordable specialist housing for older people, where there is a clearly identified local need. This will ensure that there is a wider choice of housing options for Southwark's older residents.

P7 Wheelchair accessible and adaptable housing

1. New build major residential development must meet Building Regulation M4(3) standard (Wheelchair User Dwellings) in at least 10% of homes (as measured in habitable rooms) and the remaining 90% need to meet Building Regulation M4(2). Where those homes are affordable wheelchair user homes these must meet Building Regulation M4(3b) standard (Wheelchair accessible dwellings).
2. New build residential development must:
 1. Meet Building Regulation standard M4(2) unless point 1 applies; and
 2. Provide a mix of dwelling sizes and tenures that meet the above standards, including family homes. Two bedroom three person affordable wheelchair homes will not be acceptable; and
 3. Provide wheelchair accessible homes that meet the minimum space standards set out in Table 4; and
 4. Provide affordable wheelchair homes that meet the design and access standards set out in Table 5; and
 5. Provide access to a second lift where wheelchair accessible or wheelchair adaptable units are above the ground floor; and
 6. Provide affordable wheelchair homes which, where unoccupied, must be let as local authority temporary accommodation until a suitable permanent household is identified; and
 7. Provide alternative specialist housing to meet specific needs in place of an affordable wheelchair user home where the council has identified a specialist housing need; and
 8. Where wheelchair accessible homes cannot be provided on site, a financial contribution will be required towards the provision of new affordable wheelchair homes or the adaptation of existing affordable homes to wheelchair user standard. The financial contribution will be the equivalent to the cost of fitting out a new home or existing homes to a wheelchair user standard.

Table 4: Accessible wheelchair user housing minimum space standards

Number of bedrooms	Minimum space (apartments) (sqm)	Minimum space (houses) (sqm)
1b2p	65	N/A
2b3p	75	80
2b4p	85	100
3b4p	100	110
3b5p	110	120
3b6p	115	125

Table 5: Wheelchair homes design and access standards

Installation of entry phones which allow access to the communal area and private front door where the private door is behind a communal door.
Hand wash basins that are mountable on adjustable height brackets.
Two lifts where wheelchair user homes are situated above the ground floor.
Corridor widths of at least 1,200mm.
Window handles within the 450mm to 1,200mm range.
Wall fitted shower seats with drop down legs, drop down arms and a back rest.
Installation of a side hinged oven.
Accessible storage including drop down shelving and pull out baskets, ensuring storage space, in combination with any shelving layout, provides optimum access to space and to stored items.
Clear open doorways at least 900mm.
Living rooms, bathrooms and shower rooms, kitchens and dining rooms which exceed the minimum space standards in Building Regulations.
600mm x 600mm wheelchair accessible work top for food preparation.

Reasons

1. There is an unmet need for affordable wheelchair accessible housing and alternative types of specialist housing which meet the needs of people with disabilities that are not met by wheelchair accessible housing. Southwark residents are living longer, with a 79% increase in the population of Southwark aged 65 or more forecast between 2019-2039. This demographic trend includes a gradual increase in the number of older households with disabled members, and in particular, those with wheelchair needs. To ensure that all potential residents have choice within a development, wheelchair accessible or wheelchair adaptable housing is required across all tenures and housing types. The need for wheelchair accessible homes is particularly concentrated on the social rented tenure, developments providing social rented homes will therefore be required to provide a proportion of homes as wheelchair accessible. The need for social rented wheelchair accessible, wheelchair adaptable or lifetime homes is informed by the council's Housing Register waiting list. The council will use planning conditions to secure wheelchair accessible, wheelchair adaptable or lifetime homes according to the relevant optional requirement of Building Regulation standard Part M4.
2. The council recognises that a range of different types of specialist housing is required to meet the needs of people with disabilities; this includes, but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. Accordingly, developers should work with the council, registered providers or other relevant partners to identify and provide for a range of specialist housing needs where appropriate.

3. To ensure the provision of the highest quality and safest wheelchair user homes we have set out minimum space standards which all affordable wheelchair user homes will need to meet.

Fact Box:

Wheelchair accessible: dwellings that are constructed to be suitable for immediate occupation by a wheelchair user and where the Building Regulation standard M4(3)(2)(b) applies.

Wheelchair adaptable: dwellings that are constructed with the potential to be adapted for occupation by a wheelchair user and where the Building Regulation standard M4(3)(2)(a) applies

M4(2): Part M4 Category 2 'accessible and adaptable dwellings', requires dwellings to make reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.

M4(3): Part M4 Category 3 'wheelchair user dwellings', requires dwellings to make reasonable provision, either at completion or at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of occupants.

P8 Houses in multiple occupation

New houses in multiple occupation (HMOs) must:

1. Not contribute to an overconcentration within the local area; and
2. Meet the council's Standards for HMOs; and
3. Provide adequate indoor communal space, outdoor communal amenity space, refuse and recycling storage and one cycle parking space per occupant; and
4. Provide affordable housing contributions in accordance with policy P1.

Reasons

1. Houses in multiple occupation meet the housing needs of some households and can reduce pressure on conventional housing stock. HMOs typically provide housing for people who cannot afford to access, or do not wish to access, self-contained accommodation. Whilst HMOs are generally not considered suitable for families, the number of families occupying such accommodation has risen in response to the acute shortage of affordable self-contained homes.
2. We require HMOs to provide good standards of accommodation such as the council's HMO Standards because they can often be of poor quality. The minimum standards relate to fire protection, room sizes and amenity provision which are important to ensure they offer accommodation that provides the minimum facilities that people need. They also refer to repair and management regulations.
3. Too many HMOs can lead to a quick turnover of residents and amenity problems due to the often temporary nature of accommodation offered. Change of use from a conventional house to an HMO is permitted development where the dwelling house is for use by three to six residents. However, larger HMOs require planning permission. Where there is already a high concentration of HMOs of any type in one particular area, we may consider the use of Article 4 Directions to remove permitted development rights for the smaller types of HMOs enabling us to manage numbers.

P9 Supported housing and hostels

1. Change of use from supported housing and hostels to other uses will not be permitted where the existing use meets an identified local housing need.
2. New supported housing and hostels providing accommodation and support for vulnerable people must:
 1. Not contribute to an overconcentration within the local area; and
 2. Provide adequate indoor communal space, outdoor communal amenity space, refuse and recycling storage and one cycle parking space per occupant; and
 3. Provide a staffing and management plan showing how the property will be managed and the amenity of occupants and neighbours will be protected.

Reasons

1. Supported housing and hostels provide housing for vulnerable people with additional needs who may otherwise be homeless or resort to rough sleeping. Residents usually receive extra support from specialist staff, ranging from weekly visits to more regular intensive support. The accommodation and support is provided by organisations with expertise in supporting people to improve their life skills and opportunities. It is important to protect the supply of supported housing and hostels where there is an identified local housing need to ensure vulnerable residents can access suitable accommodation to support their needs.
2. Too many hostels and other types of supported housing can lead to a quick turnover of residents and amenity problems due to the temporary nature of accommodation offered.

P10 Self and custom build

Development of serviced plots of land suitable for self and custom build homes should be permitted where:

1. There is evidence of sufficient self-build demand from people or groups on Southwark's Self and Custom Build Register; and
2. Homes on the plots are to be occupied by people or groups on Southwark's Self and Custom Build Register.

Reasons

1. To understand demand we will maintain a register of people or groups who wish to commission or build their own homes. These people or groups must provide evidence of a local connection and adequate financial resources to purchase a self-build plot. This will ensure that the requirement generated by the register reflects local demand and is deliverable.

2. As the supply of urban land is under significant pressure for a wide range of land uses in Southwark, the demand for self and custom build housing must be met in a way that makes efficient use of land. Self and custom build homes must therefore achieve an appropriate density.

P11 Homes for Travellers and Gypsies

We will continue to protect our existing Traveller and Gypsy sites subject to need. We will provide new sites in the future to meet the accommodation needs of Travellers and Gypsies. We will do this by:

1. Safeguarding the existing four Traveller and Gypsy sites in Southwark where there is an identified need; and
2. Identifying new sites for additional accommodation to meet the needs of Travellers and Gypsies having regard to:
 1. The need for safe access to the road network; and
 2. The impact on the local environment and character; and
 3. The impact on amenity; and
 4. The availability of essential services, such as water, sewerage and drainage and waste disposal; and
 5. The proximity to shops, services and community facilities; and
 6. The need to avoid areas at high risk of flooding.

Reasons

1. We support the culture and traditions of Gypsies and Travellers in Southwark. We will assess our need for Gypsy and Travellers sites and look at how best to meet any additional need. This could be at a local, sub-regional or regional level.
2. We currently have 42 authorised Gypsy and Travellers' pitches across four sites which is one of the highest in London. The four sites are Bridale Close, Burnhill Close, Ilderton Road and Springtide Close and we have shown these on our Planning Policies Map. We will protect these sites where there is a need to make sure they remain as homes for Gypsies and Travellers.

Regeneration that works for all

P12 Design of places

Development must:

1. Ensure height, scale, massing and arrangement respond positively to the existing townscape, character and context; and
2. Better reveal local distinctiveness and architectural character; and conserve and enhance the significance of the local historic environment; and
3. Ensure the urban grain and site layout take account of and improve existing patterns of development and movement, permeability and street widths; and
4. Ensure buildings, public spaces and routes are positioned according to their function, importance and use; and
5. Ensure a high quality public realm that encourages walking and cycling and is safe, legible, and attractive, and eases the movement of pedestrians, cyclists, pushchairs, wheelchairs and mobility scooters and vehicular traffic. Street clutter should be avoided; and
6. Provide landscaping which is appropriate to the context, including the provision and retention of street trees, and
7. Provide the use of green infrastructure through the principles of water sensitive urban design, including quiet green spaces, tree pit rain gardens in addition to green grid spaces for people and surface water runoff; and
8. Provide accessible and inclusive design for all ages and people with disabilities; and
9. Provide opportunities for formal and informal play; and
10. Provide adequate outdoor seating for residents and visitors.

Reasons

1. It is important to take the principles of urban design into consideration when designing new development. This is to ensure that new development improves the environment so that people want to spend time in the place. The principles extend to the internal design and the spaces between buildings, as well as appearance of the buildings. Developments must be designed for diverse communities in Southwark and to ensure accessibility, inclusivity, and interaction, regardless of disability, age or gender, and allow all to participate equally, confidently and independently in everyday activities.
2. Southwark's built environment reflects different periods of design and development and portrays a variety of local character. Some local character is unique with a distinct identity, while other areas have local character that is poorer or less defined. Further detail on local character can be found in our area visions, characterisation studies and conservation area appraisals. Research in the Old Kent Road area has shown that the character or 'feel' of neighbourhoods influences community cohesion and social interaction.

3. The public realm is the network of spaces, streets and paths between buildings. Good public realm design is essential to help people move around the borough as it improves the streetscape, and creates a sense of place with vibrant, pleasant environments that people will take pride in and enjoy.
4. Provision of urban greening and green infrastructure can deliver multiple health, wellbeing and environmental benefits within buildings and the public realm, such as helping to reduce the urban heat island effect, where urban areas become significantly hotter than rural areas in summer, and the impact of surface water flooding, both of which will be exacerbated by climate change. It can also provide opportunities for recreation and food growing. Visible greenery or water and awareness of nature improve mental health. The enhancement of areas through urban greening can also help deliver economic growth and create healthier places by reducing air pollution and encouraging physical activity.

P13 Design quality

Development must provide:

1. High standards of design including building fabric, function and composition; and
2. Innovative design solutions that are specific to the site's historic context, topography and constraints; and
3. Adequate daylight, sunlight, outlook, and a comfortable microclimate including good acoustic design for new and existing residents; and
4. Respond positively to the context using durable, quality materials; and
5. Buildings and spaces which are constructed and designed sustainably; and
6. Buildings and spaces that utilise active design principles that are fitting to the location, context, scale and type of development; and
7. Active frontages and entrances that promote activity and successfully engage with the public realm in appropriate locations; and
8. Adequate servicing within the footprint of the building and site for each land use; and
9. Accessible and inclusive design for all; and
10. A positive pedestrian experience; and
11. Basements that do not have adverse archaeological, amenity or environmental impacts.

Reasons

1. Good design is a key aspect of making places better for people. Southwark has some world-class developments that have raised its profile, and has a wealth of development opportunities which will continue to add to its reputation for modern and contextual design. Southwark has a range of different neighbourhoods and areas contributing to local distinctiveness, and this diversity will be reflected in new development. It is important that appropriate quality materials are used in development: as the right materials greatly contribute to the overall impression of a building, as well as how it relates to its area.

2. In addition to healthcare services, such as GPs and clinics, other environmental and social conditions are known to influence people's health. Encouraging physical activity can help protect residents from diseases and mental health issues. The internal layout of buildings can be designed to encourage activity, for example, by making stairwells more attractive, visible and convenient to use. Locating benches, public toilets and water fountains along walking routes encourages people to use them. Active design can also help reduce energy consumption in buildings.
3. Sustainable design must reduce energy consumption and carbon dioxide emissions, minimise the consumption of natural resources, reduce flood risk and pollution, ensure the avoidance of internal overheating, minimise the urban heat island effect, ensure the adaptive reuse of existing buildings, and avoid creation of adverse local climatic conditions (e.g. wind shear).

P14 Residential Design

1. Development must achieve an exemplary standard of residential design.
2. All new build and conversions to residential development must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation as follows:
 1. Provide a high standard of quality of accommodation for living conditions; and
 2. Be tenure blind; and
 3. Provide no material differences in appearance between affordable and market homes in apartment blocks; and
 4. Provide the opportunity for residents of all tenures to access on site facilities; and
 5. Avoid having more than eight dwellings accessed from a single core per floor; and
 6. Provide acceptable levels of natural daylight by providing a window in every habitable room, except in loft space where a roof light may be acceptable; and
 7. Achieve a floor to ceiling height of at least 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling to maximise natural ventilation and natural daylight in the dwelling; and
 8. Be predominantly dual aspect and allow for natural cross ventilation; and
 9. In circumstances where due to site constraints it is impossible or impractical to provide dual aspect dwellings it must be demonstrated how overheating and ventilation will be mitigated. Single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north facing or where the façade is exposed to high noise levels; and
 10. Meet the minimum national space standard, providing adequate internal space for the intended number of occupants, including the provision of additional built in storage as set out in Table 6; and
 11. Provide private amenity space, communal amenity space and facilities for all residents, and child play space on site using the GLA calculator. Child play space should be on ground or low level podiums with multiple egress points; and
 12. Provide equal access to outdoor space for all residents regardless of tenure; and
 13. In the Old Kent Road opportunity area, provide 5sqm of public open space per dwelling in addition to the communal amenity space requirement. New open space must be provided in the locations identified

on the Old Kent Road Area Action Plan masterplan. Sites where a new open space is not identified must provide a financial contribution instead; and

14. Provide communal facilities including gardens and community rooms. Provide green communal amenity space for all residents and additional communal play areas for children (aged up to 16) for apartments. Communal amenity space should be designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, SUDS) and should be in addition to external communal amenity space; and

15. In circumstances where private and communal amenity space and facilities or child play space cannot be provided on site, this should be provided as private amenity space with the remaining amount added to the communal space requirement; and, we will seek a financial contribution towards providing new or improving existing public open space or play space provision in the vicinity of the site; and

16. Maximise the use of sustainable technologies and materials.

Reasons

1. Our aim is to ensure that all new homes are of an excellent standard of accommodation that will contribute to creating healthy and safe places where people of all ages want to live and can thrive. This is especially important for higher density schemes.

2. We believe all residents are entitled to the same quality homes irrespective of tenure. Our residents have told us it is important for communities that neighbours and visitors should not be able to tell the tenure of a home by its appearance. It is important that family housing provides private amenity space to ensure that children have somewhere safe to play or provides an outdoor space to dry clothes and to enjoy the outdoors. Communal play areas are important for children, parents and carers to exercise and get together.

3. Old Kent Road is an area of deficiency in public open space. The requirement for 5sqm of new public open space per home will help ensure that new space is provided to help meet the needs of the growing

Fact Box:

Dual Aspect – A flat that has been designed with openable windows on two external walls which may be opposite or around a corner. One access may be towards an external aspect deck, courtyard or ventilated atrium. Provision of a bay window, a single window return or a secondary window into a recessed balcony does not provide dual aspect.

Communal amenity space - Flatted development must provide 50sqm of communal amenity space per residential block.

Private amenity space - New houses must provide a minimum of 50 sqm private garden space. The garden should be at least 10m in length.

Flatted developments must provide 10 sqm of private amenity space for units containing three or more bedrooms, For units containing two or less bedrooms, 10 sqm of private amenity space should be provided. Where this is not possible, as much space as possible should be provided as private amenity space, and the shortfall added to the communal amenity space requirement.

Balcony space – an outside area must be a minimum of 5sqm and 1.5m deep to count towards private amenity space.

Table 6: Minimum internal space standards (residential)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1	39 (37)	N/A	N/A	1
	2	50	58	N/A	1.5
2b	3	61	70	N/A	2
	4	70	79	N/A	
3b	4	74	84	90	2.5
	5	86	93	99	
	6	95	102	108	
4b	5	90	97	103	3
	6	99	106	112	
	7	108	115	121	
	8	117	124	130	
5b	6	103	110	116	3.5
	7	112	119	125	
	8	121	128	134	
6b	7	116	123	129	4
	8	125	132	138	

P15 Designing out crime

Development must be designed with:

1. Windows that overlook places such as parks and streets, courtyards, parking areas and civic spaces to provide natural surveillance; and
2. Streets, pedestrian routes, footpaths and cycle paths that are easy to navigate with permeable, direct routes that provide good visibility and avoid sharp or blind corners, tunnels, and hidden alcoves; and
3. Clear and uniform signage that helps people move around, making the public realm and public transport safer and more attractive for people to use; and
4. Effective street lighting that illuminates the public realm, enabling natural surveillance and avoiding the creation of dark, shadowed areas; and
5. Clearly defined boundaries between public and private spaces that reduce the likelihood of anti-social behaviour by establishing ownership and responsibility; and
6. Security measures for buildings and places are proportionate to their use and function, considering the need to avoid creating places that are hostile or unwelcoming; and
7. Secured by Design principles.

Reasons

1. Some neighbourhoods in Southwark have provided opportunities for higher levels of crime and a lack of ownership due to poor design. Southwark has significantly improved perception of crime in the built environment through some of the earlier phases of our estate regeneration programmes by applying “Secured by Design” principles. Small changes such as creating well lit, overlooked spaces can significantly reduce opportunities to commit crime as well as fear of crime. Creating and maintaining a safe environment is extremely important as people who live in, work in, or visit the borough, have a right to expect that they can move about without unreasonable concern for their safety and can feel safe in their homes.
2. It is also important to address the community’s ‘fear of crime’, whether this is a real or perceived threat, because this also influences people’s behaviour patterns and how they interact in public spaces. Encouraging physical activity to improve health and wellbeing and improving perceptions of safety will go hand-in-hand. Improving community safety involves designing the urban environment to enable people to feel proud of and use their local space.

P16 Tall buildings

1. The areas where we expect tall buildings are on Figure 4. These are typically within our Major Town Centres, Opportunity Area Cores, Action Area Cores and the Central Activities Zone. Individual sites where taller buildings may be appropriate have been identified in the site allocations. Some of these site allocations have identified possible locations for tall buildings in Peckham and Camberwell town centres taking account of conservation areas and other heritage assets.

2. Tall buildings must:

1. Be located at a point of landmark significance; and
2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
5. Respond positively to local character and townscape; and
6. Provide a functional public space that is appropriate to the height and size of the proposed building; and
7. Provide a new publically accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.

3. The design of tall buildings will be required to:

1. Be of exemplary architectural design and residential quality; and
2. Conserve and enhance the significance of designated heritage assets and make a positive contributions to wider townscape character. Where proposals will affect the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) clear and convincing justification in the form of public benefits will be required; and
3. Avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing, and solar glare; and
4. Maximise energy efficiency and prioritise the use of sustainable materials; and
5. Have a positive relationship with the public realm, provide opportunities for new street trees, and design lower floors to successfully relate to and create a positive pedestrian experience; and provide widened footways and routes to accommodate increased footfall.

Fact Box:

Tall buildings are above 30m except where they are 25m in the Thames Special Policy Area, and also where they are significantly higher than surrounding buildings or their emerging context.

Point of landmark significance: A point of landmark significance is where a number of important routes converge, where there is a concentration of activity and which is or will be the focus of views from several directions.

Reasons

1. Tall buildings, if thoughtfully designed to an exemplary architectural standard and located in the right place, can be an important component in contributing to Southwark's physical regeneration, raising population density, creating new open space, avoiding urban sprawl and increasing the activities and life opportunities on offer for nearby residents. However, poorly designed or located tall buildings can look out of place in their surroundings, harm the setting of historic buildings and cause unpleasant environmental effects, especially to a location's microclimate. Detailed modelling and analysis is therefore essential to assess these impacts, and is required for all tall building applications.
2. Southwark's updated tall building policy is underpinned by its existing urban characteristics and is a refinement of adopted policy and our strategic approach. This has resulted in the plan-led emergence of tall buildings and clusters at locations of landmark significance, in our Major Town Centres and regeneration areas, and in close proximity to our public transport stations and interchanges.
3. In accordance with the London Plan we have identified and mapped the locations where tall buildings would be an appropriate form of development in principle. This process is based on a re-appraisal of the visual, environmental, and cumulative impacts of tall buildings in Southwark, their potential to contribute to new homes, economic growth, and regeneration, and their level of public transport accessibility.
4. Southwark is an inner London borough that covers a range of areas defined by different urban characteristics, neighbourhoods, open spaces, and a variety of building types including Victorian terraces, housing estates, riverside flats and modern offices, some of which have significant historic value and are located within conservation areas or benefit from statutory listing.
5. The heights and scale of development differs greatly from the north through to the suburban, terraced houses and streets to the south of the borough.

6. The riverfront areas of Blackfriars Road, Bankside and London Bridge provide an established height for tall building clusters set back from the river with a number of prominent buildings visible on the skyline including One Blackfriars Road, Southbank Tower, Tate Modern and its extension, Guy's Hospital Tower, London Bridge Place, and the Shard. The Shard which stands at 309.6m, has formed a new pinnacle within the existing cluster of tall buildings around London Bridge Station and Guy's Hospital. This tall building has redefined the skyline of the area, making London Bridge a focus for new tall building development.
7. Further height is now established at the key junctions along Blackfriars Road. Elephant and Castle is defined by a further cluster of tall commercial and residential buildings focused around train, tube and bus services and its importance as a Major Town Centre. The regeneration of this area will see the redevelopment of the shopping centre to provide new homes, retail, commercial and civic spaces.
8. Emerging tall buildings in the Old Kent Road Opportunity Area are informed by a Stations and Crossings Strategy where the tallest buildings are proposed or have been consented at the most accessible locations within the Opportunity Area.
9. The significant, plan-led regeneration of Canada Water will add further tall buildings to a cluster that is focused around the new town centre.
10. Tall buildings can also be found in a number of other locations, generally in the form of residential towers in 1960s and 70s housing estates or located around the town centres, such as in East Walworth and Peckham.
11. Detailed tall building policy and guidance can be found in site allocations and the Aylesbury Area Action Plan, Canada Water Area Action Plan, Peckham and Nunhead Area Action Plan, Old Kent Road Area Action Plan and Elephant and Castle SPD.



View of the Shard

Figure 4: Tall buildings map



P17 Efficient use of land

1. Development will be permitted that:
 1. Maximises the efficient use of land; and
 2. Does not unreasonably compromise development potential or legitimate activities on neighbouring sites; and
 3. Provides adequate servicing facilities, circulation spaces and access to, from and through the site.
2. Development should be permitted for appropriate temporary 'meanwhile uses' where they deliver community benefits and do not compromise the future redevelopment of the site.

P18 Listed buildings and structures

1. Development relating to listed buildings and structures will only be permitted if it conserves and enhances the special significance of listed buildings and structures and their settings by conserving and enhancing:
 1. The historic fabric, architectural style and features, curtilage, site layout, plan form and readability, and land use; and
 2. The contribution of the building to its setting or its place within a group; and
 3. Views that contribute positively to the significance of the building or structure or their setting; and
 4. The viable use of listed buildings and structures that is consistent with their on-going and long term conservation.
2. Any harm to the significance of the listed building or structure that results from a proposed development must be robustly justified.

Reasons

Heritage assets are irreplaceable and we recognise the importance of Southwark's built heritage as an essential community asset. We will seek the conservation and enhancement of this asset as required by the Planning (Listed Buildings and Conservation Areas) Act 1990. Southwark has around 2,500 listed buildings which define local character, providing a sense of place and enrich the townscape.



Grade II Listed Canal Grove Cottages, Old Kent Road



Grade I Listed Building Southwark Cathedral, Borough

P19 Conservation areas

1. Development relating to conservation areas will only be granted where:

1. The development conserves and enhances the significance of conservation areas, taking into account their local character, appearance and positive characteristics published in Conservation Area Appraisals and Conservation Area Management Plans; and
2. The development conserves and enhances the significance of a conservation area's setting, including views to and from the conservation area.

2. The demolition of buildings or structures that make a positive contribution to the historic character and appearance of a conservation area will not generally be permitted. Any replacement buildings or structures must conserve and enhance the conservation area's historic character and distinctiveness.

Reasons

We recognise the importance of Southwark's built heritage as a community asset and will seek the adequate safeguarding of this asset. These areas help define local character, provide a sense of place and enrich the townscape. The control of external appearances is important within conservation areas and where the quality of the environment is particularly high. Our published conservation area appraisals include detailed evaluations of the character and special features of each conservation area and provide additional supplementary guidance for developments affecting conservation areas. We are keen to encourage a high quality of design in conservation areas. This may include the use of modern materials or innovative techniques on new developments as they can sustain or enhance the character or appearance of the conservation area.

P20 Conservation of the historic environment and natural heritage

Development must:

1. Conserve and enhance the significance of the following heritage assets and their settings:

1. Scheduled monuments; and
2. Sites of archaeological interest; and
3. Protected London squares; and
4. Registered parks and gardens; and
5. Trees within the curtilage of a listed building; and
6. Trees that contribute to the historic character or appearance of conservation areas; and
7. Trees that are subject to a Tree Preservation Order (TPO); and
8. Ancient hedgerows; and
9. Buildings and land with Article 4 (1) directions inside and outside conservation areas; and
10. Unlisted buildings of townscape merit; and
11. Undesignated heritage assets including Second World War Stretcher Fences; and
12. Foreshore and river structures.

2. Enable the viable use of the heritage asset that is consistent with its on-going and long term conservation; and
3. Provide robust justification for any harm to the significance of the heritage asset that results from the development.

Reasons

Southwark is home to a wide array of historic assets of local, regional and national importance. They help define our historic character, provide a sense of place and enrich the townscape.

P21 Borough views

1. Development must:

1. Preserve and where possible enhance the borough views of significant landmarks and townscape; and
2. Ensure the viewing locations for each view are accessible and well managed; and
3. Enhance the composition of the panorama across the borough and central London as a whole.

View 1: The London panorama of St Paul's Cathedral from One Tree Hill

1. Maintain the view of St Paul's Cathedral from the viewing place on One Tree Hill and not exceed the threshold height of the view's Landmark Viewing Corridor; and
2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Paul's Cathedral must be avoided;

View 2: The linear view of St Paul's Cathedral from Nunhead Cemetery

1. Maintain the view of St Paul's Cathedral from the viewing place within Nunhead Cemetery and not exceed the threshold height of the view's Landmark Viewing Corridor; and
2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Paul's Cathedral must be avoided;

View 3: The linear view of St Paul's Cathedral along Camberwell Road

1. Maintain the view of St Paul's Cathedral from the viewing place on Camberwell Road and not exceed the threshold height of the view's Landmark Viewing Corridor; and

2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Paul's Cathedral must be avoided;

View 4: The river prospect of River Thames and its frontage, Tower Bridge and St Paul's Cathedral from Kings Stairs Gardens

1. Ensure that the River Thames and its frontage, and the key landmarks of Tower Bridge and St Paul's Cathedral are maintained within the view;

View 5: The townscape view south from the centre of the Millennium Bridge

1. Ensure that the ability of the viewer to recognise and appreciate the strategic landmark of Tate Modern from the viewing location is maintained;
2. Annex 1 sets out the viewing locations and view geometry that relates to the borough views.

Reasons

Borough views are significant views and panoramas that make a positive contribution to experiencing Southwark's environment within London, informing how we are located in an historic and important world city. Development that affects these borough views should provide Accurate Visual Representations (AVRs) to demonstrate the impact of the proposal on the borough views.



View of St Paul's Cathedral from Nunhead Cemetery

Fact Box: Types of views

London Panorama

A panorama of central London across a substantial part of the borough. It also consists of a landmark viewing corridor with a focal point and a wider assessment area either side of the corridor.

The corridor will influence development by defining a maximum permitted development threshold beneath the viewing plane of the corridor.

A wider assessment area to either side of landmark viewing corridor will protect the sensitive edges of the corridor.

This type of view is the same as London Panorama in the Mayor of London's London View Management Framework (LVMF).

Linear View

A linear view of an urban object across a substantial part of the borough. It consists of a landmark viewing corridor with a focal point and a wider assessment area either side of the corridor.

The corridor will influence development by defining a maximum permitted development threshold beneath the viewing plane of the corridor.

A wider assessment area to either side of the landmark viewing corridor protects the sensitive edges of the corridor.

This type of view is the same as London Panorama in the LVMF.

River prospect

A more localised river prospect townscape view of a particular panorama that is 'sensitive' to new height within the view.

Townscape

A more localised urban townscape view of a particular panorama that is 'sensitive' to new height within the view.

More information about protected views and their role in planning and regeneration can be found in the LVMF.

P22 Archaeology

1. Development must conserve the archaeological resources commensurate to its significance; and
2. Development must preserve archaeological remains of national importance in situ and preserve archaeological remains of local importance in situ unless the public benefits of the development outweigh the loss of archaeological remains. Where archaeological remains cannot be preserved in situ the remains must be excavated, recorded, archived, published, interpreted and displayed through a detailed planned programme of works. There may also be a requirement for a programme of public engagement, in order that the results of significant archaeological discoveries are disseminated. The scale of this public engagement will be based upon on the significance and interest of the findings, but may involve site visits for the public or other means of on and off site viewing; and
3. Development must consider the archaeological interest and significance of sites that lie outside of an APA. Sites outside APAs will be assessed against the historic environment record for Southwark. Requirements will be secured by condition where necessary.

Reasons

1. Southwark has immensely rich, varied and important archaeological sites. Archaeological research has revealed prehistoric sites, with early settlement and land management on the higher and drier islands and well-preserved waterlogged structures and deposits surviving in the channels and lower-lying intertidal areas. Romans settled on the banks of the Thames after AD 43 and set up the Roman provincial capital Londinium which spanned both sides of the river and included northern parts of Southwark. During this period major roads were built from Southwark to other Roman towns in the south of England.
2. Archaeological evidence for the Saxon period is more difficult to detect, but the northern borough developed rapidly in the medieval period and post-medieval period. The historic road system, villages, parishes and parks further south and east also contain important archaeological information about the developing rural community of Southwark. The historic village cores of Peckham, Camberwell, Rotherhithe, Walworth and Dulwich, have the potential for the survival of archaeological remains from many periods.
3. There are currently six Archaeological Priority Areas (APAs) in Southwark. An APA is a defined area where there is significant known archaeological interest or particular potential for new archaeological discoveries. The designation of these areas is based on evidence held in the Greater London Historic Environment Record (GLHER), maintained by Historic England. Southwark's APAs are:
 - APA1- North Southwark and Roman Roads
 - APA2 - Walworth Village

- APA3 - Camberwell Village
- APA4 - Peckham Village
- APA5 - Dulwich Village
- APA6 - Lordship Lane Burial Mound

4. Planning applications affecting sites within Archaeological Priority Areas (APAs) will be accompanied by an archaeological assessment and a report on the results of a field evaluation of the site, including an assessment of the impact of the proposed development on the archaeological resource. The assessment should identify and describe the significance of the archaeological interest of the site, including any contribution made by the archaeological setting of the site. Any harm or loss of archaeological resource resulting from development will require justification.

Fact Box: Archaeological Priority Area Tiers

An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. Archaeological Priority Areas are categorised into one of three tiers (Tiers 1-3). The introduction of a 'tiered' system distinguishes those areas which are most significant from others which although still of interest are not quite so sensitive. The tiers provide a sound evidence base and practical appraisal tool for strategic planning, helping to identify sensitivities of sites in relation to APA's.

There are six Archaeological Priority Areas (APAs) in Southwark, of which one is classified Tier 1, and five are Tier 2:

APA Tier	Schedule ID and Name	Former APA names
Tier 1	APA1- North Southwark and Roman Roads	Combines five former APAs into one large APA: <ul style="list-style-type: none"> • Borough, Bermondsey and Rivers • Bermondsey Lake • Kennington Road and Elephant and Castle • Old Kent Road • London to Lewes Road
Tier 2	APA2- Walworth Village	Walworth Village
Tier 2	APA3- Camberwell Village	Camberwell Green
Tier 2	APA4- Peckham Village	Peckham Village
Tier 2	APA5- Dulwich Village	Dulwich Village
Tier 2	APA6- Lordship Lane Burial Mound	Newly designated APA

Tier 3- Following Historic England's criteria, Southwark does not currently contain any Tier 3 designated priority areas.

Tier 4 (outside APA)- In accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' Tier 4 (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area, but may retain some potential of archaeological interest. Some Tier 4 sites have been identified in relevant site allocations.

Tier 1 – an area defined of very high archaeological sensitivity

This is an area known, or strongly suspected, to contain heritage assets of national importance (a Scheduled Ancient Monument or equivalent). The archaeology of Southwark is complex and the northern part of the Borough contains half of the Roman town of Londinium, therefore, in a similar fashion to the City of London, the northern and riverine zone of Southwark is defined as one large landscape scale Tier 1 APA, containing nine Scheduled Ancient Monuments (APA1).

Tier 2- designated and non-designated assets considered of less than national importance

This is a local area which the Greater London Historic Environment Record (GLHER) holds evidence indicating the presence or likely presence of heritage assets of archaeological interest. In Southwark Tier 2 APAs often cover our historic villages.

London is a polycentric city made up of historic villages. The medieval cores of the villages of Walworth, Camberwell, Peckham and Dulwich are protected as Tier 2 APAs (APA2 to APA5). APA6 Lordship Lane Burial Mound is based upon historic map evidence that indicates a possibly prehistoric round barrow (man-made mound) may survive in this location.

Tier 3- typically defined by geological, topographical or land use considerations in relation to known patterns of heritage asset distribution

This is a landscape-scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future . Southwark does not currently have any designated Tier 3 APAs.

Tier 4- outside APA

Tier 4 is a label used by Historic England that applies to any locations that do not, on present evidence, fulfil the criteria to merit inclusion within an Archaeological Priority Area, but may retain some potential of archaeological interest. These would typically include large major developments such as those subject to Environmental Impact Assessment, and schemes involving demolition or substantial works to historic buildings, listed buildings or other designated heritage assets which have an archaeological interest (above and/or below ground). Outside Archaeological Priority Areas (that is in tier 4) most planning applications will not need an archaeological assessment but a few will.



The main excavation area at Harper Road, Borough where a Roman sarcophagus and Roman buildings flanking the realigned course of the Roman road of Stane Street were discovered

P23 World heritage sites

1. Development will only be permitted when the significance of the Outstanding Universal Value of World Heritage Sites and their settings are sustained and enhanced. This should include views into, out of and across sites.

Reasons

1. The United Nations Educational, Scientific and Cultural Organisation recognises World Heritage Sites as internationally important with each having an inscription that details their Outstanding Universal Value. New development must consider the impact on the setting of the three World Heritage Sites that are located in central London. The three sites are:
 1. Westminster Abbey, the Palace of Westminster and St Margaret's Church; and
 2. Tower of London; and
 3. Maritime Greenwich.
2. Statements of Outstanding Universal Value and the management plans of the World Heritage Sites contain information on how the World Heritage Site is protected and managed.



Tower Bridge with the Tower of London on the north of the river

P24 River Thames

1. Development within the Thames Policy Area must:

1. Establish or continue the River Thames Path along the water frontage; and
2. Maintain the integrity and alignment of the riverbank and create new access points to the River Thames; and
3. Maintain and enhance the existing facilities that support and increase the use and enjoyment of the river and the activities associated with the Thames in the Thames Policy Area, including:
 1. Access points to and alongside the river, including stairs, piers and the Thames Path;
 2. Docks, including protection against partial or complete infilling;
 3. Mooring facilities;
 4. Facilities for passenger, freight and tourist traffic;
 5. Sport and leisure facilities;
 6. Heritage assets on the foreshore and within the river.

2. Integrate successfully with the water space in use, appearance and physical impact; and

3. Provide landmarks that are of historical, cultural and social significance along the river, including orientation points and pleasing views without causing undue harm to the cohesiveness of the water's edge; and
4. Successfully relate scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the river, or within borough or London Views Management Framework views. This should take into account how the river meanders and the impact this can have on how buildings may be seen together. New tall buildings should be set at least one block back from the river bank; and
5. Maintain, remediate and improve flood defence walls for developments adjacent to the River Thames. Development adjacent to defences and culverts should demonstrate that their development will not undermine the structural integrity or detrimentally impact upon its intended operation; and
6. Avoid unacceptable harm or impacts on navigation, biodiversity, heritage assets or the existing character of the Thames Policy Area if proposing new mooring facilities; and
7. Not extend developed land, build over the river, or result in a continuous line of moored craft; and
8. Consider the use of the River Thames as an alternative means of transport during construction.

Reasons

The strategic importance and unique character of the River Thames needs to be maintained and enhanced to enable the use and enjoyment of the Thames for all. The River Thames and its hinterland comprise the Thames Policy Area. The Thames Policy Area makes an important historical and environmental contribution to Southwark and London enabling significant recreation, tourism, nature conservation and open space

provision. This is a busy tourist area which is environmentally sensitive and subject to intense development pressure. Access and maintenance to the river is important to achieve this, along with the repair of and raising of the river defence wall and expansion of the pathway to incorporate drainage and flood mitigation.

P25 Local list

1. Development must take into account locally listed buildings and structures that positively contribute to local character and amenity.
2. The criteria for a building to be locally listed are:
 1. Age and rarity; and
 2. Aesthetic value and landmark status; and
 3. Group value; and
 4. Historic, evidential, communal and social values; and
 5. Archaeological interest; and
 6. Designed landscaping.

Reasons

1. Locally important buildings and views do not benefit from a statutory designation even though some of them can make a positive contribution to local character and distinctiveness.
2. Further information on the Local List is set out in the Heritage SPD.

Best start in life

P26 Education places

1. Development of educational facilities will be permitted where proposals provide pre-school, school, higher and further education places to meet identified needs and where there are sports, arts, leisure, cultural or community facilities that are shared with local residents and all members of the community.
2. Development should not lead to the loss of existing educational facilities unless there is re-provision in an area of identified need or they are surplus to requirements as demonstrated by pupil or student projections.
3. Where additional school places for new residents are needed, new school places must be provided.
4. Development of school places must provide sufficient floor space for teaching, halls, dining, physical education, staff and administration activities, storage, toilets and personal care, kitchen facilities, circulation, plant and any non-school or support functions such as special needs facilities. Schools must receive adequate daylight and sunlight, provide high quality external areas that avoid sightlines from neighbouring homes, have good internal and external air quality and support safe, healthy travel by pupils.

Reasons

1. We will ensure that each development that takes place in Southwark maximises the potential for education places. It is important that we take the opportunity for education facilities to provide facilities for sports, leisure, culture and for events so that we can maximise opportunities for active, healthy lifestyles.
2. Education facilities should be made available for use by all members of the community when they are not needed by the education establishment, for example, out of school hours. This will encourage community interaction and active, healthy lifestyles.

P27 Access to employment and training

1. Development incorporating:
 1. 5,000sqm or more of gross new floorspace must provide training and jobs for local people in the construction stage; and
 2. 2,500sqm or more of gross new non-residential floorspace must provide training and jobs for local people in the final development; and
 3. 1,000sqm or more of gross new floorspace must allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.

2. In exceptional circumstances where jobs cannot be provided on site, a financial contribution will be required for construction employment and training.

Reasons

This approach overcomes barriers to employment as it promotes a targeted approach to improve employment participation within Southwark and an entrepreneurial approach to business, especially amongst young people. The development of Elephant Park on the former Heygate Estate has already seen over 320 Southwark residents employed, of which 147 were previously unemployed. We will look to repeat and improve on this success in our regeneration schemes in the coming years.

Strong, local economy

P28 Strategic protected industrial land

1. On strategic protected industrial land (SPIL):

1. Only industrial uses (B1b, B1c, B2, B8, sui generis industrial use classes) and uses ancillary to the industrial uses, will be permitted; and
2. Development must retain, grow and intensify industrial uses including increasing the number of jobs.

2. The area of SPIL which is host to the Integrated Waste Management Facility (IWMF) will be retained as SPIL unless the criteria of policy P62 are fulfilled.

Reasons

1. Southwark is an important location for industrial servicing to central London and accommodating a wide range of industrial businesses. 32 hectares of land is identified as SPIL in Southwark in a number of industrial estates along the railway arches in Bermondsey and South Bermondsey, the Southwark Integrated Waste Management Facility and electricity substations, the Admiral Hyson Industrial Estate and the Glengall Road Business Estate. A further 20 hectares of land is identified as Locally Significant Industrial Sites including Mandela Way, Ossory Road, Hatcham Road and Ilderton Road where industrial development will be provided alongside new homes.
2. Sites in SPIL present opportunities to grow and intensify industrial uses as well as accommodating specific types of industry that are unable to be accommodated within mixed use developments. There are opportunities in South Bermondsey to intensify SPIL by providing multi-stacked industrial uses and making more effective use of land. SPIL provides land suitable for general and light industrial uses, logistics, waste management and environmental industries, utilities, wholesale markets, transport functions and sui generis uses that are inappropriate in residential areas. Many SPIL locations also provide opportunities to activate and enliven railway arches providing new types of employment space to help generate jobs. For the SPIL which is host to the IWMF, if the criteria of policy P62 is met the council will plan and coordinate the site for mixed use development as part of the Old Kent Road Area Action Plan.
3. Much of the industrial land in the borough is located in the Old Kent Road Opportunity Area. These sites will be intensified for mixed use development and industrial co-location. Development will include an innovative new approach to create new town centres which include community facilities, retail, office, education and health uses. Industrial development will be included alongside or underneath new homes with specific design criteria to ensure businesses can operate successfully without harming residential amenity.

P29 Office and business development

1. In the Central Activities Zone, town centres, opportunity areas and individual development plots within site allocations where employment re-provision is required, development must:
 1. Retain or increase the amount of employment floorspace on site (Gross Internal Area (GIA) of B class use or sui generis employment generating uses); and
 2. Promote the successful integration of homes and employment space in physical layout and servicing in areas that will accommodate mixed use development. This will include a range of employment spaces including freight, logistics, light industry, co-working, maker spaces and offices; and
 3. Provide a marketing strategy for the use and occupation of the employment space to be delivered to demonstrate how it will meet current market demand.
2. In exceptional circumstances the loss of employment floorspace may be accepted in the Central Activities Zone, town centres, opportunity areas and where specified in site allocations where the retention or uplift in employment floorspace on the site is not feasible. This must be demonstrated by a marketing exercise for two years immediately prior to any planning application. This should be for both its existing condition and as an opportunity for an improved employment use through redevelopment which shows there is no demand.
3. Development that results in a loss of employment floorspace anywhere in the borough must provide a financial contribution towards training and jobs for local people.

Reasons

1. Southwark is home to a rich and diverse range of businesses providing jobs that help boost the local economy and contribute to the success of London as a world city. Southwark has seen strong and rapid growth in employment over the last decade which continues to grow and thrive. Development will help to supply new and adaptable workspaces across the borough to accommodate this demand, including new office space, light industry and creative businesses. We expect development to grow the number of jobs, resources, knowledge and innovation in a range of sectors. To meet growing demand, Southwark needs to deliver significant growth of around 460,000 sqm of new office space (2014-2036) which will be concentrated in the Central Activities Zone and town centre locations. Along with other types of employment space, this will provide 84,000 new jobs between 2014 and 2036. In our central London site allocations we are requiring an uplift in employment space to help meet this growing demand. In our opportunity areas, mixed use neighbourhoods will incorporate new types of flexible business workspace accommodating manufacturing, technology, science, creative and cultural industries and the digital economy helping to boost the number of jobs in the borough. Non-designated industrial sites as defined in specific site allocations provide scope for intensification of industrial or other employment uses to meet current market demand and where they are co-located with new homes.
2. We want to promote the creation of new jobs whilst ensuring that there is a supply of sites and premises for businesses to grow. The retention and growth of existing small and medium enterprises will support jobs to remain in Southwark and allow established businesses to prosper alongside new uses.

P30 Affordable Workspace

1. Development must:
 1. Retain small and independent businesses (B class uses). Where existing small and independent businesses are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development. Replacement business space should be like for like in terms of floorspace or bespoke to suit the requirements of the business; and
 2. Explore the opportunities for long term management of employment space and the delivery of affordable workspace by workspace providers.

2. Developments proposing 500sqm GIA or more employment floorspace (B class use) must:
 1. Deliver at least 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents; and
 2. Secure the affordable workspace for at least 30 years;
 3. Provide affordable workspace of a type and specification that meets current local demand; and
 4. Prioritise affordable workspace for existing small and independent businesses occupying the site that are at risk of displacement. Where this is not feasible, affordable workspace must be targeted for small and independent businesses from the local area with an identified need; and
 5. Collaborate with the council, local businesses, business associations and workspace providers to identify the businesses that will be nominated for occupying affordable workspace.

3. If it is not feasible to provide affordable workspace on site, an in lieu payment will be required for off site affordable workspace.

4. In exceptional circumstances affordable retail (A class) or affordable cultural uses (D class), which provide a range of affordable access options for local residents, may be provided as an alternative to affordable workspace (B class). This will only be acceptable if there is a demonstrated need for the affordable use proposed and with a named occupier. If the alternative affordable use is no longer required in the future, the space should be made available for affordable workspace (B class) in accordance with the criteria above. The reversion or uplift of employment (B class) floorspace must still be provided in the scheme overall.

Reasons

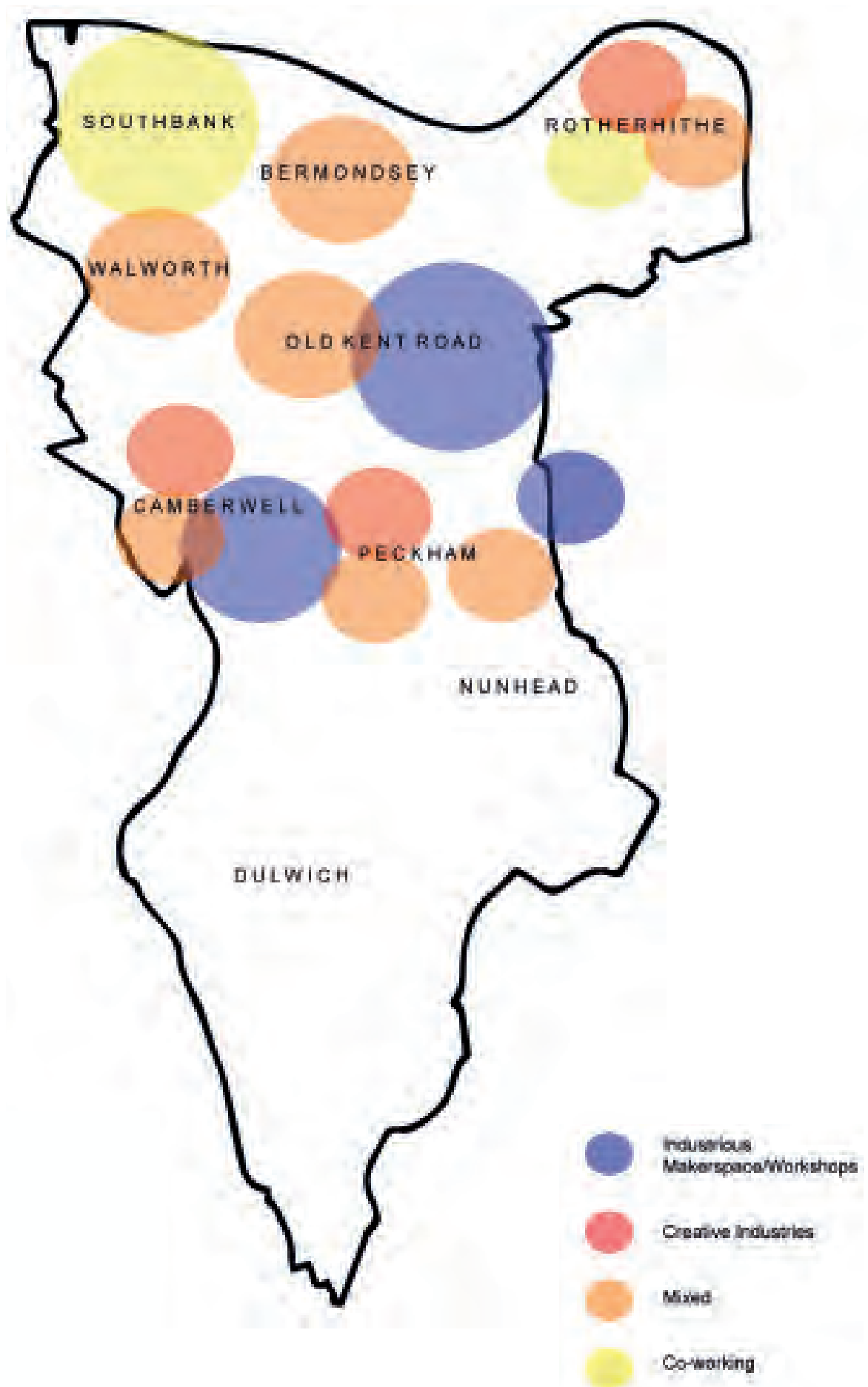
1. Southwark is home to a diverse range of businesses. We require development proposals to take the needs of existing occupiers into account to support the ongoing success of small businesses and local employment opportunities. Small and independent businesses make up the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. 97% of businesses in Southwark are firms which employ less than 50 people. These businesses are vital to the Southwark economy and are vulnerable to displacement by other uses and therefore need protection. It is important that units are affordable and flexible and designed to meet the needs of local businesses. The management of small business units by specialist workspace providers will help ensure the success and long term retention of the space.

2. Developers will need to ensure the physical layout of mixed use developments can support a range of commercial uses appropriate to the type of commercial use planned for or appropriate to that area. This will include a range from freight/logistics and maker spaces to small business and office space. This will ensure a diverse and robust employment base. Affordable workspace offers support for start-ups, small or independent businesses which is vital to secure the future of Southwark's thriving economy. There are a number of ways affordable workspace can be secured in new development schemes that is appropriate to the type and scale of workspace provided. Existing businesses that may be displaced or require relocation would receive priority for the affordable workspace delivered on site.
3. In the northern part of the borough, including the Central Activities Zone, Elephant and Castle and Canada Water demand for office space (use class B1a) is high. New start-up businesses and small creative businesses in sectors such as technology, digital and marketing are likely to thrive in managed office workspace environment with flexible leases and affordable rents.
4. In the south and central part of the borough, including Old Kent Road, Camberwell and Peckham, demand for creative workspace (use class B1c) including industrial maker spaces, light manufacturing and artists workspace remains high. Workspace focused and mixed use development is needed to deliver workspace that responds to this demand.
5. The policy applies to all new build developments providing over 500sqm of new employment floorspace regardless of any existing employment uses that will be demolished. For extensions to buildings or changes of use, the policy applies to the new floorspace created if the extension or change of use is over 500sqm.



Scobel Clothing at Space Studios on Haymerle Road

Figure 5: Affordable workspace demand map



Fact box:

Small business: A business operating with 50 employees or less.

Independent business: A business operating on no more than 3 sites.

Business incubator: Workspace to support new and start-up businesses. Typically, business support and discount market rents would be offered to new businesses and staircased over 5 years to reflect the continued growth of the business. After 5 years the business will be supported to move on and the incubator space becomes available for new businesses to move in. Business incubators can be accommodated in stand-alone affordable units or within a workspace provider model.

Discount market rents: A rent that is less than the market rent.

Workspace provider: A workspace provider is a specialist public, private or not-for-profit organisation which provides and manages offices or flexible workspaces for entrepreneurs, small businesses, artists and sole traders. The space provided will often promote co-working, including shared facilities and offer low cost and flexible lease terms or pay- as-you-go hot desking. Workspace providers are a vital tool to deliver affordable workspace to support existing businesses and start-ups. Workspace providers may also offer business support and flexible terms to suit a wide range of business needs. Workspace providers operate on different scales from approximately 500sqm to 2,500sqm.

Workspace provider with affordable element: A workspace provider may be appropriate to manage all workspace within an employment use or mixed use development. The 10% requirement could be integrated as part of this model.

Affordable workspace provider: A not-for-profit or low cost workspace provider offering genuinely affordable rents for businesses to thrive.

Specialist workspace provider: A provider that manages workspace for specialist business sectors, for example artist studios, creative industries or light industrial workspace (use class B1c).

Affordable workspace occupier: An occupier from a specific sector that has a social, cultural or economic development purpose. This would include charities, voluntary and community organisations or social enterprises; creative and artists' workspace; rehearsal and performance space and makerspace; occupiers for disadvantaged groups starting up in any sector; occupiers in support of educational outcomes through connections to schools, colleges or higher education; existing businesses in Southwark who need to relocate; small businesses located in Southwark; and start-ups or small businesses otherwise identified by the workspace provider to be agreed with the council.

Workspace Provider List for Southwark: The council has established this list which responds to the increased demand for small, flexible and managed workspace following a detailed application and screening process. This list will be regularly updated and help developers plan for workspace provision early in the application process.

Individual affordable workspace units: Purpose-built and designed small units (40-80sqm) offered at discounted market rents with a full fit-out which are suitable for supporting creative enterprises and small and independent businesses.

Specialist individual affordable workspace units: Purpose-built units offered at discount market rents designed to a specification to support existing businesses or makerspaces, creative industries or light industrial workspace (use class B1c).

In lieu payments: This is a charge payable on the basis of the equivalent level of affordable workspace that would be expected to be delivered on site. This payment will be used to deliver council-led initiatives for the delivery of affordable workspace across the borough.

P31 Small shops

1. Development must retain small shops (A Use Class) where existing small shops are at risk of displacement from a development. There should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development. Replacement shops should be like for like in terms of floorspace or bespoke to suit the requirements of the business, including provision of storage and servicing space.
2. Developments proposing 2,500 sqm GIA or more of retail space shall provide at least 10% of this space as small shops.

Reasons

To maximise diversity and consumer choice within town centres a range of shop unit sizes should be provided in large retail developments, suitable to accommodate a range of occupiers such as large multiple stores as well as independent and small shops. This will also help to mitigate impacts on retail businesses which are displaced as a result of development and help to ensure that town centres continue to reflect the character and diversity of the local population. The range of shop units will contribute to health and wellbeing by encouraging affordable destinations for social interaction within walking distance. Retaining small shops in town centres will help to prevent the amalgamation of shops into larger units and ensure a diversity of trade and independent businesses to serve the local population.

Fact box:

Small shop: A market stall or shop measuring less than 80sqm GIA in floorspace (excluding storage).

P32 Business relocation

1. Where existing small or independent businesses or small shops may be displaced by development a business relocation strategy, written in consultation with affected businesses, must be provided. The business relocation strategy must set out viable relocation options.
2. All business relocation strategies must include:
 1. Existing amount of non-residential floorspace (GIA) separated by use class, including vacant units and yards. This should include any floorspace demolished; and
 2. Schedule of existing businesses operating on the site including business sector, estimated number of employees and lease terms; and
 3. Proposed levels of non-residential floorspace (GIA) and yard space, separated by use class, business sector and estimated number of employees; and
 4. Details of engagement with existing businesses on site regarding re-provision of premises or relocation options; and
 5. Details of engagement with the council, local agents, businesses, business associations and workspace providers to secure occupiers for new employment space.
3. Where existing businesses are accommodated in new development the strategy should include:
 1. Specific business requirements including servicing, fit out and ownership or lease terms; and
 2. Temporary relocation arrangements or scheme phasing to allow the continuation of the business during construction. Temporary relocation should be contained on site or as close to the original site as possible; and
 3. Options for temporary relocation should consider the cost and practical arrangements for businesses where multiple moves may not be feasible.
4. Where existing businesses are proposed to be relocated the strategy should include:
 1. Reasons why existing businesses cannot be located on site; and
 2. Details of relocation options explored with individual businesses and the assistance and support that will be provided. Statements from the businesses are required to show evidence that the relocation option is suitable for the viable continuation of the business; and
 3. Identification of alternative premises in Southwark. Where no suitable premises exist, premises should be identified in adjacent boroughs; and
 4. Statements from existing businesses should they wish to cease trading rather than relocate; and
 5. Collaboration with other landowners to establish whether suitable workspace for existing businesses could be accommodated in different phases of the development programmes.

Reasons

1. Small and independent businesses and small shops are a vital part of the prosperous local economy in Southwark and are made up of a wide range of innovative and inspiring enterprises, helping to boost local employment and the distinctive character of local neighbourhoods. Regeneration will help to increase the provision of small business space, particularly in new mixed use neighbourhoods. However it is important to ensure that any existing businesses are carefully considered in redevelopment schemes, either to be re-provided where phasing allows, or to be relocated in Southwark to ensure the borough retains its local talent and commercial creativity.
2. Small and independent businesses are more vulnerable than larger companies and multiples and are unlikely to have the corporate resources available to seek specialist advice on relocation and mitigate the risks to the business. This places a disproportionate burden on small enterprises and may affect the overall viability of their business. Therefore it is appropriate that additional support is given to small businesses that may be affected by redevelopment.

P33 Railway arches

Development within railway arches must:

1. Provide commercial activities including business uses (B Use Classes), main town centre uses (A1, A2, A3 and A4 Use Classes) and community facilities (D Use Classes and sui generis); and
2. Provide industrial uses in Strategic Protected Industrial Land; and
3. Promote the delivery of Low Line walking routes by providing active frontages and safe and accessible spaces for pedestrians.

Reasons

There are over 800 railway arches in Southwark stretching from London Bridge to Bermondsey, Peckham and Herne Hill. We support and encourage creative and vibrant uses within our historic railway arches, as they are economical spaces to rent and well suited to 'incubating' smaller businesses and helping them to grow. They also add character and are interesting places for shops, cultural, creative and community uses and restaurants.

P34 Town and local centres

Development must:

1. Ensure main town centre uses including markets, community, civic, leisure and cultural uses are located in town centres and local centres; and
2. Be of a scale and nature that is appropriate to the role and catchment of the centre; and
3. Retain retail floorspace (A Use Class) or replace retail floorspace with an alternative use that provides a service to the general public, and would not harm the vitality and viability of the centre; and
4. Not harm the amenity of surrounding occupiers or result in a concentration of uses that harms the vitality and viability of the centre; and
5. Provide an active use at ground floor in locations with high footfall; and
6. For large schemes for main town centre uses that are 1,000 sqm or more provide free public toilets, public drinking fountains and public seating.

Reasons

1. Southwark's town centres are the central meeting places for residents to socialise, spend their leisure time, go shopping and go to school or places of work. It is important to ensure that we maintain our town centres as lively and interesting places. Each town centre has a unique identity that helps create a sense of place for residents and visitors alike, providing unique qualities and world-class facilities such as shops, cultural and entertainment venues that help the town centres to prosper and flourish.
2. Town and local centres should be the main focus for new developments providing new shops, education, healthcare and community facilities, offices and workspaces, leisure facilities and entertainment venues. This includes encouraging a diverse night-time economy with a range of appropriate activities throughout the evening and night time. Our aim is to expand shopping space in our town centres particularly at Elephant and Castle including Walworth Road, Canada Water, Old Kent Road and Peckham which have the most potential for growth. Other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make Southwark's town centres more vibrant and independent, which will reduce the amount of trips people need to make to reach their local services and jobs.
3. Providing free public toilets, drinking fountains and seating will help ensure town centres are accessible for people of all ages. This will benefit health and wellbeing by encouraging more walking within town centres and allowing more people to benefit from the activities on offer. Increasing social interaction in town centres by encouraging people to linger can help protect against loneliness, unhappiness and mental illness for people of all ages and walks of life.
4. Southwark's town centres are places to feel a sense of belonging, provide facilities for local residents and contain shops and workspaces that boost the local economy. A range of sizes of our town centres including local centres help to provide local shops and services in close proximity to all our residential neighbourhoods. We want to reduce the number of cars in town centres to create more pedestrian friendly environments that are supported by ease of access to public transport and cycling.

Figure 6: Town Centre hierarchy

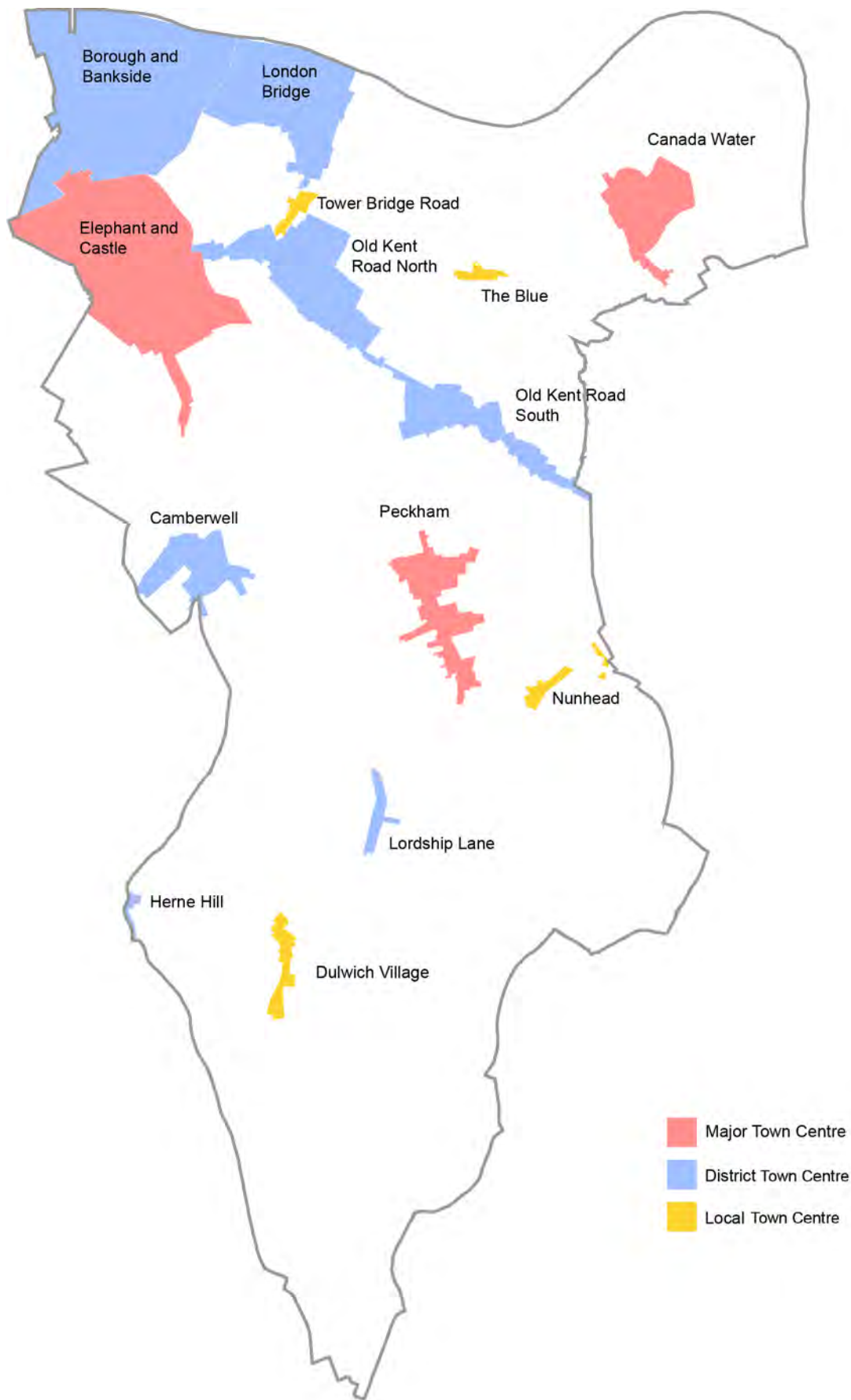


Table 7: Town and Local Centres

Designation	Town centre
Major Town Centres	Elephant and Castle (including Walworth Road) Peckham Canada Water
District Town Centres	Bankside and The Borough London Bridge Camberwell Lordship Lane Herne Hill Old Kent Road north Old Kent Road south
Local Centres	The Blue Dulwich Village Nunhead Tower Bridge Road

Fact Box: The Town Centre Hierarchy

Major centres: Major centres generally contain over 50,000 sqm of retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

District centres: District centres provide convenience goods and services for more local communities and are accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000 sqm of retail, leisure and service floorspace.

Local centres: Local centres typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket (typically up to around 500 sqm), sub-post office, pharmacy, laundrette and other useful local services. Together with District centres they can provide local retail and other services.



Row of shops in Rye Lane, Peckham

P35 Development outside town centres

Development providing main town centre uses outside town and local centres must comply with the sequential test. Large development proposals, over 1,000 sqm (gross) will require an impact assessment and demonstrate that they would not harm the vitality and viability of centres or planned investment in centres.

Fact Box:

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Reasons

Town and local centres should be the main focus for new developments for main town centre uses. The sequential test requires that main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out-of-centre sites be considered. A large development of 1,000 sqm could equal or exceed the need for shopping floorspace in some areas and therefore could have a significant detrimental impact on the vitality and viability of nearby centres.

P36 Protected shopping frontages

Change of use in protected shopping frontages must:

1. Ensure the proportion of shops in A1 Use Class in primary and secondary frontages does not fall below the percentages set out in Table 8 below; and
2. Where the existing use is A1, demonstrate with evidence that the premises has been marketed for A1 Use Class for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for improved shopping; and
3. Provide uses within the A Use Class or an alternative use that provides a service to the general public, that would not harm the vitality and viability of the centre.

Table 8: Protected Shopping Frontages Proportions

Shopping frontages		Proportion of A1 retail
Primary shopping frontages	Peckham	75%
	Elephant and Castle/Walworth Road	75%
	Camberwell	60%
	Lordship Lane	55%
	The Blue	70%
	CAZ shopping frontages in Borough and Bankside and London Bridge opportunity areas	40%
Secondary shopping frontages		50%

Reasons

Shopping is the main reason for visiting the borough's centres and it is important that we maintain high proportions of shops and prevent them from being changed to other uses which would erode the quality and variety of our main shopping parades. In secondary and CAZ shopping frontages, whilst shops are important, there is a greater diversity of activities and services. Maintaining a healthy balance of uses in these locations is vital to protecting the vitality and viability of our centres.

P37 Shops outside protected shopping frontages, town and local centres

Development must not result in the loss of shops (A1 Use Class) outside Protected Shopping Frontages, Town and Local Centres. In exceptional circumstances a change may be permitted where:

1. There is no market demand for the shop use. This must be demonstrated by a marketing exercise for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for an improved shop; and
2. Evidence is provided that there are alternative A1 Use Class shops within a 400 metre walking distance.

Reasons

Outside town centres, local centres and protected shopping frontages, local shops and other local services should be safeguarded and supported to meet the day-to-day needs of residents. They can provide a convenient service to help to make people feel part of a community and do their shopping with minimal travel.

P38 Shop fronts

Development affecting shop fronts and shop front signage must:

1. Ensure the proportion, scale, style, detailing, colour and materials make a positive contribution to the building and its context; and
2. Retain and refurbish existing traditional and historic shop fronts and features when located within heritage assets, conservation areas or the setting of heritage assets; and
3. Be adequately and appropriately lit for its context; and
4. Utilise internal security grilles and security solutions; and
5. Retain or provide a shop window if part of a change of use within town centres.

Reasons

Southwark's town centres and local shopping parades have evolved from historic village centres over hundreds of years. The retention of historic shop fronts and the provision of well designed new shop fronts encourage a welcoming environment. Shop fronts and signage make important contributions to the appearance of our town centres and shopping parades. However, some new shop fronts or alterations to existing shop fronts can harm visual amenity and local character with poor quality design, materials, signage and security shutters.

P39 Betting shops, pawnbrokers and pay day loan shops

Development of betting shops, pay loan shops and pawnbrokers must:

1. Be located within a protected shopping frontage; and
2. Not exceed more than 5% of the total number of betting shops, pay day loan shops and pawnbrokers within the protected shopping frontage; and
3. Be at least 10 premises away from other premises of the same use.

Reasons

There is concern in the local community about the impact of the clustering of betting shops, pawnbrokers and pay day loan shops on the vitality and viability of Southwark's shopping frontages, town centres and high streets. The clustering of these shops can have a disproportionate impact on the health outcomes of the most deprived communities in Southwark, and those at risk of problem gambling. There are a number of health outcomes associated with betting shops and pay day loan shops, including poor physical and mental health, fatigue, obesity, co-dependence on alcohol and affected interpersonal relationships. A high density of these shops can worsen these health inequalities and limit the ability for residents to participate in health promoting activities. Too many of these shops can also lead to a perception that a town centre's retail offer is weak and that it is in decline.

P40 Hotels and other visitor accommodation

1. Development for hotels and forms of visitor accommodation must ensure the design, scale, function, parking and servicing arrangements respond positively to local character and protect the amenity of the local community and visitors to the hotel.
2. A minimum of 10% of the total floorspace must be provided as ancillary facilities in hotel developments that incorporate a range of publically accessible daytime uses and offer employment opportunities.

Reasons

Southwark welcomes new hotels new hotels, particularly those which contribute to employment growth and offer employment opportunities for local people. We have delivered one of the highest numbers of hotel rooms in London to meet London's visitor accommodation needs and demand for hotels continues to grow in central London. Proposals that also incorporate a range of day time activities which provide additional employment floorspace will be considered favourably as they provide additional employment and encourage more use of buildings by residents, workers and visitors. Such uses may include hotel receptions, café and restaurants, conference facilities and meeting rooms, salons and other ancillary supporting space that can be made available for use by the local community as well as visitors staying at the hotel.

P41 Pubs

1. Pubs must be protected from development resulting in a change of use or loss of the pub. In exceptional circumstances, development proposals resulting in the loss of a pub will only be permitted where there is no market demand for the pub use. This needs to be demonstrated by a marketing exercise for two years, immediately prior to any planning application, for both its existing condition and as an opportunity for improved pub use at market rates.
2. Alterations leading to a loss of cellarage, other functional or ancillary space or changes to a pub that make it unviable will not be permitted.
3. Where a change of use is acceptable, development must retain the design, character and heritage value of the building where it makes a positive contribution to streetscape and local character.
4. The registration or nomination of a pub as an Asset of Community Value will be treated as a significant material consideration.

Reasons

1. Pubs make a strong contribution to the historic character and social fabric of an area, particularly through their architectural features and historical and cultural connections. Pubs also make a strong contribution to Southwark's vibrant and diverse night-time economy. The number of pubs across London has been declining and they are at risk of conversion or demolition. Southwark has lost a third of its pubs in the period 2007-2017, this represents 79 pubs lost in the borough with 164 public houses remaining. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer.
2. Pubs provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Pubs that have been designated as Assets of Community Value are recognised by local residents and the council as having an important place and role within our communities.



Lord Nelson Pub, Old Kent Road

P42 Outdoor advertisements and signage

Advertisement Consent for outdoor advertisements and signage must:

1. Avoid unacceptable harm to public amenity. Advertisements and signage should be designed so that their size, scale, type and illumination are unobtrusive, taking into account site context and local character; and
2. Avoid harm to the significance of streetscape and heritage assets or their settings; and
3. Not compromise safety and security or obscure highway sightlines and allow free movement along the public highway by all users, including people with disabilities, especially the visually impaired; and
4. Not adversely impact on trees on or in close proximity to the proposed site, especially those protected by Tree Protection Orders (TPOs) or within conservation areas.

Reasons

Signage is essential to the economy and often provides necessary and important information. Signage can have a disproportionate impact on the environment and must be carefully controlled to avoid detriment to the streetscape. The increasing use of hoardings can cause adverse effects but, in some circumstances, can be positively used around construction sites to add interest and colour on a temporary basis. As many signs are located within or beside the highway, care must also be taken to ensure that safety and free movement on the highway is protected.

P43 Broadband and digital infrastructure

Major development must:

1. Enable the delivery of fibre to the premises (FTTP) broadband or equivalent technology for future occupants and users of the proposed development, with superfast speeds being the minimum offered; and
2. Provide FTTP, or equivalent, connections to existing, poorly serviced properties in the vicinity of the development where there is an identified need; and
3. Engage with UK mobile network operators (MNOs) and digital infrastructure providers regarding the installation of wireless broadband and telecommunications aerials.

Digital infrastructure development must:

1. Be designed and sited to avoid harmful impacts on public amenity or unacceptable street clutter in the public realm; and
2. Avoid harm to the significance of heritage assets or their settings and support local distinctiveness; and
3. Demonstrate an absence of alternative sites, including, but not only, the possibility of sharing of existing

masts and sites; and

4. Provide self-certification to the effect that a mobile phone base station when operational will meet the International Commission on Non-Ionising Radiation Protection (ICNRP) guidelines; and
5. Provide a statement for each site indicating its location, the height of the antenna, the frequency and modulation characteristics and details of power output and where a mobile phone base station is added to an external mast or site, confirmation that the cumulative exposure will not exceed the ICNRP guidelines.

Reasons

Digital connectivity is an important utility. Effective communications networks are vital in the efficient operation of business and home life, and have benefits for safety and security. Ofcom currently defines superfast broadband as being a minimum download speed of 30 megabits per second (Mbit/s), which is a measure of data transfer speed. The government is prioritising creating and funding demand for full fibre broadband networks which will greatly enhance business opportunities. High speed broadband can help businesses, including SMEs, to increase efficiencies and work in partnership with others, thereby realising their full economic potential and driving jobs and economic growth. They can also help residents to access information, products and services more easily. Southwark has some areas with low or poor digital connectivity: according to Ofcom's 'Connect Nations Update: Summer 2019 7% of Southwark premises are unable to receive a minimum download speed of 30Mbit/s (9923 premises, compared with 5% nationally). We seek to improve these statistics and promote Southwark as a digitally inclusive borough. This is important for social regeneration as it benefits residents and businesses. Applicants should work with the council, MNOs and broadband delivery partners to find an appropriate solution for delivering FTTP broadband or equivalent connections to occupiers of new development and the surrounding existing properties where necessary and feasible. However, poorly sited digital infrastructure installations can be unsightly in particular when situated close to historic buildings or places.

Healthy, active lives

P44 Healthy developments

1. Development must:

1. Be easily accessible from the walking and cycling network; and
2. Provide, or support opportunities for healthy activities; and
3. Retain or re-provide existing health, community, sport and leisure facilities.

2. Development will be permitted where it provides new health, community, sport and leisure facilities.

3. In exceptional circumstances, health, community, sport and leisure facilities can be replaced by another use where there are currently more facilities than needed. This must be demonstrated by a marketing exercise for two years, immediately prior to any planning application. This should be for both its existing condition and as an opportunity for an improved health, community or leisure space at market rates.

Reasons

We will ensure that each development that takes place in Southwark maximises the potential for healthy lifestyle choices. Provision of facilities for leisure, health, and places for people to meet up are essential to living a healthy and active life. This type of development will make it as easy as possible to reduce social isolation, poor mental health, obesity and inactivity.

P45 Leisure, arts and culture

1. Development must:

1. Retain or re-provide existing leisure, arts and cultural uses. Reprovision should be of the same, or be better than, the quantity and quality of existing uses; or
2. In exceptional circumstances leisure, arts and cultural facilities can be replaced by another use where there are currently more facilities than needed. This must be demonstrated by a marketing exercise for two years, immediately prior to any planning application. This should be for both its existing condition and as an opportunity for an improved leisure, arts or cultural facility at market rates; and
3. An Equalities Impact Assessment will be required for any proposed loss of community facilities in predominant use by protected characteristic communities as defined by the Equality Act 2010; and
4. The registration or nomination of leisure, art and cultural uses as an Asset of Community Value will be treated as a significant material consideration.

2. Development will be permitted where:

1. New leisure, arts and cultural uses are provided; and
2. It delivers or supports the delivery of public art projects, independent museums and theatres; and

3. New arts and cultural venues of strategic significance are proposed within the South Bank Cultural Quarter, Elephant and Castle Cultural Quarter, Old Kent Road and Canada Water Opportunity Area Cores and Peckham and Camberwell Creative Enterprise Zone.

Reasons

1. Southwark is a creative place to live, work and learn because there is such a thriving leisure, arts and cultural sector. This is why people come to Southwark, and contributes to why it is a successful and desirable place to live, work and visit. The borough is host to over 10 unique, internationally renowned cultural venues which are firmly rooted in, and sprung from the borough's resident and business populations. The people of Southwark value what their neighbourhoods have to offer and venues like these enable individuals, and communities to come together and participate in our rich, historic and contemporary cultural offer. Building on these strengths, a vibrant arts, leisure and cultural scene will bring employment, engage local people and visitors, and create opportunities for training and learning.
2. Southwark has a history of great public art and projects that contribute to our world renowned cultural offer, our burgeoning creative economy and cultural wellbeing. We recognise the important role that public art projects have in making Southwark a more interesting and enjoyable place to live, work and visit. Its social and cultural qualities can contribute to improved health outcomes, wellbeing and community development initiatives. These projects also support economic development by making places more attractive and interesting, which attracts inward investment and cultural tourism for the benefit of both the cultural sector and the broader business sector.



The Globe Theatre, Bankside



The Tate Modern Gallery, Bankside

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Reasons

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P46 Community uses

1. Development must:
 1. Retain community facilities; or
 2. In exceptional circumstances, community facilities can be replaced by another use where they are surplus to requirements. This needs to be demonstrated by a marketing exercise for two years immediately prior to any planning application, for both its existing condition and as an opportunity for an improved community facility at market rates.
2. An Equalities Impact Assessment will be required for any proposed loss of community facilities in predominant use by protected characteristic communities as defined by the Equality Act 2010.
3. Development will be permitted where:
 1. New community facilities are provided (Use Class D1, D2 and Sui Generis) that are accessible for all members of the community.

Reasons

Community facilities encompass a wide range of uses essential to meet diverse local needs. We will ensure that everyone has access to a variety of good quality community facilities that promote healthier lifestyles and enable people to meet their needs for health, leisure, training, youth, voluntary and general community provision. Community facilities should be designed and operated to facilitate access by people from all backgrounds to ensure that their needs are met.

Fact Box – Community Uses and the Use Classes Order

Planning law puts different types of uses into different categories of uses called Use Classes. These are set out in the Use Classes Order 1987. There are A, B, C and D use classes, as well as those which don't fall under any of those, which are categorised as "sui generis." D Class uses cover community facilities. These uses fall either within Use Class D1 or D2.

D1 uses are described as "non-residential institutions" which includes health facilities, nurseries, day centres, schools, art galleries, museums, libraries, faith premises and their associated ancillary facilities, such as associated education and recreation rooms or studios.

D2 uses are described as "assembly and leisure" which includes places where large numbers of members of the public are able to come together for the purposes of leisure. These again can contain associated ancillary community facilities and can include cinemas, concert halls, bingo and dance halls, swimming baths, skating rinks, gyms and sports arenas.

Sui generis uses capture the uses that don't fall in any of the A, B, C or D use classes. This can include theatres or other specialist types of community uses.



Christchurch, Peckham

P47 Hot food takeaways

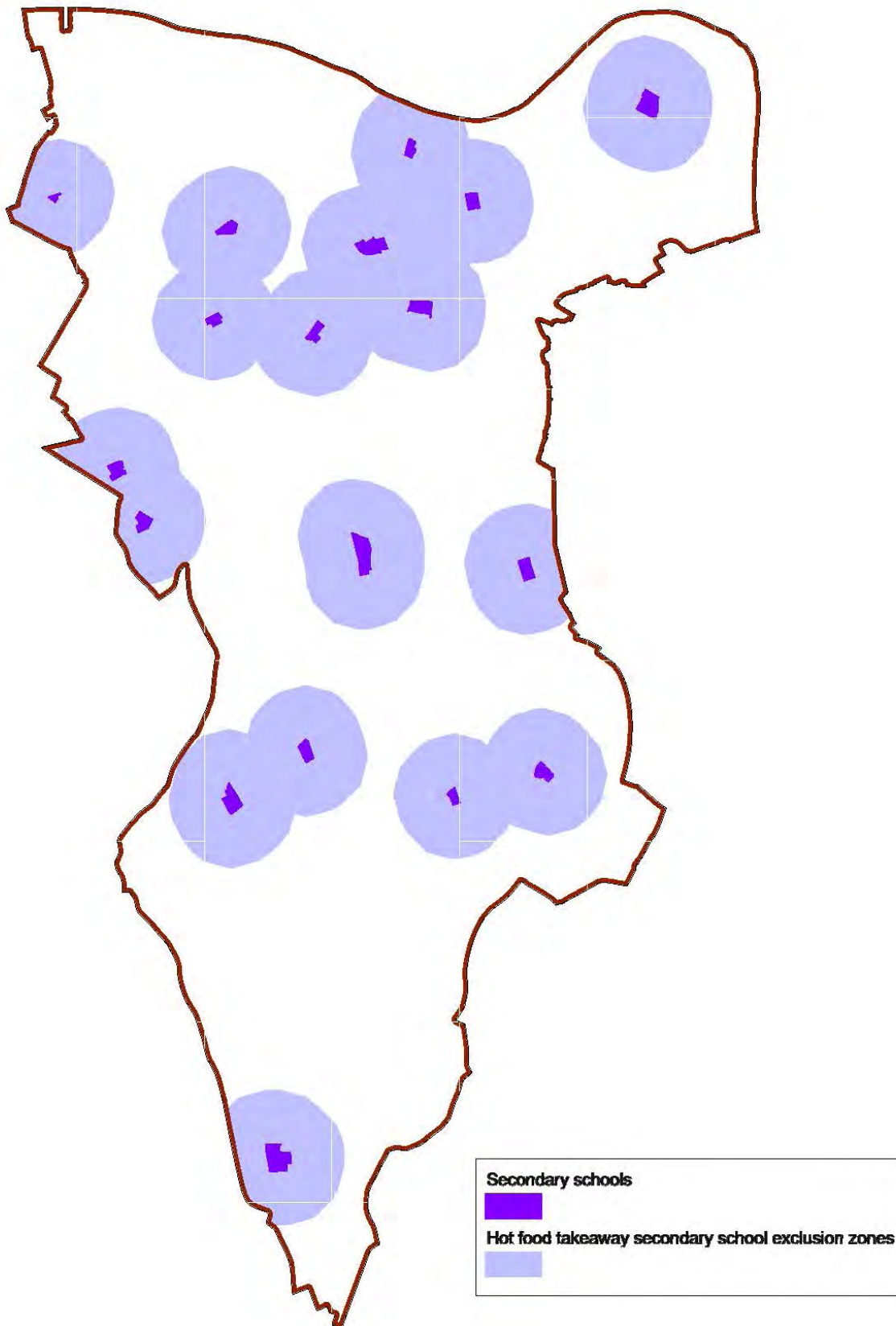
New hot food takeaways (A5 Use Class) will only be permitted where:

1. The number of A5 premises are not more than 5% of the total number of units in the protected shopping frontage; and
2. The concentration of A5 premises would not be above 1 per 21 premises (10 on either side of the proposal); and
3. The proposed location is further than 400 metres from any secondary school's boundary; and
4. Grease traps are installed to prevent the build-up of food deposits in sewers and drains;
5. Within the takeaway, the kitchen extraction system is designed to control cooking odours, where the discharge stack is installed in accordance with the following hierarchy:
 1. Not less than one metre above the roof ridge of any building within 20 metres of the building where the commercial kitchen is located;
 2. Not less than one metre above the roof eaves or dormer window of the building where the commercial kitchen is located, supported by additional odour control measures;
 3. An exceptionally high level of odour control measure, where low level discharge should be avoided.

Reasons

1. Hot food takeaways (Use Class A5) can offer a popular service to local communities and provide employment/ business opportunities. However, in the interests of the health of residents, particularly children, as well as ensuring a mix of different uses in shopping frontages, the numbers of A5 uses need to be carefully controlled. Research in the Old Kent Road area indicates that despite their intentions, the availability of fresh ingredients and generally good cooking knowledge, many people find it easier to buy food from a takeaway.
2. Pupils in primary education should not be allowed out of school premises during the school day, and most primary school pupils will be accompanied home by an adult. Secondary school pupils have more freedom during school hours and hot food takeaways located within walking distance of secondary schools are considered a contributing factor to the rising levels of obesity in children. High numbers of school children have been recorded visiting takeaways after school in Southwark and both school children and adults have complained in focus groups that there are too many takeaways near schools. It is for this reason that an exclusionary zone is set at a radius of 400 metres from the boundary of secondary schools only (10 minute walk). The proximity of the exclusion area around secondary schools to primary schools, and the restriction of growth of Use Class A5 in shopping frontages, will also assist in limiting the number of hot food takeaways located near primary schools.

Figure 7: Hot food takeaway secondary school exclusion zones



P48 Public transport

Development must:

1. Demonstrate that the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development, taking into account the cumulative impact of local existing and permitted development; and
2. Improve accessibility to public transport by creating and improving walking and cycling connections to public transport stops or stations; and
3. Improve, maintain and enhance public transport services.

Reasons

Southwark has excellent public transport provision, but we need to ensure that new development supports our public transport networks so that people can move around quickly and safely. The scale of development should be proportionate to the level of public transport accessibility and the capacity of the transport network to absorb new journeys that may result from the development. Improved quality and integration of public transport services will result in more pleasant journeys for passengers and encourage more people to use public transport.

P49 Highways impacts

Development must:

1. Minimise the demand for private car journeys; and
2. Demonstrate that the road network has sufficient capacity to support any increase in the number of the journeys by the users of the development, taking into account the cumulative impact of adjoining or nearby development; and
3. Ensure safe and efficient operation of the local road network, the bus network and the Transport for London Road Network; and
4. Ensure safe and efficient delivery and servicing that minimises the number of motor vehicle journeys; and
5. Incorporate delivery and servicing within large development sites and not on the public highway; and
6. Demonstrate how the construction phase of the development that needs to use the public highway can be safely accomplished, and how vehicular movements will be minimised and strictly controlled to reduce danger to vulnerable road users.

Reasons

We must ensure that the road network within Southwark is safe and efficient and that there are no negative impacts from new development. Locating the functions of the building including servicing, cycle parking and plant within the development will enable day to day activity to take place without having significant impacts on the surroundings.

P50 Walking

Development must:

1. Enhance the borough's walking networks by providing footways, routes and public realm that enable access through development sites and adjoining areas; and
2. Ensure routes and access are safe and designed to be inclusive and meet the needs of all pedestrians, with particular emphasis on disabled people and the mobility impaired. Street furniture must be located to allow the movement of pushchairs, wheelchairs and mobility scooters; and
3. Ensure that disruption of walking routes during construction is minimised and any diversions are convenient and clearly signposted; and
4. Enhance strategic networks such as the Green Chain walking route, the Low Line and support new and existing green links across the borough and sub-regionally.

Reasons

This policy will ensure the delivery of Southwark's walking strategy so that Southwark will be fully accessible and streets and spaces will be welcoming, attractive and convenient for those on foot, leading to more people walking. Research in the Old Kent Road Action Area has shown that, despite the popularity of walking, a lot more people could be walking more to improve their health. Bringing more destinations closer to residents, limiting the impacts of construction as well as improving pavements, crossings and public spaces can encourage people to walk more. Measures to encourage walking can also help tackle social isolation and routes should accommodate parents and older or disabled people.

P51 Low Line routes

1. Development must:

1. Support the implementation of 'Low Line' routes; and
2. Not hinder or obstruct the implementation of 'Low Line' routes.

2. Low Line routes should utilise one or both sides of the railway arches, as well as new routes through arches.

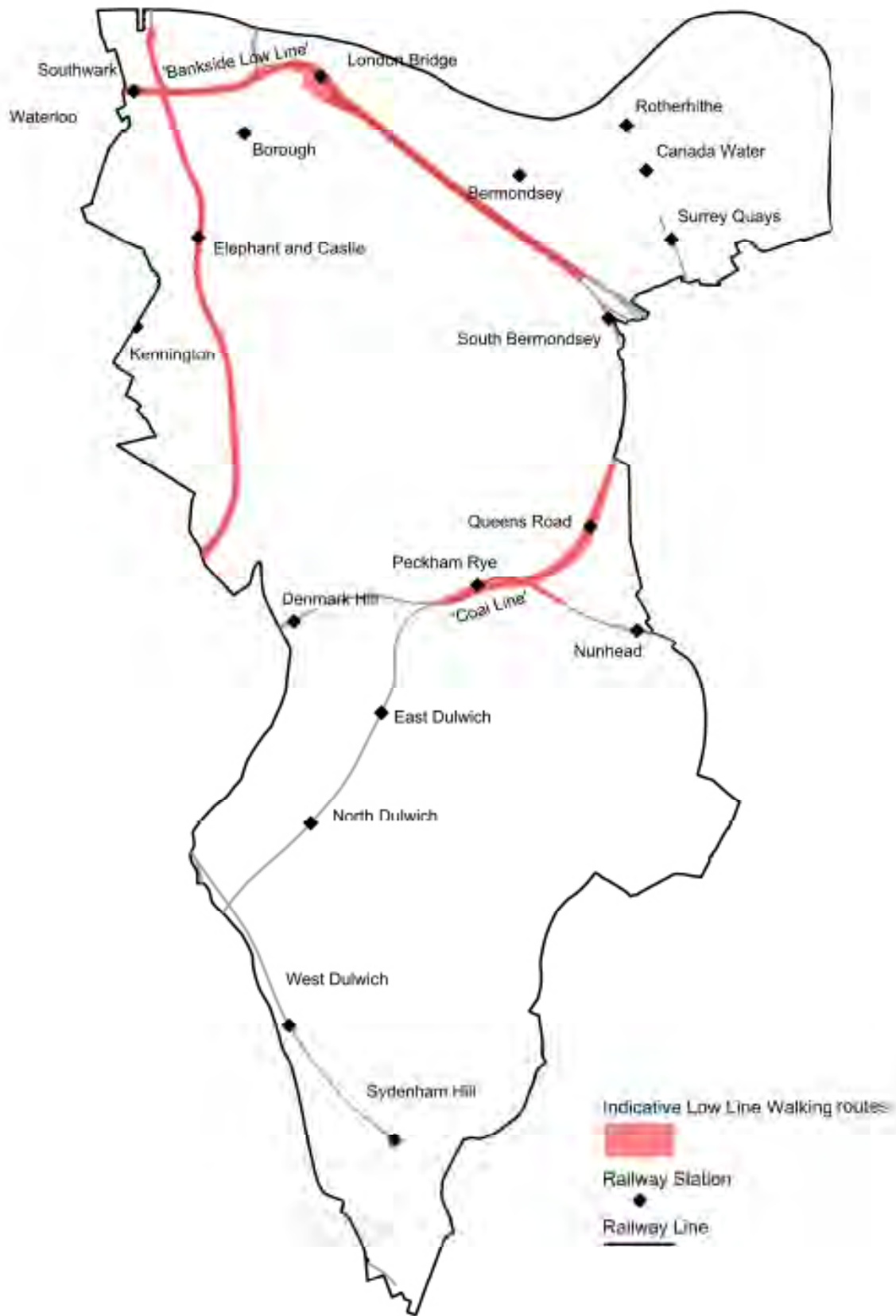
Reasons

1. Southwark's 'Low Line' walking routes link existing centres of activity and enterprise by creating new attractive routes alongside rail arches and viaducts and their associated spaces and streets to improve accessibility and the quality of experience for walking. The Low Line routes will facilitate economic growth and improve access and permeability along the rail viaducts.

2. The Low Line routes are in the following locations and set out in Figure 8:

1. Waterloo to Maltby Street to Rotherhithe New Road
2. Camberwell to River Thames
3. Rye Lane to Old Kent Road, including the Peckham Coal Line.

Figure 8: Low Line routes map





Low Line routes marker



Railway Arches, Bermondsey Trading Estate

P52 Cycling

Development must:

1. Ensure the delivery of the Southwark Spine cycle route (Figure 9) and our wider cycling route network. All sites on or adjacent to the network must support and integrate into the network; and
2. Provide cycle parking for building users and visitors in accordance with Tables 9 and 10; and
3. Provide cycle parking that is secure, weatherproof, conveniently located, well lit and accessible; and
4. Provide cycle parking that includes an adequate element of parking suitable for accessible bicycles and tricycles; and
5. For commercial uses, provide associated showers and changing facilities that are proportionate to the number of cycle parking spaces provided; and
6. Contribute toward the provision of cycle hire schemes and docking stations. Financial contributions will be required from major developments that are commensurate to the size and scale of the proposal. This may also include providing space within the development for the expansion of the cycle hire scheme; and
7. Provide a free two year cycle hire fob per dwelling where a docking station is located within 400m of the proposed development.

Reasons

This should significantly increase the number of people who cycle and the number of trips made by bicycle, and ensure our streets will support easy and safe cycling.

Table 9: Residential cycle parking standards

Zone of accessibility to public transport	Residential cycle parking provision (minimum)
PTAL 6a, 6b and 5 areas	1 space per bedroom plus one space per dwelling. 1 visitor space per 10 units.
PTAL 3 and 4 areas	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
PTAL 1 and 2 (Excluding Suburban South)	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
PTAL 1 and 2 (Suburban South)	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
Aylesbury Action Area	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.
Old Kent Road Opportunity Area PTAL 1 to 4 Canada Water core/town centre	1 space per one-bedroom dwellings, 2 spaces per two or more bedroom dwellings. 1 visitor space per 10 units.

Table 10: Minimum cycle parking standards for non residential uses

Land Use	Cycle parking standards minimum: long stay (Gross Internal Area)	Cycle parking standards minimum: visitor/ short stay (Gross Internal Area)
A1 food retail	1 space per 175 m ² . Minimum of 2 spaces.	1 space per 40 m ² for first 750 m ² and 1 space per 300 m ² thereafter. Minimum of 2 visitor spaces.
A1 non-food retail	1 space per 100 m ² for first 1,000 m ² and 1 space per 1,000 m ² thereafter. Minimum of 2 spaces.	1 space per 125 m ² for first 1,000 m ² and 1 space per 1,000 m ² thereafter. Minimum of 1 visitor space.
A2 – A5	1 space per 175 m ² . Minimum of 2 spaces.	1 space per 40 m ² . Minimum of 2 visitor spaces.
B1a offices	1 space per 45 m ² . Minimum of 2 spaces.	1 space per 250 m ² . Minimum of 2 spaces.
B1c light industrial	1 space per 250 m ² . Minimum of 2 spaces.	1 space per 250 m ² . Minimum of 2 spaces.
B2 – B8	1 space per 500 m ² . Minimum of 2 spaces.	1 space per 500 m ² . Minimum of 2 spaces.
C1	1 space per 20 bedrooms. Minimum of 2 spaces.	1 space per 50 bedrooms. Minimum of 2 spaces.
C2 Hospitals, care homes / secure accommodation	1 space per 5 staff. Minimum of 2 spaces.	1 space per 30 staff or 1 space per 20 bedrooms for care homes and secure accommodation. Minimum of 2 spaces.
Sui generis Student accommodation	1 space per bed. Minimum of 2 spaces.	1 space per 10 beds. Minimum of 2 spaces.
D1 Nurseries / schools (all)	1 space per 8 staff and 1 space per 8 students. Minimum of 2 spaces.	1 space per 100 students. Minimum of 2 spaces.
D1 Universities and colleges	1 space per 4 staff and 1 space per 3 Full Time Equivalent (FTE) students.	1 space per 7 FTE. Minimum of 2 spaces.
D1 Health centres, including dentists	1 space per 5 staff. Minimum of 2 spaces.	1 space per 8 staff. Minimum of 2 spaces.
D1 Other	1 space per 8 staff. Minimum of 2 spaces.	10 space per 100 m ² . Minimum of 2 spaces.
D2 Sports (sports hall, swimming pool, gym, etc.)	1 space per 8 staff. Minimum of 2 spaces.	1 space per 100 m ² . Minimum of 2 spaces.
D2 Other (cinema, bingo, etc.)	1 space per 8 staff. Minimum of 2 spaces.	1 space per 30 seats. Minimum of 2 spaces.

Figure 9: Southwark Spine cycling route



P53 Car Parking

1. Development must:

1. Adhere to the residential car parking standards in Table 11; and
 2. Provide all car parking spaces within the development site and not on the public highway; and
 3. Provide electric vehicle charging points (EVCP) where on site parking is permitted; and
 4. Provide a minimum of three years free membership, per eligible adult who is the primary occupier of the development, to a car club if a car club bay is located within 850m of the development; and / or contribute towards the provision of new car club bays proportionate to the size and scale of the development if it creates 80 units or more; and
 5. Ensure that retail or leisure car parking within town centres is shared with public parking and is not reserved for customers of a particular development; and
 6. Ensure off-street town centre car parking follows the requirements as set out in Table 12, which:
 1. Is appropriately located and sized to support the vitality of the town centre and ensures the use of the site is optimised; and
 2. Supports the rapid turnover of spaces; and
 3. Includes maximum stay restrictions; and
 4. Provides alternative access to the use of a car by providing the required amount of car club bays parking spaces within the site.
2. Development within existing or planned Controlled Parking Zones (CPZs) will not be eligible for on street resident and business car-parking permits; and
3. Where off-street car parking spaces are proposed/permitted, the number of spaces provided should be determined by considering:
1. The anticipated demand for the parking spaces and tenure of the development; and
 2. The quality and accessibility of the local public transport network and the access to local amenities.

Reasons

Private cars take up much more resources and space per person than many other modes of transport, particularly walking, cycling and public transport. Southwark will grow sustainably without adverse environmental impacts through car free development in highly accessible areas and reduced reliance on the private car.

Table 11: Residential car parking standards

Zone of accessibility to public transport	Residential car parking provision (maximum)
PTAL 6a, 6b and 5 areas	Zero maximum spaces per home. On street permits will not be available for residents and businesses.
PTAL 3 and 4 areas	0.25 maximum spaces per home. On street permits will not be available for residents and businesses for new developments in controlled parking zones.
PTAL 1 and 2 (excluding Suburban South)	0.5 maximum spaces per home.
PTAL 1 and 2 (Suburban South)	1 maximum space per home.
Aylesbury Action Area	0.4 maximum spaces per home.
Old Kent Road Opportunity Area PTAL 1 to 4	0.1 maximum spaces per home.
Canada Water core/town centre	0.1 maximum spaces per home.

Table 12: Public Transport Accessibility Level (PTAL) ratings

Use Class (GIA)	PTAL Rating				
	6 Central Activities Zone	6 – 5 Other	4	5	2 – 1 - Retail not appropriate
Smaller food store up to 500m ² GFA	No site specific parking	75m ²	50m ²	40m ²	N/A
Food supermarket up to 2,500m ² - RFA/4,000m ² GFA	No site specific parking	45m ²	30m ²	24m ²	N/A
Food superstore over 2,500m ² RFA	No site specific parking	38m ²	25m ²	20m ²	N/A
Non-food warehouse	No site specific parking	38m ²	58m ²	47m ²	N/A
Garden centre specific	No site specific parking	63m ²	42m ²	33m ²	N/A
Local centre/ shopping mall	No site specific parking	75m ²	50m ²	40m ²	N/A

*Gross Floor Area (GFA), Retail Floor Area (RFA), Gross Internal Area (GIA)

P54 Parking standards for disabled people and the physically impaired

1. Development must:

1. Provide accessible car parking spaces up to a maximum of one car parking space per wheelchair accessible unit. The number of spaces provided may be determined by considering:
 1. The anticipated demand for the parking space and tenure of the development; and
 2. The quality and accessibility of the local public transport network and the access to local amenities.
2. Ensure that car parking spaces that are provided for disabled people and the physically impaired:
 1. Are located within the development and in close proximity to the nearest entrance or lift core; and
 2. Allow sufficient space to access the vehicle from both sides and at the rear of the vehicle; and
 3. Have entrance ramps that are the correct gradient to accommodate higher vehicles when parking is underground; and
 4. Enable easy manoeuvrability into and out of the space provided; and
 5. Remain designated for people with disabilities or mobility impairments in perpetuity. Any spaces that remain unused must not be returned to the general car parking pool.

Reasons

This policy will ensure that the mobility needs of disabled and mobility impaired people are provided consistently, conveniently and to a high standard. Requirements for additional accessible car parking spaces will correspond with the location of the development, demand and use of the development and the accessibility of the local public transport network and local amenities.

Cleaner, Greener, Safer

P55 Protection of amenity

Development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users.

Reasons

The amenity of those living, working in or visiting Southwark needs to be protected, to ensure a pleasant environment. Factors that impact on amenity can be visual, audible and odorous.

P56 Open Space

1. Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL). In exceptional circumstances development may be permitted on MOL or BOL when:

1. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
2. It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
3. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.

2. Development will not be permitted on Other Open Space (OOS). In exceptional circumstances development may be permitted if it consists of replacement OOS of equivalent or greater size or substantially better quality can be secured on site or nearby before development commences.

Reasons

Open spaces in Southwark cover over 21% of its land area, including woodlands, parks, community farms, cemeteries, Thames-side paths and sports pitches. Open spaces are an essential resource for residents and visitors, used for sports and other exercise, relaxation, socialisation, nature conservation, food growing and cultural events. We will maintain and improve open spaces as set out in the Open Space Strategy to ensure that residents and visitors experience the health and wellbeing benefits associated with these activities. Open spaces are afforded protection according to their importance as defined within their MOL, BOL and OOS designations. Regeneration provides the opportunity to provide improved open space by developing ancillary facilities or, on OOS, replacing existing open spaces with greater or better quality space.

We have designated 4 new BOL sites and 18 new OOS sites as part of the New Southwark Plan, creating an additional 49,435sqm of designated open space within Southwark. Additionally, 8 BOL sites, 1 OOS site and 5 MOL sites have been extended, which totals an additional 50,425sqm. A major new park for Elephant and Castle, Elephant Park (0.8ha) is currently under construction.

New open space is planned for in strategic site allocations across the borough totalling approximately 58,000sqm. This includes a 1.37ha park at Canada Water and a number of new parks in the Old Kent Road Opportunity Area. When the new open spaces are completed and open to the public, these will be designated as new formal open spaces in accordance with the open space designations criteria outlined in the fact box.

Fact box: Open Space Designations

Metropolitan Open Land (MOL): Strategic open land within the urban area that contributes to the structure of London. It carries the same general presumption against development as Green Belt.

Land designated as Metropolitan Open Land should satisfy one or more of the following criteria:

1. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area;
2. Land that includes open air facilities, especially for leisure, recreation, sport, arts, cultural activities and tourism which serve the whole or significant parts of London;
3. Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest at a metropolitan or national level;
4. Land that forms part of a green chain and meets one of the above criteria or based on the council's discretion informed by an evidence base study.

The following types of open space must be MOL:

1. Metropolitan sites of nature conservation;
2. Sites that are on the register of parks and gardens of special historic interest in England;
3. Metropolitan parks;
4. District parks.

Acceptable uses for MOL are:

1. Public and private open spaces, playing fields and outdoor sport, including outdoor recreational facilities for which adequate provision cannot be made within the urban area;
2. Existing institutions standing in extensive grounds;
3. Woodlands and orchards;
4. Rivers, reservoirs, lakes, docks and other open water;
5. Allotments and nursery gardens;
6. Cemeteries and associated crematoria;
7. Nature conservation.

Borough Open Land (BOL): Open space of local importance. BOL must meet all of the following criteria:

1. An area of local importance to Southwark;
2. A clearly distinguishable public open space;
3. Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level;
4. It must not be MOL.

The following types of open space must be BOL:

1. Borough sites of nature conservation;
2. Local parks and open spaces over 2 hectares that have public access;
3. Open spaces over 0.4 hectares that occur in areas of local open space deficiency;
4. Open spaces over 0.4 hectares that occur in areas of district open space deficiency;
5. Open spaces protected under the London Squares Preservation Act;
6. Local historic sites of interest.

Other Open Space (OOS): Open Spaces that are not MOL or BOL, but meet one or more of the following criteria:

1. Allotments;
2. Public open space including public parks and gardens;
3. Playing fields and sports grounds whether publicly or privately owned;
4. Private open space which is of benefit to the local community;
5. Open space that has been created and secured through planning obligations;
6. Sites of ecological importance.

Other open space does not include open spaces that are ancillary to, and/or within the curtilage of a building.



Burgess Park

P57 Open water space

1. Development within designated Open Water Space will only be permitted when it consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and they do not affect its openness or detract from its character. This includes berths, residential, commercial and visitor mooring.
2. Development that affects designated open water spaces must ensure that all safety and navigational impacts are minimised.

Reasons

Southwark has several unique open water spaces on the Rotherhithe peninsula owing to the dockland heritage of the area. We will need to maintain and improve these spaces, to provide benefits associated with health and wellbeing, recreation, quality of life and cohesive communities. There is a high demand for berths and moorings that is not being met in Southwark and across London. Where water space is underused at present, new berths and moorings could increase the enjoyment of the River Thames.

P58 Green infrastructure

1. Major development must:

1. Provide green infrastructure with arrangements in place for long term stewardship and maintenance funding.

2. Large-scale major development must:

1. Provide new publically accessible open space and green links.

3. Green infrastructure should be designed to:

1. Provide multiple benefits for the health of people and wildlife; and;
2. Integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity; and
3. Be adaptable to climate change and allow species migration while supporting native and priority species; and
4. Extend and upgrade the walking and cycling networks between spaces to promote a sense of place and ownership for all.

Reasons

Green infrastructure is a network of habitats which is often multifunctional and can provide a range of benefits to improve mental health, active lifestyles, recreation, food growing, enhanced biodiversity and ecological resilience, flood risk management, temperature regulation and improved air and water quality. Green links will join up residents in existing and new neighbourhoods with open spaces and leisure facilities. They will pass along quieter streets and through open spaces, offering an attractive cleaner air option to walk, cycle or run past urban greenery. They will be designed for people with different mobility needs, creating an environment in which inactivity and isolation can be reduced. An integrated green infrastructure network can allow wildlife to move around with continuous habitat and stepping stones. This can include open land and water, tree avenues and canopies, swales, biodiverse roofs, hedges, grass, brown roofs, green walls and planters.

P59 Biodiversity

1. Development must contribute to net gains in biodiversity through:
 1. Enhancing the nature conservation value of Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs), designated ancient woodland, populations of protected species and priority habitats/species identified in the United Kingdom, London or adopted Southwark Biodiversity Action Plan; and
 2. Protecting and avoiding damage to SINCs, LNRs, populations of protected species and priority habitats/species; and
 3. Including features such as green and brown roofs, green walls, soft landscaping, nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats.
2. Any shortfall in net gains in biodiversity must be secured off site through planning obligations or as a financial contribution.

Reasons

Biodiversity benefits people within and outside Southwark by maintaining ecosystems, providing natural resources, regulating the environment and enriching mental health and wellbeing as well as having intrinsic value. Regeneration, particularly in areas of natural deficiency, presents the opportunity to deliver net biodiversity gains benefitting local people by introducing features for wildlife as part of green infrastructure. Due to the intense pressure on land for development, it is important that areas of nature conservation value or ecological importance are identified and the flora and fauna are protected and enhanced.

P60 Trees

1. Development will be permitted if trees are planted as part of landscaping and public realm schemes, commensurate to the scale and type of development, and the character of the neighbourhood.
2. Development must retain and protect significant existing trees including:
 1. Trees designated with Tree Protection Orders (TPOs); and
 2. Trees that have a high amenity value; and
 3. Trees within Conservation Areas or the setting or curtilage of listed buildings; and
 4. Veteran, ancient and notable trees; and
3. Development must retain and enhance the borough's trees and canopy cover; and
4. Where trees are removed to facilitate development, they should be replaced by new trees which result in no net loss of amenity, taking into account canopy cover as measured by stem girth; either
 1. Within the development whereby valuation may be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology or other assessment; or
 2. If this is not possible, outside the development. In this case a financial contribution must be provided to improve borough tree planting located according to 'right tree right place' principles. The financial contribution will include ongoing maintenance costs where trees are planted in the public realm.
5. Tree planting should be adaptable to climate change while supporting native species. The selection and position of trees should improve air quality and they should have a long life with and high biodiversity and amenity value.
6. Retained trees must be protected during the construction process in line with British Standard BS5837.
7. In exceptional circumstances removal of trees protected by TPO or conservation area status will be permitted where sufficient evidence has been provided to justify their loss. Replacement planting will be expected where removal is agreed. The replacement of TPO trees must take into account the loss of canopy cover as measured by stem girth and biodiversity value.

Reasons

Southwark's 108,000 trees are an asset to the borough as they provide many amenity, environmental and financial benefits that include landscaping, providing habitats for biodiversity, providing shading and reducing the urban heat island effect. Trees also have an important role in enhancing air quality, reducing surface water flood risk, helping people find their way around and are important historical features.

P61 Reducing waste

1. Development must:

1. Demonstrate how the following waste management hierarchy will be applied during construction:
 1. Avoid creating waste; then
 2. Reduce the amount of waste produced; then
 3. Prepare waste materials for re-use; then
 4. Recycle and compost waste materials; then
 5. Recover energy from waste materials; then
 6. Dispose waste materials in landfill; and
2. Provide adequate recycling, composting and waste disposal, collection and storage facilities on site; or
3. Provide a suitable off site waste management strategy that does not adversely impact amenity, access or the environment where on site waste management provision is not possible.

Reasons

Waste can have negative impacts on health and wellbeing, amenity and the environment. Southwark achieves high levels of re-use and recycling but waste management infrastructure will be under continual pressure from intense levels of development. Providing waste facilities and ensuring appropriate waste management arrangements are in place for both completed development and development undergoing construction will ensure that these impacts are reduced as much as possible.

P62 Land for waste management

1. The Integrated Waste Management Facility (IWMF) will be protected for waste management purposes unless:

1. The site is surplus to requirements; or
2. Another facility is provided that meets the same throughput as the existing site.

2. New and extended waste management facilities should be permitted where:

1. They are in a suitable location which does not cause unacceptable harm to residential amenity, the environment or transport network; and
2. They are planned and designed according to the following principles of sustainable waste management:
 1. The waste management hierarchy as prescribed in P61 (1); and
 2. The proximity principle of managing waste as close to the source as is practicable; and
 3. The 'circular economy' principles to provide social, economic and environmental benefits; and
 4. Facilities are sited in close proximity to potential heat consumers where any facilities will provide low carbon energy recovery which produces heat.

Reasons

1. Transporting and dumping waste into landfill causes harm to the environment and is a very inefficient use of both resources and land. Reducing the amount of waste that goes to landfill and improving on the efficient use of resources, will help to reduce the impacts of man-made climate change. Ways we can reduce waste are to have sufficient waste management facilities in the borough that prioritise re-use, recycling and energy recovery from any waste materials. The principles of the "circular economy" seek to maximise the reuse of waste materials while providing environmental and economic benefits, such as creating jobs and apprenticeships.
2. In the London Plan 2016, the Mayor of London set out that Southwark needs to have waste management facilities that are capable of processing 247,000 tonnes of waste by 2036, and 308,000 tonnes of waste by 2041. The 'Proximity Principle' enables testing to ensure that sites are retained and developed to process waste as close to the source as possible. The principles of sustainable waste management ensure that waste is managed to minimise creating waste by avoiding waste, reusing, recycling and recovering energy from waste.
3. We have designated the Integrated Waste Management Facility (IWMF), near the Old Kent Road, as a safeguarded waste site. The IWMF's waste processing capacity helps towards meeting our waste apportionment targets set out in the London Plan. The IWMF is able to process a maximum of 205,176

tonnes per annum (tpa), of which 111,150 tpa counts towards meeting our apportionment target. The methodology for how this figure has been derived is set out in the Joint South East London Waste Group Technical Paper evidence base document.

P63 Contaminated land and hazardous substances

1. Development that has an adverse impact on the environment will not be permitted.
2. Development will be permitted when it:
 1. Provides for safe storage, transportation or usage of hazardous substances on a site; and
 2. Mitigates any contaminated land within the development site and land outside of, but related to, the development site.

Reasons

The regeneration of vacant or under-used land and buildings in Southwark requires development to deal with contamination from past uses and carry out construction in close proximity to neighbours. We need to minimise adverse effects on the natural environment such as soil, water, habitat and biodiversity. There should be no risk to the health, safety or amenity of users of the site and neighbouring occupiers. The effects of new development on the environment can be temporary, permanent and/ or cumulative and if these impacts are not identified at the design stage it can be much more difficult to add measures once a scheme is built. The temporary impacts of the construction process can be detrimental to the surrounding community so it is important that any such impacts arising from development are identified and reduced.

P64 Improving air quality

1. Development must:

1. Achieve or exceed air quality neutral standards; and
2. Address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality. This must be achieved through design solutions that include:
 1. Orientation and layout of buildings, taking into account vulnerable building occupiers, and public realm and amenity space users; and
 2. Ventilation systems; and
 3. Urban greening appropriate for providing air quality benefits proportionate to the scale of the development; and
 4. Appropriate abatement technologies to bring emissions within the equivalent of 'ultra low' NOx boiler emissions levels where decentralised energy networks are implemented or utilised.

2. Any shortfall in air quality standards on site must be secured off site through planning obligations or as a financial contribution.

Reasons

1. Southwark has poor air quality across many parts of the borough. Poor air quality includes high concentrations of particulate matter (PM2.5 and PM10) and nitrogen oxides (NOx). These pollutants have a direct and adverse impact on the health, quality of life and life expectancy of Londoners and on the environment.
2. Developments that are Air Quality Neutral will help to minimise air pollution. Air Quality Neutral standards are a set of maximum emissions benchmarks for two categories of pollution. The first is buildings of different land uses, while the second is for transport emissions generated by the development.
3. Air quality can also be impacted by construction, particularly major developments where construction processes occur over a longer period of time. Temporary monitoring of impacts of construction on air quality should work to reduce the impact of dust and emissions during construction and demolition.
4. Some plant species are much more effective at reducing pollutants than others. Some species can make poor air quality much worse. Therefore consideration of the species and arrangement of any urban greening is critical to improving air quality.
5. Off setting measures, where required, include:

1. Green planting/walls and screens, with special consideration given to planting that absorbs or suppresses pollutants; and
2. Upgrade or abatement work to combustion plant; and
3. Retrofitting abatement technology for vehicles and flues; and
4. Exposure reduction.

P65 Reducing noise pollution and enhancing soundscapes

1. Development must:

1. Avoid significant adverse impacts on health and quality of life; and
2. Mitigate any adverse impacts caused by noise on health and quality of life; and
3. Mitigate and manage noise by separating noise sensitive developments from major noise sources by distance, screening or internal layout, in preference to sound insulation.

2. Major development adjacent to, or within:

1. Designated open space; and
2. Designated open water space; and
3. Hard landscaped civic spaces with public amenity value; and
4. Street markets,

should be designed to protect and enhance positive aspects of the acoustic environment identified through a public soundscape assessment. New spaces proposed as part of development should also assess the potential to enhance a place's character and identity through the acoustic environment and positive public soundscape.

3. Major development will be required to demonstrate how the noise pollution impacts created during the construction process will be reduced, mitigated and managed appropriately to minimise harm to present occupiers of the site and adjoining neighbours.

Reasons

1. Much of Southwark is a dense urban environment with high levels of activity that can generate noise. Noise can have a major detrimental impact on the quality of life for a user of a building or space. Effects can include stress, annoyance and sleep disturbance. It is important that noise management is considered as early as possible in the planning process and as an integral part of development proposals. Reducing noise pollution will minimise instances of such effects from unwanted noise and reduce risk of overheating. This can be achieved through an improved acoustic environment, incorporating appropriate soundscapes and ensuring development reflects good acoustic design principles, including traditional and innovative noise reduction measures. This can include separating noise sensitive developments from major noise sources; distance; screening or internal layout, in preference to use of sound insulation.
2. Some places and spaces in Southwark are highly valued for their amenity use and/or character. Noise and sound have an important role to play in both contributing, and sometimes detracting, from this character. Development can be designed to strengthen public soundscapes that contribute to the

character of the place or space and enhance its identity. It can also be important in improving amenity value for users of a space.

P66 Reducing water use

Development should reduce water use by:

1. Ensuring that residential development has a 'safe to drink' water use of no more than 105 litres per person per day, excluding an allowance of 5 litres or less per person per day for external water use; and
2. Incorporating measures to reduce the demand for mains water treated to drinking standard and enable the use of grey water and/or rainwater for non-drinking uses.

Reasons

London is facing a worsening water shortage. This is caused by climate change and increased demand from an increased population. Currently, all mains water is treated to a drinking standard. This is an expensive and energy intensive process. This is particularly considering that at least 50% of water consumed in homes and workplaces does not need to be of drinkable quality. London's consumption of water already outstrips available supplies in dry years. This means Southwark needs to play its role in reducing the level of water consumption per person. The need for this will be exacerbated by climate change impacts. These impacts are predicted to include more sporadic and intense rainfall and a higher likelihood of droughts. Limiting the type of fittings that water-dispensing and consuming elements of a development can incorporate will contribute to ensuring the most efficient use of London's limited water resources.

P67 Reducing flood risk

1. Development must not increase flood risk on or off site, by ensuring that:

1. It is designed to be safe and resilient to flooding; and
2. Finished floor levels are set no lower than 300mm above the predicted maximum water level where they are located within an area at risk of flooding; and
3. Major development reduces surface water run-off to greenfield run-off rates. This must be through the application of water sensitive urban design and Sustainable Urban Drainage Systems (SUDS), in accordance with the following drainage hierarchy:
 1. Store rainwater for later use; then
 2. Use infiltration techniques; then
 3. Attenuate rainwater in ponds or open water features for gradual release; then
 4. Discharge rainwater direct to a watercourse; then
 5. Discharge rainwater to a surface water sewer/drain; then
 6. Discharge rainwater to the combined sewer; and

7. Hard surfacing of any gardens is permeable.

2. Development located on sites on or adjacent to the River Thames frontage should be set back from the River defence wall by 10m. This space should be designed and delivered for dual purposes by incorporating the required flood defence measures and providing an enhanced public amenity and environmental benefit.

Reasons

1. Much of Southwark is at risk of flooding. This risk comes from two main sources. First is the tidal and river flooding from the River Thames. We are currently protected from this risk by the Thames Barrier. However, we still need to plan effectively to minimise risk should the barrier ever fail as a flood defence. Areas at risk of flooding from the Thames include the neighbourhoods in the north of the borough.
2. The Environment Agency's Thames Estuary Plan (2011) sets out the measures that will be required to be implemented to maintain adequate flood risk protection from the River Thames by the year 2100, taking into account the impacts of climate change, increased rainfall and rising sea levels. The plan advises that by 2065, the existing flood defences of the river wall running from Bankside to Rotherhithe will need to be raised by 0.5m and a further 0.5m by 2100. This will block the eye level views from the current Thames Path. By setting development back from the river frontage there are significant opportunities to enhance the Thames Path when new development comes forward. By requiring flood defences and flood risk minimisation strategies on these sites to incorporate measures which improve the amenity and biodiversity value of the Thames Path we can will offset the negative amenity impacts of raising the river wall.
3. The second risk of flooding is from the surface water flooding in our Critical Drainage Areas. These are areas where, when there is heavy rainfall, local flooding occurs. Water can rapidly pool in these drainage areas, where too many hard surfaces contribute to too much surface run-off. It is also caused by local topography where hills and valleys form catchment basins for water. Surface water flooding events within Southwark, most notably in 1984, 2004 and 2007 have shown the risk and impact of flooding on residential communities and public infrastructure. The rate of surface run-off (and so the related flood risk) can be significantly reduced through the careful design of developments and the inclusion of Sustainable Urban Drainage Systems (SUDS).
4. The hard surfacing of front gardens increases water run-off when it rains, increasing flood risk, and also reduces habitat for wildlife. Planning permission is not currently required to pave over a front garden of a house as long as the surface is permeable. However planning permission is required where the proposal involves putting a non-permeable driveway surface over an area of more than five sqm. For these reasons we require applicants to use permeable surfaces when surfacing their gardens.

P68 Sustainability standards

1. Development must:

1. Achieve a BREEAM rating of 'Excellent' for non-residential development and non self-contained residential development over 500sqm; and
2. Achieve BREEAM rating of 'Excellent' in domestic refurbishment for conversion, extension and change of use of residential floorspace over 500sqm; and
3. Achieve BREEAM rating of 'Excellent' in non-domestic refurbishment for conversion, extension and change of use of non-residential floorspace over 500sqm; and
4. Reduce the risk of overheating, taking into account climate change predictions over the life time of the building, in accordance with prioritised measures set out in the following cooling hierarchy:
 1. Minimise internal heat generation through energy efficient design; then
 2. Reduce the amount of heat entering a building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
 3. Manage the heat within the building through exposed internal thermal mass and high ceilings; then
 4. Passive ventilation; then
 5. Mechanical ventilation; then
 6. Active cooling systems (ensuring they are the lowest carbon options).

Reasons

1. Climate change has the potential to have catastrophic impacts on the environment and life on Earth. Evidence suggests that human activities have contributed, and will continue to contribute to climate change. Such human activities include using limited natural resources and releasing waste and pollution. Southwark is anticipated to experience hotter summers and wetter winters due to climate change. These will have serious consequences for the borough's residential, working and visitor population if the extent of climate change is not reduced and these impacts of climate change are not effectively mitigated.
2. We can reduce the impacts of climate change by changing the way we design and construct our built environment. The built environment contributes to a large proportion of resource use and waste and pollution emissions. This policy requires high environmental standards to reduce the extent of man-made climate change, specifically how we design and construct our built environment.
3. Development that is designed with high environmental standards for the long term will benefit Southwark residents by addressing environmental impacts now and will reduce the disruption and expense of retrofitting the built environment in the future. The Building Research Establishment Environmental Assessment Methodology (BREEAM) ratings are the industry standard for sustainable design and construction. BREEAM rated developments are more sustainable environments that enhance the

well-being of the people who live and work in them, help protect natural resources and make for more attractive property investment.

4. Some developments may be prone to internal over-heating which results in a poor standard of accommodation. Overheated buildings also require more resources to cool, which does not help to reduce the extent of climate change. Factors that typically increase the risk of internal over-heating include those exposed to high solar gain (e.g. highly glazed south-facing facades) and/or those with a lack of ventilation.

P69 Energy

Energy Hierarchy

1. Development must minimise carbon emissions on site in accordance with the following energy hierarchy:
 1. Be lean (energy efficient design and construction); then
 2. Be clean (low carbon energy supply); then
 3. Be green (on site renewable energy generation and storage).

Targets for major development

2. Major development must reduce carbon dioxide emissions on site by:
 1. 100% on 2013 Building Regulations Part L standards for residential development; and
 2. A minimum of 40% on 2013 Buildings Regulations Part L and zero carbon (100%) for non-residential developments.
 3. Any shortfall against carbon emissions reduction requirements must be secured off site through planning obligations or as a financial contribution.

Decentralised energy

3. Major development must be designed to incorporate decentralised energy in accordance with the following hierarchy:
 1. Connect to an existing decentralised energy network; then
 2. Be future-proofed to connect to a planned decentralised energy network; or
 3. Implement a site-wide low carbon communal heating system; and
 4. Explore and evaluate the potential to oversize the communal heating system for connection and supply to adjacent sites and, where feasible be implemented.

Reasons

1. Using energy for the heating, cooling and powering of buildings often uses limited resources and releases waste and polluting emissions. This contributes to man-made climate change. We need to reduce the extent of climate change by changing how we design and construct our built environment. This will help mitigate the impacts of climate change on Southwark's population and environment.
2. The energy hierarchy sets a framework for how development should approach carbon emission reductions. Savings should be maximised at the first "be lean" stage using energy efficient design and construction. This could include building fabric and materials, orientation and aspect, and the use of passive cooling and heating. Once savings at this stage have been maximised, development should seek further savings through the second "be clean" stage. This stage relates to low carbon energy supply, including decentralised energy networks. Once savings at this stage have been maximised, the use of on site renewable energy generation ("be green") should be incorporated.
3. The policy requires buildings to be designed and constructed to reduce carbon emissions. Carbon dioxide is a "greenhouse" gas, emissions of which are a waste pollutant which contributes to climate change. In Southwark, 84% of carbon dioxide emissions come from the heating, cooling and powering of buildings. Decentralised energy networks provide a vital opportunity for reducing carbon emissions. They also provide an opportunity to introduce the use of a cleaner energy supply. It has the potential to reduce fuel poverty in Southwark. The policy requires the expansion of existing decentralised energy networks and, where this is not practicable, the development of new networks to maximise the benefits of decentralised energy supply and energy storage.

Implementation Policies

Implementation policies set out how the council will implement the New Southwark Plan as the council's primary planning and regeneration strategy, alongside the policies in our wider Development Plan, including our Area Action Plans, the London Plan and any neighbourhood plans.

IP1 Infrastructure

We will work with a range of infrastructure providers, neighbouring boroughs and utility companies to ensure that adequate infrastructure is in place to support future and existing residents. We will also encourage shared servicing options to ensure infrastructure (both social and physical) is in place to support the occupants of developments throughout their lifetimes.

Reasons

The New Southwark Plan and our Area Action Plans set out the council's role in trying to accommodate growth from regeneration to ensure that there are enough homes, jobs, school places and health facilities for existing and new residents and workers. In addition to delivering new homes, jobs and facilities, it is essential that there is adequate water, waste, energy and transport infrastructure to facilitate and support the anticipated growth.

IP2 Transport infrastructure

1. We will work in partnership with key bodies that include TfL, the GLA and neighbouring boroughs to secure funding and ensure that transport infrastructure supports the needs of residents by prioritising active travel.
2. Development must support the implementation of the following strategic transport projects and initiatives:
 - The Bakerloo Line extension to Old Kent Road and where necessary make financial and/or land contribution;
 - The Old Kent Road Healthy High Streets project;
 - A rail station at Camberwell;
 - A walking and cycling bridge from Rotherhithe to Canary Wharf;
 - The Elephant and Castle public realm improvements and the Northern Line ticket hall;
 - Peckham Rye station;
 - Expansion of cycle hire.

Reasons

Planned increases in public transport capacity and quality as well as improvements to the public realm to improve walking and cycling routes will increase accessibility improving movement and unlocking the potential for further development. This will improve quality of life for people within Southwark and provide infrastructure for the provision of more homes and jobs in Southwark.



Bakerloo Line train

IP3 Community infrastructure levy (CIL) and Section 106 planning obligations

We will ensure that any potential adverse impact that makes a proposed development unacceptable will be offset by using Section 106 legal agreements that either requires the developer to a) offset the impact or b) pay the council a financial contribution to enable the council to offset the impact. The council will secure money from the community infrastructure levy (CIL) to fund the essential infrastructure identified by the council in our Regulation 123 list.

Reasons

1. Section 106 legal agreements are used by the council to legally bind a developer into making a development proposal acceptable by either mitigating the impacts of the development or paying the council to mitigate the impacts of the development. Benefits written into the agreements are known as planning obligations. Planning obligations and financial contributions secured by Section 106 agreements must generally be undertaken and spent on projects near the development. Affordable housing is normally secured through Section 106 agreements.

2. Southwark CIL is a financial charge that applicants must pay to the council when they build different types of floorspace in different parts of the borough. For Southwark CIL, this is set out in Southwark's CIL Charging Schedule (75% of the money collected through Southwark CIL is spent on specific projects across the borough, listed in our Regulation 123 list and 25% of CIL is spent near the development). Mayoral CIL is collected by the Mayor of London and spent on London-wide infrastructure projects such as Crossrail. The council's Supplementary Planning Document provides further guidance on CIL and Section 106 planning obligations.

IP4 Enforcement against unlawful development

We will take enforcement action against unauthorised development where this is expedient. The priorities for enforcement action are set out in the council's Enforcement Plan. The highest priority is to protect the borough's housing stock and tackle poor quality accommodation that harms the health and wellbeing of residents. Planning breaches also prioritise loss of amenity and harm to heritage.

Reasons

We have a responsibility to ensure that development is lawful. Where we have identified that unlawful development may have been undertaken, the council has a responsibility to investigate, recommend and take appropriate action, including enforcement action.

IP5 Compulsory Purchase Order (CPO)

We will use our powers to compulsorily purchase land when necessary to meet planning and regeneration objectives set out in the New Southwark Plan and Area Action Plans.

Reasons

Compulsory Purchase Orders (CPOs) are legal tools available for planning authorities to use to compulsorily purchase land which is owned by a non-co-operating party. Implementing CPOs is a long process that is used as a last resort when all other options, including negotiation, have been exhausted. A successful CPO means the council and its partners are able to meet planning and regeneration objectives which were otherwise hindered by the non-co-operating party.

IP6 Monitoring development

We will continue to monitor development to assess how our planning policies are working and responding to people's needs in Southwark.

Reasons

Monitoring data and results will be published in the Authority Monitoring Report (AMR). The AMR sets out the type and amount of development and conservation taking place in Southwark. It sets out an evaluation of whether planning policies are making a difference and lets us assess how the policies can be improved by future plan maing. We will update the AMR to measure all of the new policies and the strategic New Southwark Plan indicators have been updated to be the same as those for Regeneration For All. These will enable us to measure our progress and success, ensuring we track and evaluate changes that make Southwark successful, such as full employment, health improvements, a more skilled labour market and places that are safe and clean. The AMR is now a website information hub, available online.

IP7 Statement of Community Involvement

We will consult on planning applications and draft planning policy and guidance documents, in accordance with the Statement of Community Involvement.

Reasons

We carry out statutory consultation according to regulations and legislation. Our Statement of Community Involvement sets out how we meet and go beyond the requirements set out in the regulations and legislation.



Drop in consultation session by LB Southwark

IP8 Local Development Scheme

We will prepare and consult on our planning policy and guidance documents in accordance with our latest Local Development Scheme.

Reasons

The Local Development Scheme (LDS) is a timetable that sets out when the council will be preparing, consulting on and adopting our planning policy and guidance documents over the next three years.

Site Allocations

Site Allocations are planning policies which apply to key potential development sites of strategic importance. Site Allocations are needed to ensure that when a strategic site comes forward for redevelopment it integrates well into its surroundings and contributes towards meeting strategic needs for new homes, jobs, public open space, public access routes, transport infrastructure and social infrastructure, such as health or education facilities. Site Allocations set out the land uses that must be provided as part of any redevelopment alongside other acceptable land uses that may be provided in addition to the required land uses. Site Allocations are not required for sites which are likely to be redeveloped in line with the development management policies of the New Southwark Plan.

Must, Should and May

Site Allocations require that development 'must' achieve certain land uses or requirements where they are essential to meet the strategic needs of the borough.

Site Allocations specify that development 'should' achieve certain land uses or requirements where they can achieve the 'must' requirements of the Site Allocation and can also achieve all the requirements of the 'should'. All possible efforts should be made to achieve all the site requirements of both 'must' and 'should'.

Site Allocations specify that development 'may' achieve certain land uses if there is sufficient flexibility after achieving the strategic requirements of the borough as required by the 'must' and 'should' components of the Site Allocation.

Employment and town centre services

New Southwark Plan policy P29 (Office and business development) requires the employment floorspace (B use class) in the Central Activities Zone (CAZ) 'must' be retained or increased. Additional employment uses, including offices and industrial uses will come forward in areas outside of the CAZ, including in opportunity areas and town centres. If the Site Allocation states that redevelopment 'must' re-provide or uplift employment and/or town centre services it means that this is an absolute requirement in order to meet the strategic needs of the borough. In many Site Allocations in the CAZ, housing is a 'should' which strongly encourages mixed use development where the re-provision or uplift of employment floorspace can be achieved.

Housing

The level of housing expected from development was estimated from the capacity remaining after other land use requirements are met. Our housing requirements are met through Site Allocations which 'must' provide housing. These sites will provide approximately 31,983 new homes. These are required to contribute to our 5 year supply of housing land. Site Allocations which 'should' provide housing result in an uplift of approximately 4,386 housing units in the borough. These are identified within the 5 and 15 Year Housing Land Supply Report for years 6-15. Housing on these sites is strongly encouraged to maintain a healthy land supply and allow for contingency when meeting housing targets later in the plan period. If the Site Allocation states that redevelopment 'must' provide housing it means that this absolute requirement in order to meet the strategic needs of the borough.

Bankside and The Borough Site Allocations

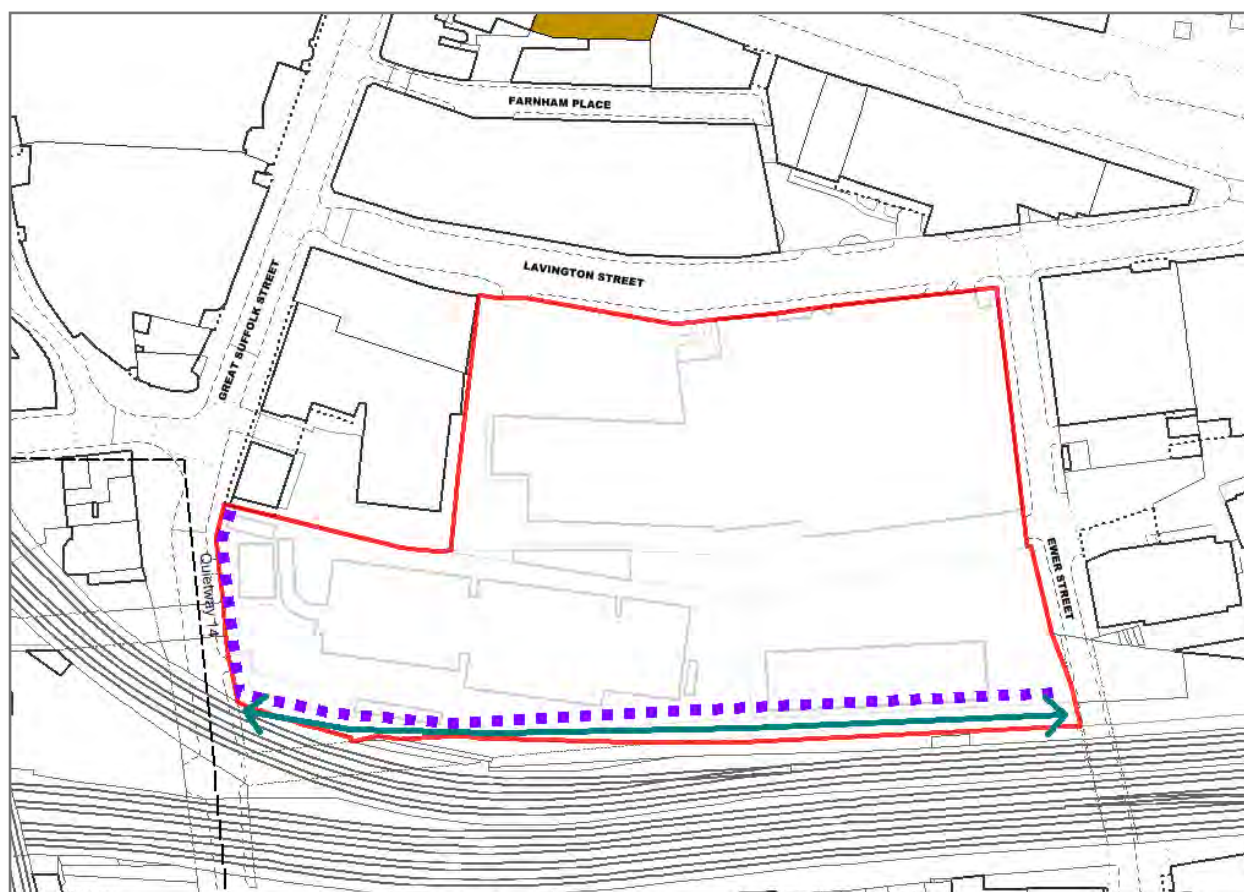
The key development opportunity sites in Bankside and The Borough are:

- NSP01: Site Bordering Great Suffolk Street and Ewer Street
- NSP02: 62-67 Park Street
- NSP03: 185 Park Street
- NSP04: London Fire and Emergency Planning Authority
- NSP05: 1 Southwark Bridge and Red Lion Court
- NSP06: Landmark Court
- NSP07: Land between Great Suffolk Street and Glasshill Street
- NSP08: Swan Street Cluster
- NSP09: 19, 21 and 23 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway

NSP01: Site Bordering Great Suffolk Street and Ewer Street



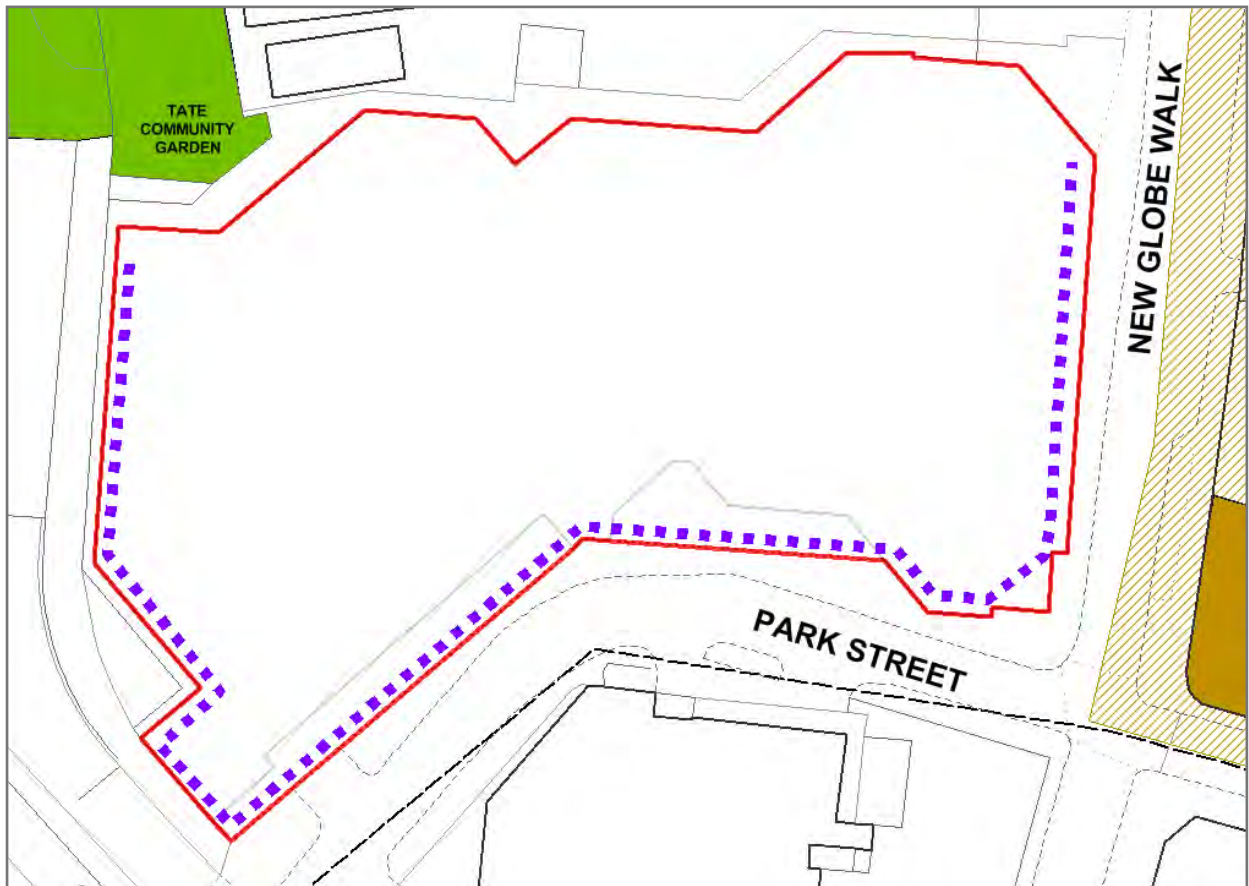
Bankside and The Borough



- | | |
|----------------------------------|--|
| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 13,120 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) – 35,690 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 166 homes
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) enhancing the Low Line walking route adjacent to the railway viaduct; and • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
Design and accessibility guidance	<p>An increase in high-quality and predominantly office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses and retail should be accommodated at ground floor level to provide active frontages onto the Low Line walking route running alongside the railway viaduct, an undesignated heritage asset.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Open space will be secured because:</p> <ul style="list-style-type: none"> • Bankside and the Borough are deficient in parks and other green space, which the new space will address; and • It will mitigate the pressure from development on existing open space; and • The site is large enough to accommodate a meaningful open space at an achievable level; and • It will mark an arrival point into Southwark.
The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

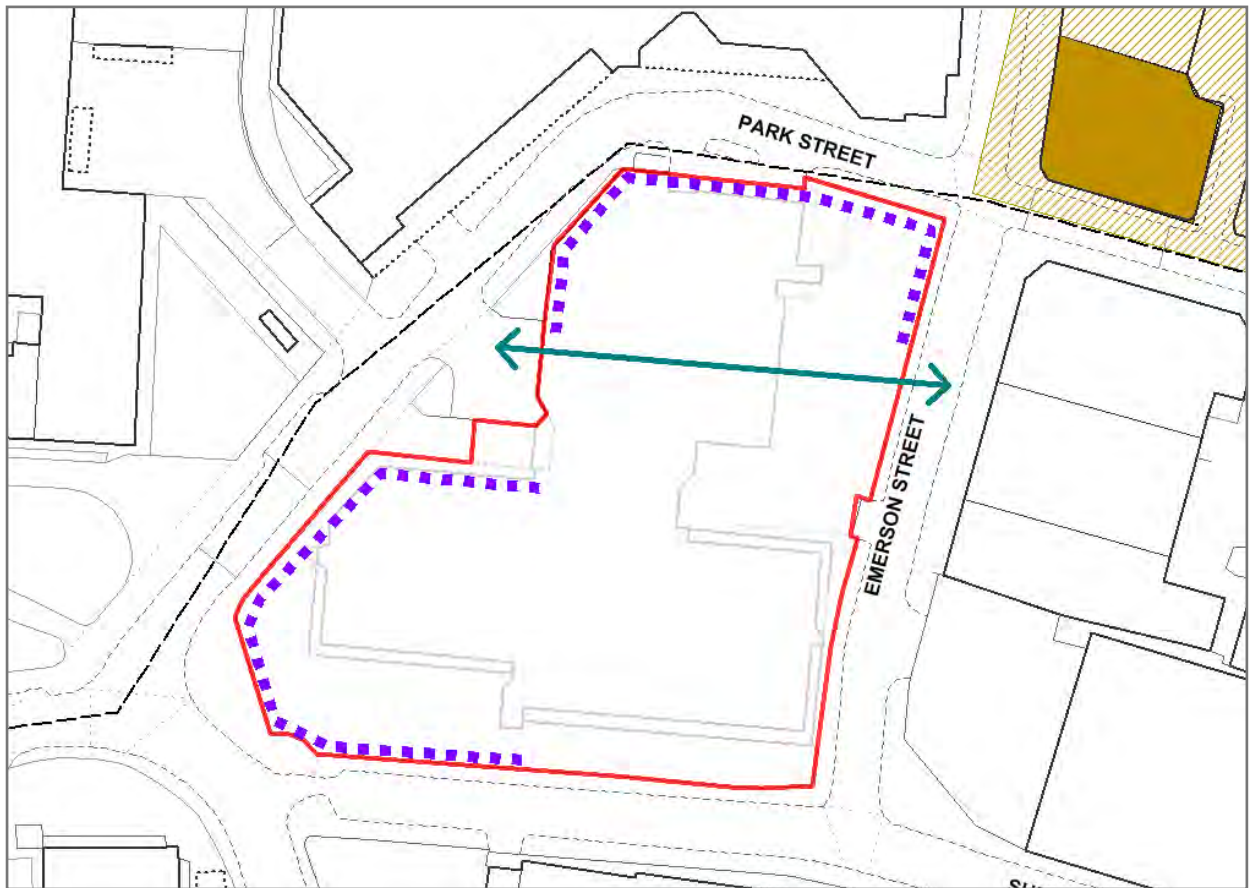
Impacts Listed Buildings or undesignated heritage assets	No
Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Borough View south from the centre of Millennium Bridge.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,951.5 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) – 35,690 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 80 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Park Street, New Globe Walk and the walking route to the west of the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
Design and accessibility guidance	<p>The site will contribute towards the local economy by providing new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed Union Works and undesignated heritage assets including Tate Modern, City of London Corporation Housing and building of townscape merit 6-8 Emerson Street.
	Impacts a Conservation Area	The site is within the setting of Bear Gardens Conservation Area.

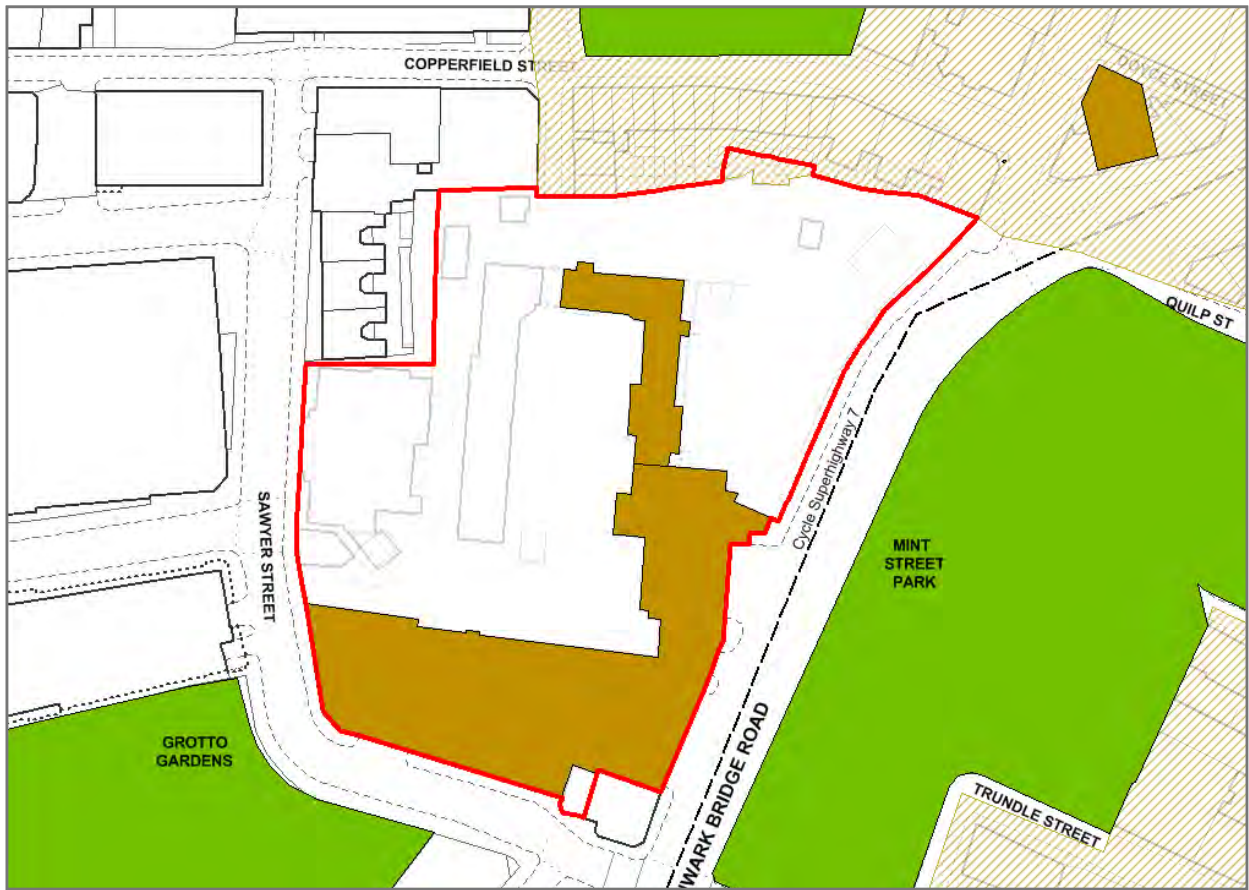
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The majority of the site lies within the Borough View of St Paul's Cathedral along Camberwell Road. The site lies within the Borough View south from the centre of the Millennium Bridge and the river prospect Borough View from Kings Stairs Gardens to Tower Bridge. The site also lies within the Background Assessment Area of LVMF view 1A.2 - Alexandra Palace Viewing Terrace to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	The site is in close proximity to The Hope Theatre and Bear Baiting Arenas and relates to the internationally important Rose and Globe theatre sites.
Is in close proximity to the River Thames	Yes, the site is within the Thames Policy Area.
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to the Tate Community Garden (Other Open Space) and Tate Modern (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 4,584 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) - 12,403 m² 	
Indicative Residential Capacity	<ul style="list-style-type: none"> • 163 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Park Street and Sumner Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 14/AP/3842 is relevant to this site.</p>	
Design and accessibility guidance	<p>The site will contribute towards the local economy by providing new employment space suitable for larger businesses. Redevelopment should support the walking environment on Park Street and New Globe Walk.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed Union Works and undesignated heritage assets including Tate Modern, City of London Corporation Housing and building of townscape merit 6-8 Emerson Street.
	Impacts a Conservation Area	The site is within the setting of Bear Gardens Conservation Area.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The majority of the site lies within the Borough View of St Paul's Cathedral along Camberwell Road. The site lies within the Borough View south from the centre of the Millennium Bridge and the river prospect Borough View from Kings Stairs Gardens to Tower Bridge. The site also lies within the Background Assessment Area of LVMF view 1A.2 - Alexandra Palace Viewing Terrace to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	The site is within a few meters of The Hope Theatre and Bear Baiting Arena and relates to internationally important theatre sites The Rose and The Globe.
Is in close proximity to the River Thames	Yes
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

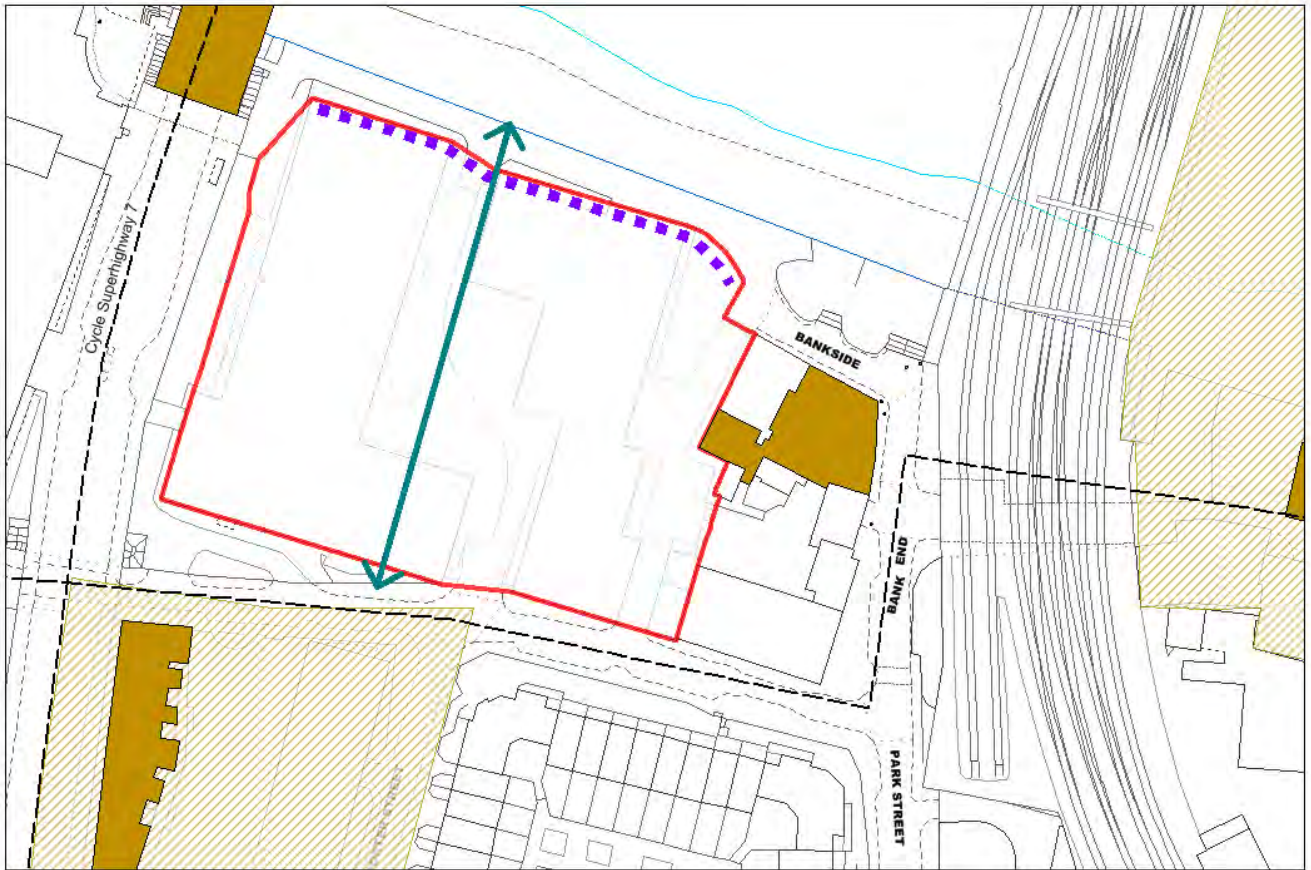
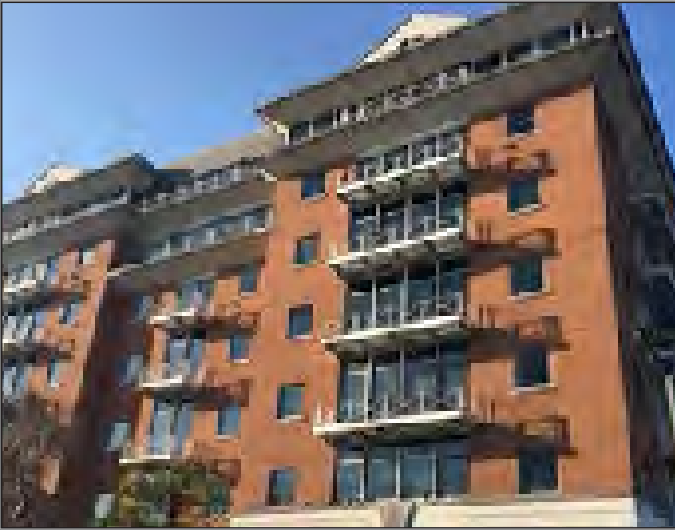


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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 8,800 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Vacant, with last use as the Southwark Fire Station complex (sui generis) 11,664m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 199 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new secondary school and sixth form (D1); and Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide community space (D1, D2). <p>Planning application 17/AP/0367 is relevant to this site.</p>	
Design and accessibility guidance	<p>The site has the potential to accommodate residential uses, likely to be towards the southern section of the site, particularly along Southwark Bridge Road and Sawyer Street. The northern part of the site will be converted to a school, expanding the local provision for school places. Any redevelopment must provide links to Cycle Super Highway 7 on Southwark Bridge Road. Any redevelopment must retain mature boundary trees.</p> <p>All future development must sustain and enhance the historic character of the site and immediate context, and consider how these designations will create an interesting and attractive environment.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site includes the Grade II listed London Fire Brigade building and Winchester House, which must be retained and its setting enhanced.
	Impacts a Conservation Area	The northern part of the site lies within the Union Street Conservation area and is within the setting of the Liberty of the Mint Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Borough View of St Paul's Cathedral along Camberwell Road. The site lies within the Borough View south from the centre of the Millennium Bridge.
	Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in North Southwark and Roman Roads. Significant remains have been found in the area, including a post-medieval burial ground. An archaeological assessment is required for this large site.

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Mint Street Park (Site of Importance for Nature Conservation), Grotto Open Space (Borough Open Land) and Grotto Podiums (Other Open Space).

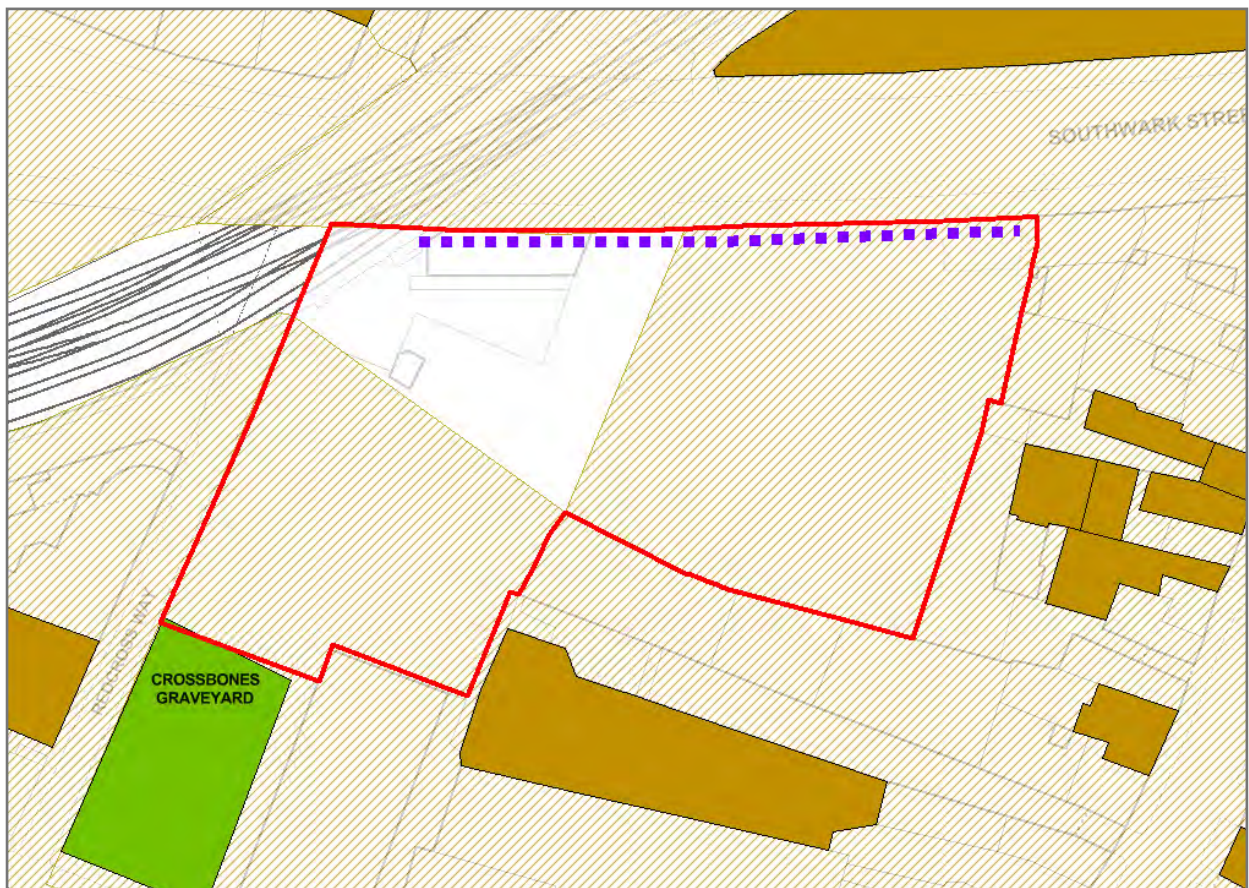
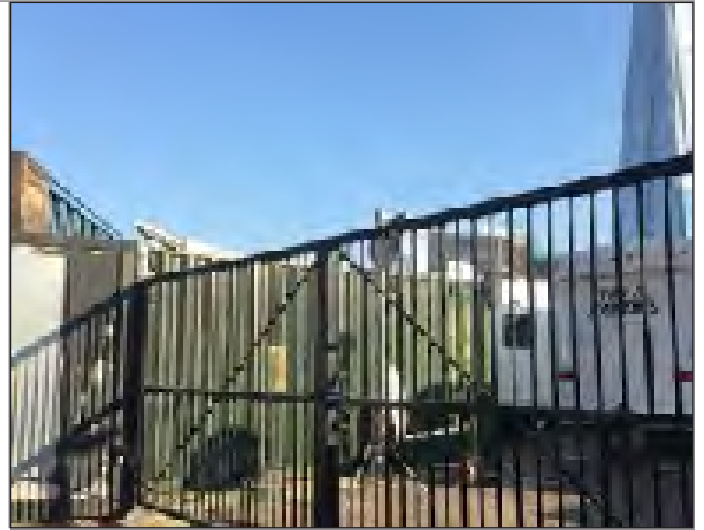
NSP05: 1 Southwark Bridge Road and Red Lion Court



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 7,887 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) - 32,098 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 261 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Enhance the Thames Path by providing public realm and active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2); and • Provide new north-south green links; and • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
Design and accessibility guidance	<p>Redevelopment should provide a new link from Park Street to the Thames Path and improvements to the Thames Path. Redevelopment should also provide links to Cycle Super Highway 7 on Southwark Bridge Road.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Open space will be secured because:</p> <ul style="list-style-type: none"> • Bankside and the Borough are deficient in parks and other green space, which the new space will address; and • It will mitigate the pressure from development on existing open space; and • The site is large enough to accommodate a meaningful open space at an achievable level; and • It will improve enjoyment of the Thames Path; and • It will mark an arrival point into Southwark. 	
The site location		
Approach to tall buildings	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The design of the development should respond to its prominent, yet sensitive setting as an arrival point into Southwark from Southwark Bridge. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.</p>	

Impacts Listed Buildings or undesignated heritage assets	The site is located within the setting of the Grade II listed Southwark Bridge, Anchor Terrace (1 Southwark Bridge Road), Anchor Public House (1 Bankside) and Union Works.
Impacts a Conservation Area	The site is located in the setting of the Bear Gardens and Thrale Street Conservation Areas.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Borough Views of St Paul's Cathedral from Nunhead Cemetery and One Tree Hill. The site lies within the river prospect Borough View from Kings Stairs Gardens to Tower Bridge. The majority of site lies within the Background Assessment Area of the LVMF view 1A.2 - Alexandra Palace Viewing Terrace to St Paul's Cathedral. The site also partially lies within the Background Assessment Area of the LVMF view 3A.1 - Kenwood Viewing Gazebo to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	The site is within a few metres of the internationally important Globe Theatre and Rose Theatre scheduled monuments.
Is in close proximity to the River Thames	Yes, the site is within the Thames Policy Area.
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

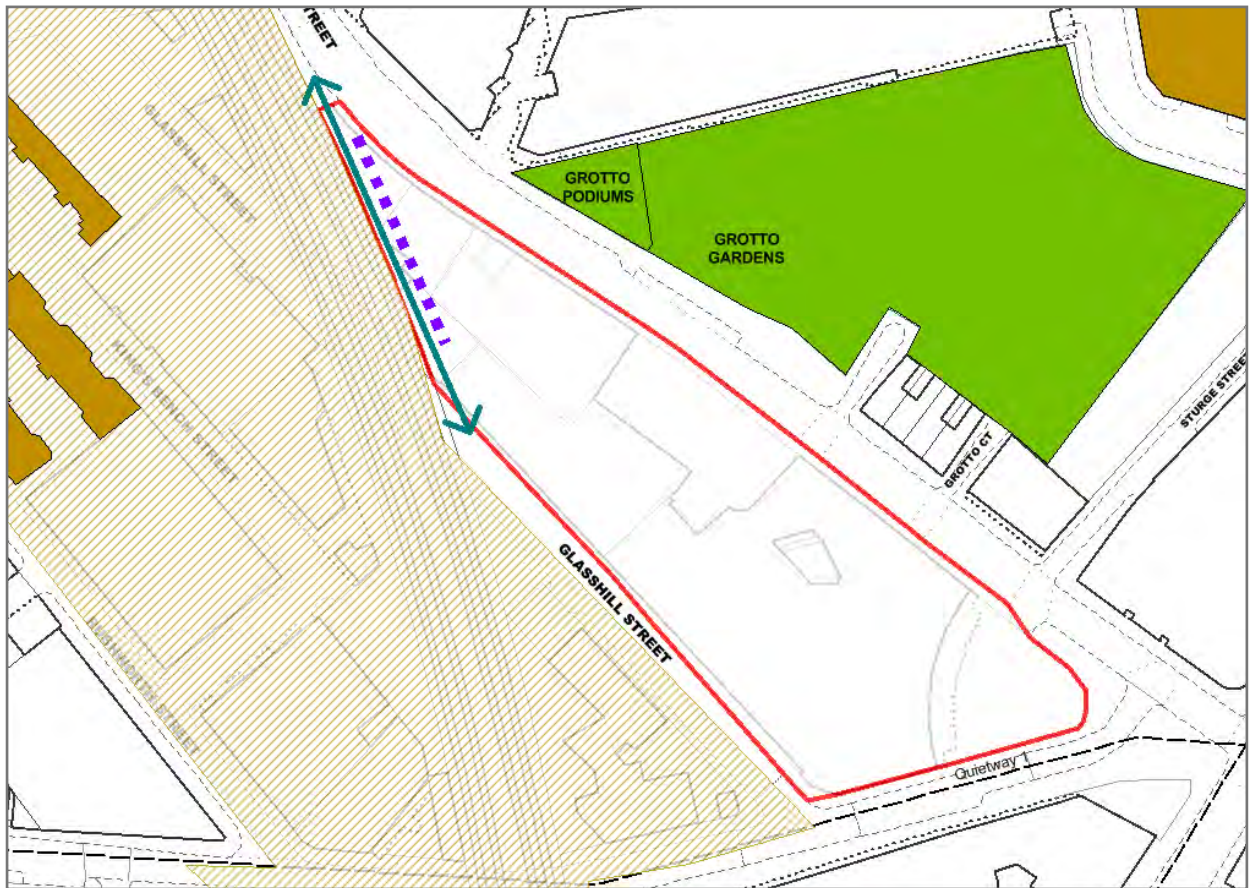


- Site Boundary
- Improved connectivity for pedestrians and cyclists
- Conservation Area
- Open Spaces
- Grade I Listed Building
- Buildings of architectural and historic merit
- Grade II Listed Building
- Buildings of townscape merit
- Grade II* Listed Building
- Locally Significant Industrial Sites
- Opportunity for Active Frontages
- Strategic Protected Industrial Land
- Cycleways
- New Public Open Space

Site Area	<ul style="list-style-type: none"> 6,223 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1) - 862 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 36 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least 50% of the development as employment floorspace (B use class); and Provide active frontages on Southwark Street with ground floor town centre uses (A1, A2, A3, A4, D1, D2). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 19/AP/0830 is relevant to this site.</p>	
Design and accessibility guidance	<p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Any redevelopment should be sensitive to the surrounding historical context, sustaining, enhancing and better revealing historical assets.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed buildings on Southwark Street, Maidstone Buildings and Redcross Way. A notable example is Cromwell Building 5-24. The site is within the setting of sensitive undesignated heritage assets, including Crossbones Cemetery.
	Impacts a Conservation Area	The site is within the Borough High Street Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially falls within the Borough Views of St Paul's Cathedral from Nunhead Cemetery and One Tree Hill. The site also falls within the Background Assessment Area of LVMF view 1A.2 - Alexandra Palace Viewing Terrace to St Paul's Cathedral.

Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. Archaeological remains of national significance and possibly requiring preservation in situ or scheduling can be anticipated on this site. It is likely that the site will contain high status Roman and medieval archaeology and a post-medieval graveyard.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Crossbones Graveyard (Other Open Space).

NSP07: Land between Great Suffolk Street and Glasshill Street



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	6,004 m ²	
Existing uses (GEA)	Office (B1) – 15,185 m ²	
Indicative residential capacity	<ul style="list-style-type: none"> • 132 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages with commercial or community uses at ground floor level along the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide new town centre uses, including community space (A1, A2, A3, A4, D1, D2). 	
Design and accessibility guidance	<p>An increase in office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses may be accommodated at ground floor level, and community uses would be particularly suitable benefitting new and existing residents. Active frontages will enliven the proposed Low Line walking route running alongside the railway viaduct.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is in the setting of the Grade II listed Drapers' Almshouses (1820).
	Impacts a Conservation Area	The site is adjacent to Kings Bench Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Borough View south from the centre of the Millennium Bridge.

Impacts an Archaeological Priority Area	In accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' although outside of an Archaeological Priority Area, the site is over 0.5ha and should be acknowledged as a tier 4 designation within the APA tier system. As a result of this the site should be assessed for archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Grotto Open Space (Borough Open Land) and Grotto Podiums (Other Open Space).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 8,845 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) – 9,100 m² • Education (D1) – 6,800 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 98 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide at least the amount of education (D1) floorspace currently on the site; and • Provide a new east-west pedestrian and/or cycle link between Borough High Street and Swan Street; and • Enhance Borough High Street and Swan Street with active frontages including town centre uses (A1, A2, A3, A4, D1, D2). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of education (D1) floorspace currently on the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a health centre (D1).
Design and accessibility guidance	<p>The cluster has the opportunity to enhance the town centre role of Borough High Street and provide complementary activity on Swan Street of a more local character, serving surrounding residential areas. Active frontages must be provided on Borough High Street, Great Dover Street and Swan Street. Green infrastructure should be provided at locations that enhance the area's heritage and the new role for Swan Street.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Redevelopment must improve Swan Street and Sylvester Street as a less trafficked alternative to Borough High Street for cyclists and pedestrians. Development must support the east / west cycle link on Trinity Street and provide a new pedestrian and/or cycle link between Borough High Street and Swan Street via Avon Place.</p>
The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

Impacts Listed Buildings or undesignated heritage assets	Redevelopment must enhance the setting of the Grade II* listed St George the Martyr Church, Grade II listed buildings to the south east and the nearby Trinity Church Square.
Impacts a Conservation Area	Redevelopment must enhance the setting of the Liberty of the Mint, Borough High Street and Trinity Church Square Conservation Areas. Existing mature landscaping provides significant amenity and screening value to the Conservation Areas.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The cluster lies within the Background Assessment Area of LVMF view 1A.2 - the Alexandra Palace viewing terrace to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. There is exceptional interest of this general location with regard to the Roman archaeology of Southwark. There is a high potential for human remains to be present on site in the form of Roman inhumation and cremation burials, with associated grave goods and ritual and non-ritual structures and artefacts.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	Part of the Avon House site lies within the Bankside, Borough and London Bridge Opportunity Area.
Is in a Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,048 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment use (B1) - 2,000 m² • Retail and community (A1, A3, D1) - 829 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 13 homes (net)
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide new homes (C3); and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, B1, D1, D2) facing Borough High Street and Harper Road. <p>Planning application 18/AP/0657 is relevant to this site.</p>
Design and accessibility guidance	<p>Redevelopment should contribute towards enhanced green walking routes to Elephant and Castle and Borough, as well as link to the proposed cycle route improvements to Swan Street.</p>
The site location	
Approach to tall buildings	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Any proposals for tall buildings should fully consider and be acceptable in light of the provisions of the borough view.</p>
Impacts Listed Buildings or undesignated heritage assets	<p>The site is within the setting of the Grade II listed buildings Inner London Court, Trinity Church Square, Trinity Street, Swan Street and Sessions House (Newington Causeway).</p>
Impacts a Conservation Area	<p>The site is within the setting of the Trinity Church Square Conservation Area.</p>

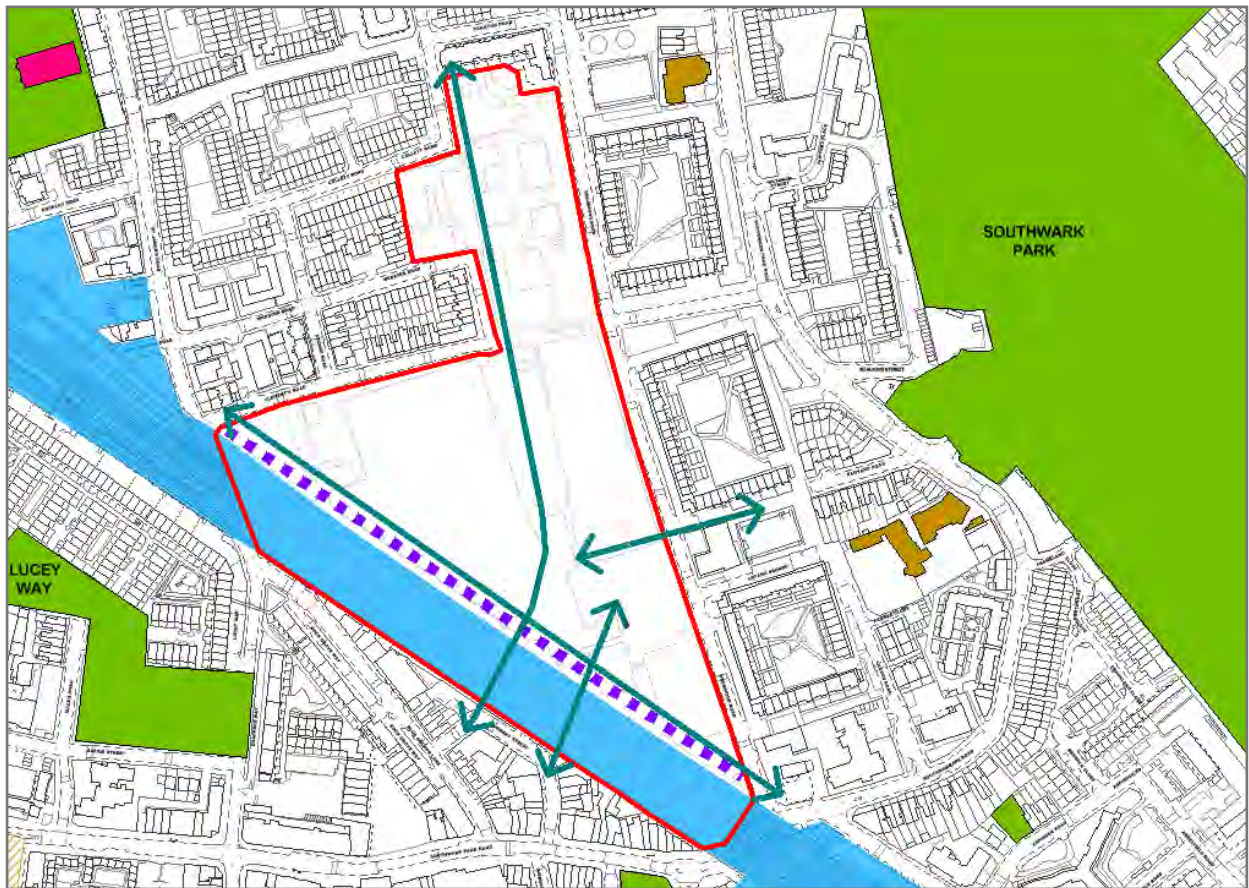
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The majority of the site lies within the Borough View of St Paul's Cathedral along Camberwell Road.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1-North Southwark and Roman Roads. The site has the potential to contain important archaeological deposits relating to prehistoric and Roman archaeology, including high status Roman burials (in stone sarcophagi) and funerary deposits.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	The northern part of the site lies within Bankside and Borough District Town Centre.
Is in an Opportunity Area	The northern part of the site lies within Bankside, Borough and London Bridge Opportunity Area.
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Newington Gardens (Borough Open Land).

Bermondsey Sites

The key development opportunity sites in Bermondsey are:

- NSP10: Biscuit Factory and Campus
- NSP11: Tower Workshops
- NSP12: Chambers Wharf

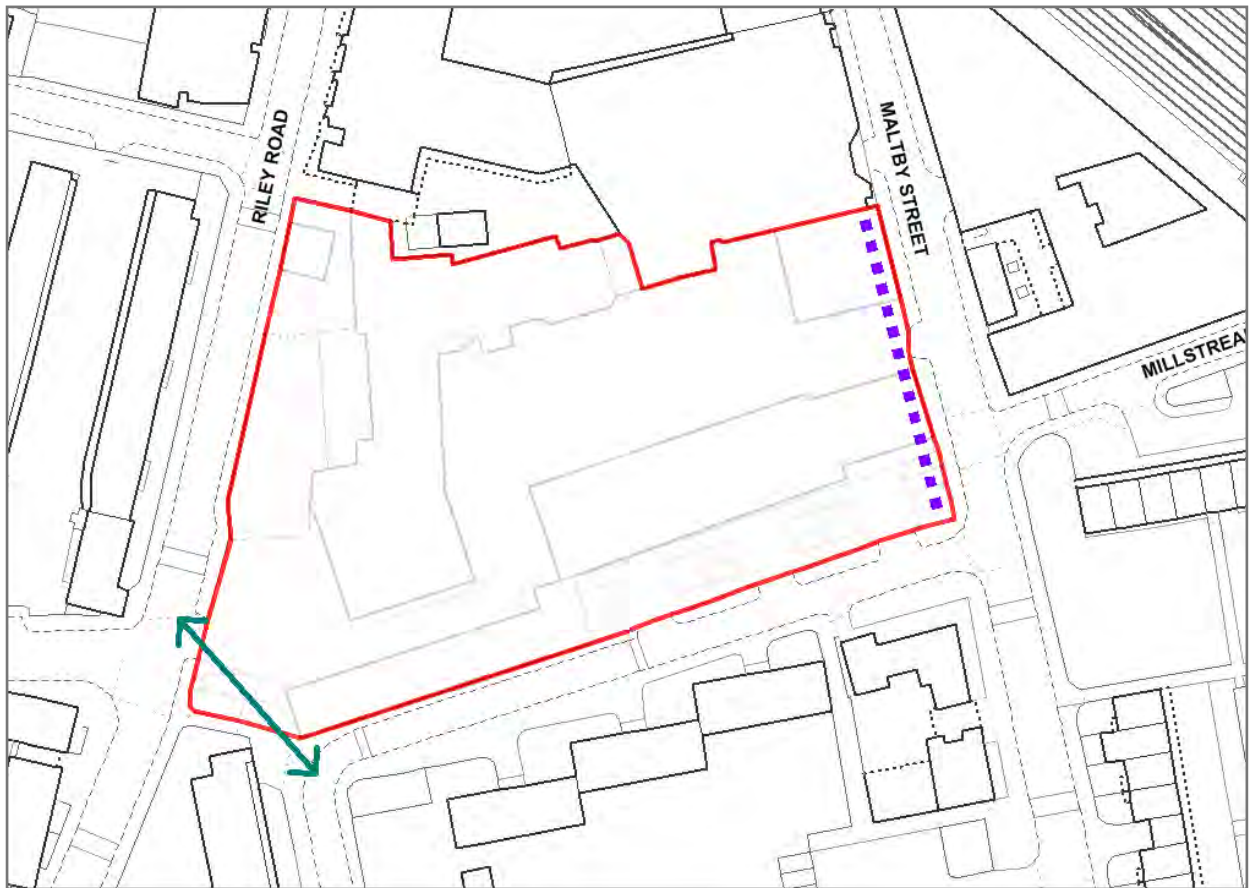
NSP10: Biscuit Factory and Campus



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 78,900 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1) - 32,458 m² Retail, community and leisure (A1-A5, D1-D2) - 331 m² School (D1) - 7,306 m² Sui generis - 8,802 m²
Indicative residential capacity	<ul style="list-style-type: none"> 1,548 homes
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3); and Support new and replacement business floorspace, including space for small and medium enterprises (B use class); and Provide a replacement school (D1); and Provide two new links to The Blue under the railway viaduct; and Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) at ground floor level, enhancing the adjacent Low Line walking route; and Provide a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road; and Enhance the Low Line walking route adjacent to the railway viaduct. <p>Planning application 17/AP/4088 is relevant to this site.</p>
Design and accessibility guidance	<p>Given that the site is outside a town centre, a retail capacity assessment would be required to demonstrate the need for town centre uses in conjunction with a retail impact assessment to ensure that proposals would not adversely impact the core retail function of The Blue.</p> <p>Redevelopment should enhance existing pedestrian and cycling links in the area, by providing a new link to The Blue under the railway, contributing towards development of the Low Line public realm corridor adjacent to the railway viaduct, and providing a new link between Bermondsey underground station and the Biscuit Factory site down Keaton's Road.</p>
The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets	A number of the original warehouse buildings are unlisted heritage assets and these should be retained and integrated into any comprehensive redevelopment where possible. The site is in proximity of Grade II listed Church of St Crispin with Christchurch.
Impacts a Conservation Area	No

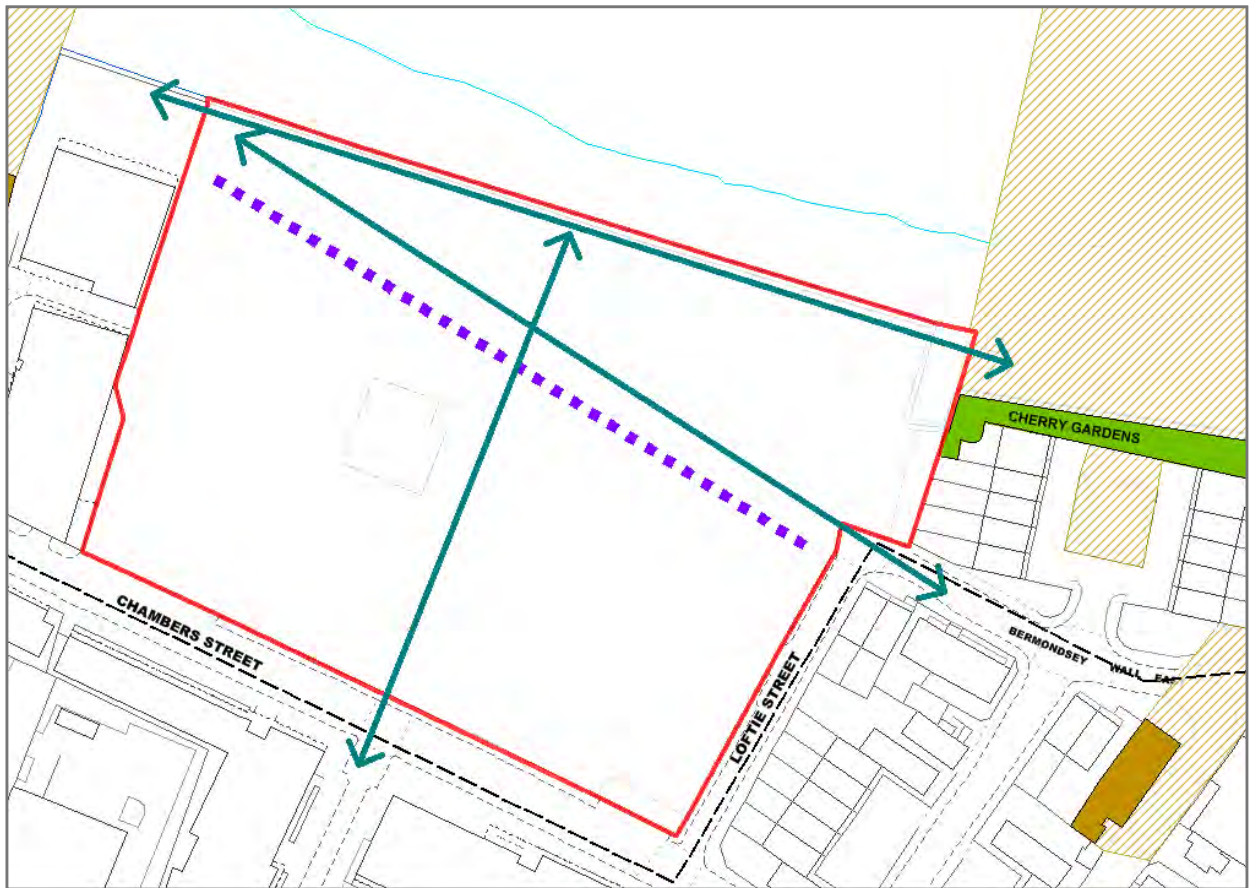
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially falls within LVMF view 6A.1 - St Paul's Cathedral from Blackheath Point.
Impacts an Archaeological Priority Area	The site is not within a borough designated Archaeological Priority Area or conservation area. However, in accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' although outside of an Archaeological Priority Area, the site is over 0.5 ha and should be acknowledged as a tier 4 designation within the APA tier system. In addition to this the area is known for its post medieval tanneries and other industries. As a result of this the site should be assessed for archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Shuttleworth Park and Lucey Way (Other Open Space), and Southwark Park (Site of Importance for Nature Conservation).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 7,344 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Small business space (B1) – 5,628 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 178 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class - suitable for small businesses) currently on the site; and • Enhance the east-west walking route to the south of the site linking Riley Road and Maltby Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide active frontages facing Maltby Street (B class); and • Provide new homes (C3). 	
Design and accessibility guidance	<p>The site has the potential to contain important multi-phase archaeology, particularly relating to the post-medieval leather, milling and paper making industries.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	No
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Background Assessment Area of LVMF view 2A.1 - Parliament Hill summit to St Paul's Cathedral. The site partially falls within the Background Assessment Area of LVMF view 3A.1 - Kenwood Viewing Gazebo to St Paul's Cathedral.
	Impacts an Archaeological Priority Area.	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.

Impacts a Scheduled Ancient Monument	The site is in proximity of Abbey buildings.
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

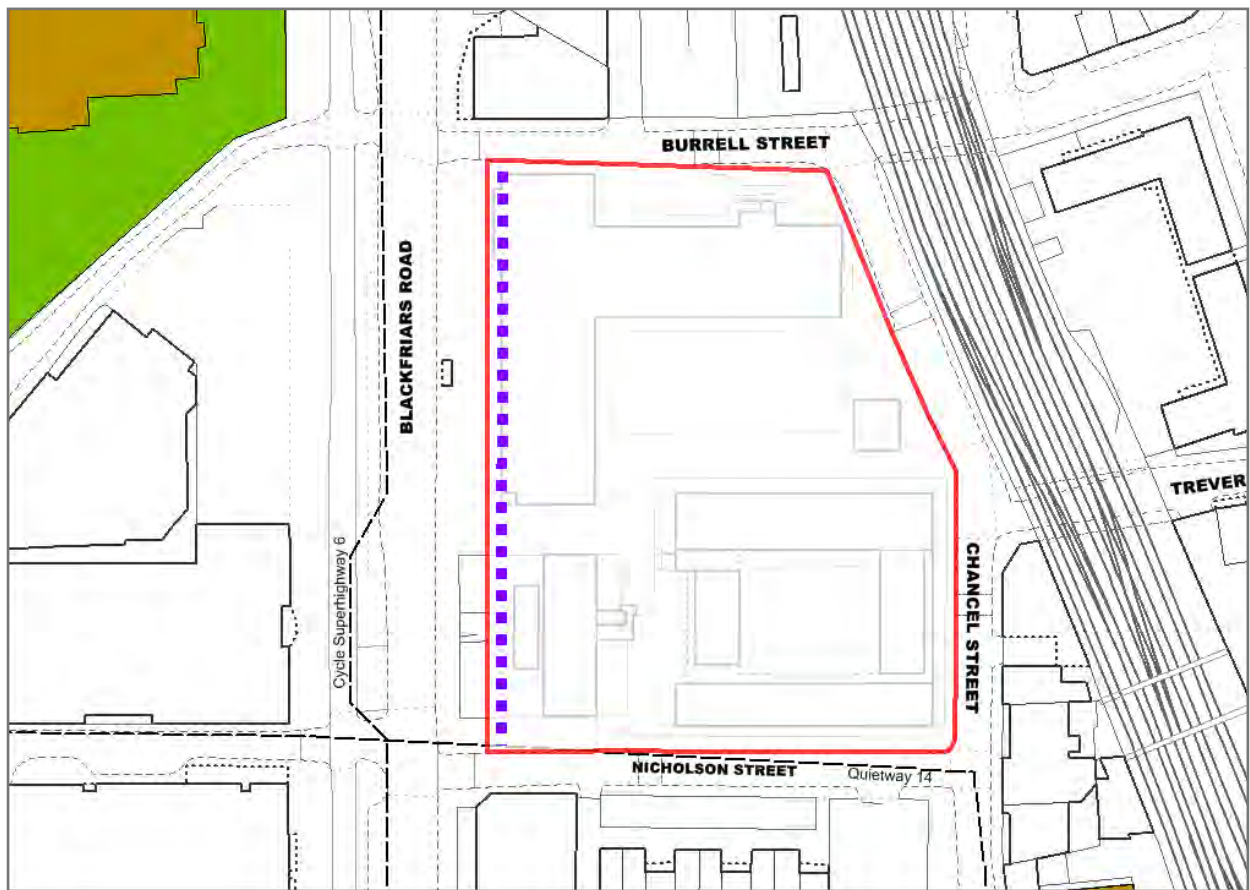
Site Area	<ul style="list-style-type: none"> • 14,010 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • In use as a construction site for the Thames Tideway Tunnel until 2023. 	
Indicative residential capacity	<ul style="list-style-type: none"> • 587 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a significant number of new homes (C3), specifically larger unit sizes; and • Provide town centre employment uses compatible with residential use (A1, A2, A3, A4, B1, D1); and • Enhance the Thames Path; and • Deliver a new community hall (D2) – at least 200m². <p>Planning applications 07/AP/1262 and 13/AP/4266 are relevant to this site.</p>	
Design and accessibility guidance	<p>The site has planning permission to provide six residential buildings with A/B1/D1 uses at ground floor level, approved under planning application 07/AP/1262.</p> <p>However, Thames Tideway Tunnel currently requires this site for construction, so development will be delayed.</p> <p>Development should continue the River Thames Path along the water frontage, supported by active frontages along the route of the path. It should also encourage new access routes to the River Thames from Chambers Street and create a new high quality space adjacent to the riverfront.</p>	
The site location		
Approach to tall buildings	<p>Proposals for tall buildings should be set at least one block back from the river bank. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close proximity to the River Thames.</p>	
Impacts Listed Buildings or undesignated heritage assets	<p>The site is proximity of Grade II listed buildings Riverside School, the Old Justice Public House, 33 Bermondsey Wall West and East Lane Stairs.</p>	
Impacts a Conservation Area	<p>The site lies between St Saviours Dock Conservation Area and Edward III's Rotherhithe Conservation Area.</p>	

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the river prospect Borough View from Kings Stairs Gardens to Tower Bridge. The site lies within LVMF view 5A.2 - Greenwich Park Wolfe Statue to Tower Bridge and St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1-North Southwark and Roman Road. Very significant archaeological remains are known from the area. Extensive archaeological investigations over the whole site are taking place in advance of the Thames Tideway Tunnel project.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	Yes, the site is within the Thames Policy Area.
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Cherry Gardens (Borough Open Land and Site of Importance for Nature Conservation).

Blackfriars Road Sites

The key development opportunity sites in Blackfriars Road are:

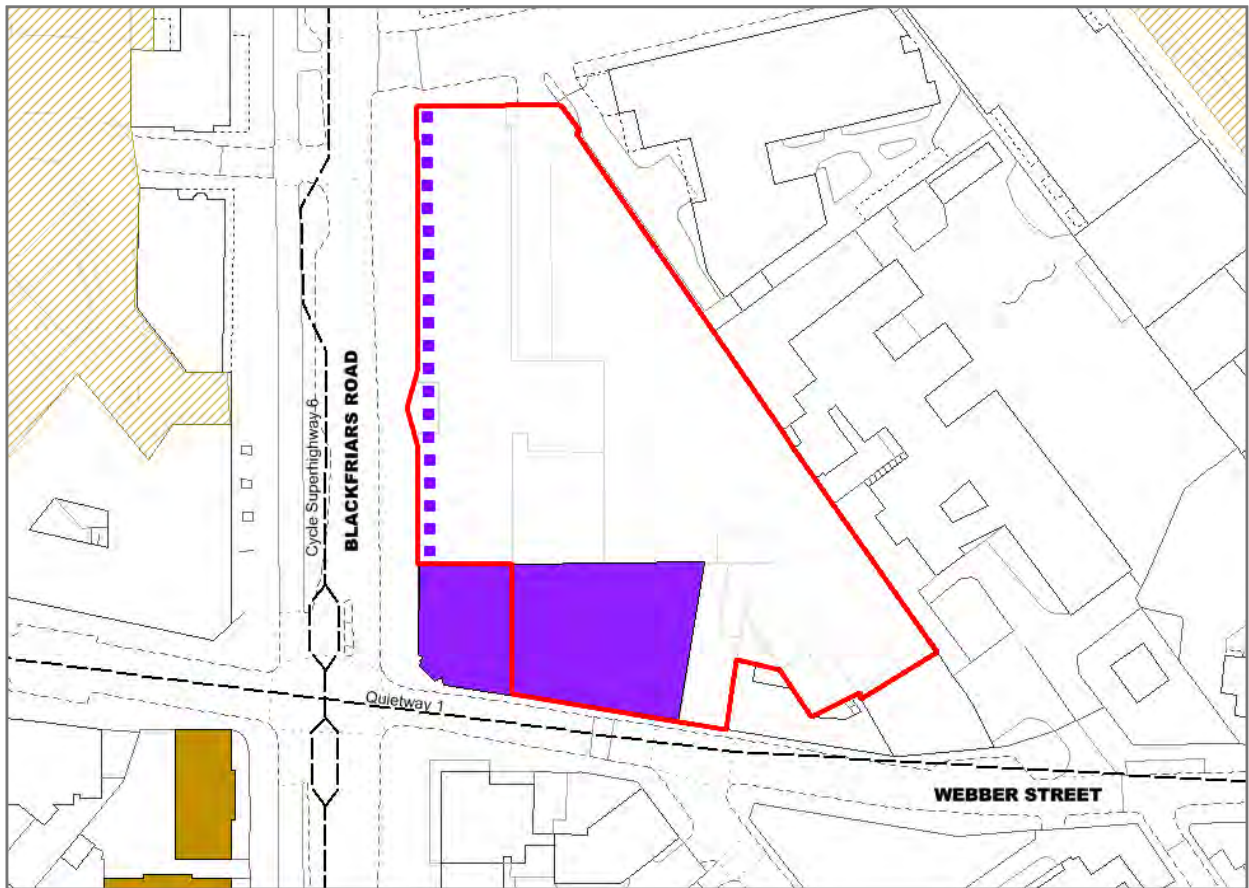
- NSP13: Conoco House, Quadrant House, Edward Edwards House and Suthring House
- NSP14: Friars House, 157-168 Blackfriars Road
- NSP15: Land enclosed by Colombo Street, Meymott Street and Blackfriars Road
- NSP16: Ludgate House and Sampson House, 64 Hopton Street
- NSP17: Southwark Station and 1 Joan Street
- NSP18: McLaren House, St George's Circus
- NSP19: Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street
- NSP20: 1-5 Paris Garden and 16-19 Hatfields



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 6,663 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1) – 8,928 m² Residential (C3) – 67 units Public House (A4) – 190 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 124 homes (net) 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B class) currently on the site or at least 50% of the development as employment floorspace, whichever is greater; and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road; and Retain or re-provide Edward Edwards Almshouses (C3); and Provide public realm improvements including new routes to Burrell Street and Teveris Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	<p>Development should be of an appropriate density and design that responds positively to its context.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of Grade II listed Rochester House, Christ Church and the undesignated heritage asset the Rectory.
	Impacts a Conservation Area	The site is in proximity of the Roupell Street Conservation Area in Lambeth.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1- North Southwark and Roman Road. The site has potential to contain multi-phase archaeological deposits and an archaeological assessment is required for this site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Christchurch Gardens (Borough Open Land and Site of Importance for Nature Conservation).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 5,205 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1) - 9,178 m² Town Centre uses (A1, A2, A3, A4) – 1,328 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 0 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and Provide active frontages with ground floor town centre uses A1, A2, A3, A4, D1, D2) on Blackfriars Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 20/AP/0556 (a hotel development) is relevant to the site.</p>	
Design and accessibility guidance	<p>Redevelopment will retain a similar mix of uses, with employment uses remaining the principal use, albeit with an uplift on the existing density. An increase in high-quality office accommodation will be important to support the growth of the local economy and bring increased job opportunities and prosperity to the area. A variety of town centre uses and retail should be accommodated at ground floor level to provide active frontages along Blackfriars Road that will serve the local area.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Development should be of an appropriate density and design that responds positively to its context.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of Grade II listed Peabody Estate and includes Blackfriars Foundry, an undesignated heritage asset. Although not formally listed, the buildings along Webber Street exhibit greater historical merit and character than Friar's House.
	Impacts a Conservation Area	Site is not within a designated conservation area but lies between King's Bench and Valentine Place Conservation Areas.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No, but a Roman amphora was found south of the site and as the site is over 0.5 ha, it should be acknowledged as a tier 4 designation within the APA tier system under Historic England's 'Greater London Archaeological Priority Area Guidelines'.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

NSP15: Land enclosed by Colombo Street, Meymott Street and Blackfriars Road



Blackfriars Road



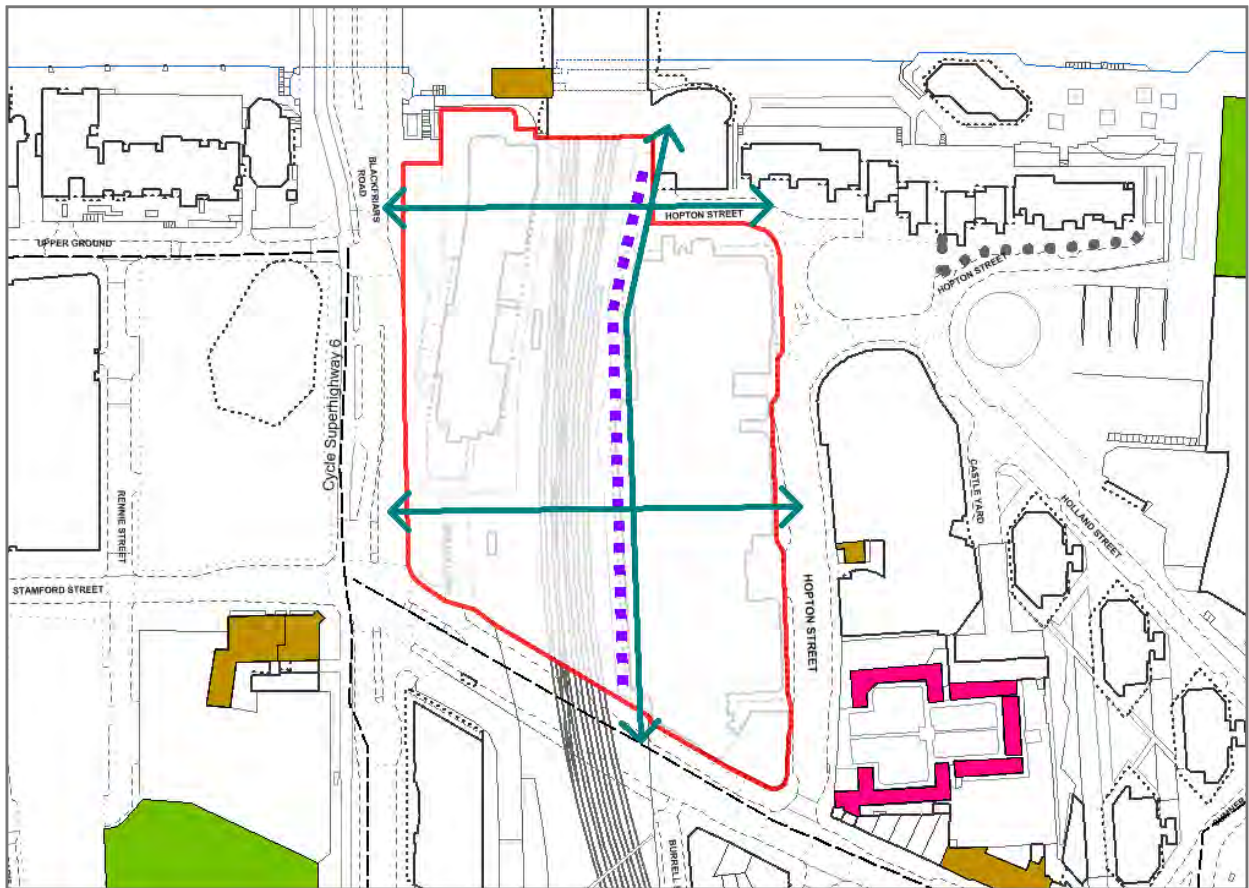
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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,737m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) - 9,565m² • Other D Class - 375m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 198 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Retain or reprovide the existing community centre (D1); and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 15/AP/0237 is relevant to this site.</p>	
Design and accessibility guidance	<p>The site is suitable for a mixed-use development that will support the emerging employment cluster on Blackfriars Road by providing at least the same amount of employment floorspace that is currently on the site. Redevelopment should enhance walking routes and provide public realm improvements to Colombo Street and Blackfriars Road, as well as direct access to the Cycle Super Highway.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Development should be of an appropriate density and design that responds positively to its context.</p> <p>Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is directly opposite Grade II listed building Chist Church and is in proximity of undesignated heritage assets the Rose and Crown Public House and the Rectory.

Impacts a Conservation Area	The site is in proximity of some Lambeth Conservation Areas, especially Roupell Street.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. Prehistoric alluvial deposits and an east-west aligned channel have been recorded at Wedge House and archaeological assessment is required for the remainder of this site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to the designated Christchurch Gardens (Borough Open Land and Site of Importance for Nature Conservation) Paris Gardens (Borough Open Land).

NSP16: Ludgate House and Sampson House, 64 Hopton Street

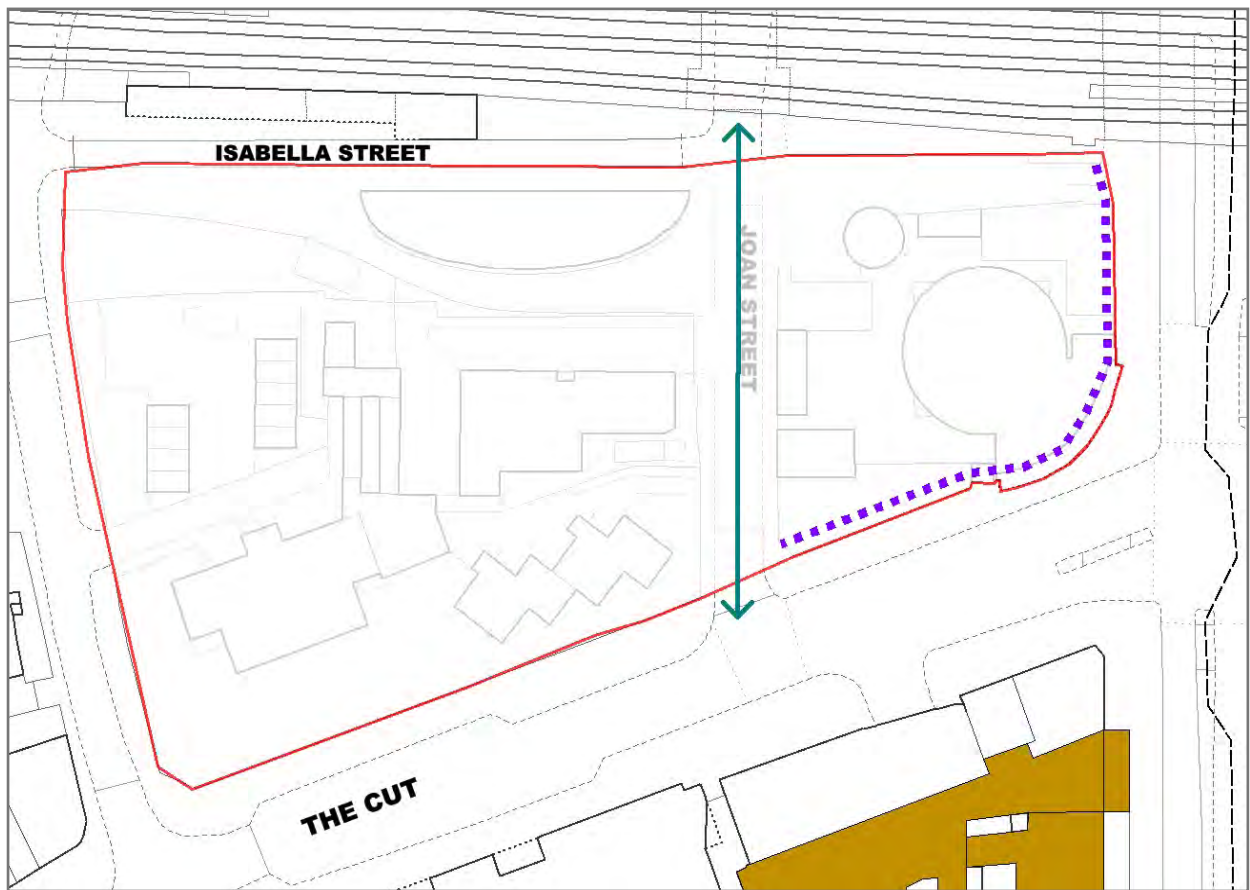
Blackfriars Road



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 19,590 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1) - 26,476 m² • Disaster recovery and data centre - 63,319 m² • Nightclub - 1862 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 598 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide new employment floorspace (B class); and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) along Blackfriars Road; and • Provide new east-west green links connecting Blackfriars Road to Hopton Street, including a new cycle link; and • Provide community and leisure uses (D1, D2) for the benefit of new residents and the existing local community; and • Provide new open space of at least 15% of the site area. <p>Planning applications 12/AP/3940 and 18/AP/1603 are relevant to this site.</p>
Design and accessibility guidance	<p>Redevelopment must improve site permeability with new walking routes through the site to the Thames path and Blackfriars Station, and the Low Line adjacent to the viaduct. Redevelopment must be sensitive to existing trees of significance.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Development should be of an appropriate density and design that responds positively to its context.</p> <p>Open space will be secured because:</p> <ul style="list-style-type: none"> • Blackfriars Road is deficient in parks and other green space , which the new space will address; and • It will mitigate the pressure from development on existing open space; and • The site is large enough to accommodate a meaningful open space at an achievable level; and • It will improve enjoyment of the Thames Path; and • It will mark an arrival point into Southwark; and • It will enhance the Low Line and setting of the railway viaduct; and • It will complement the cluster of tall buildings on Blackfriars Road.
The site location	

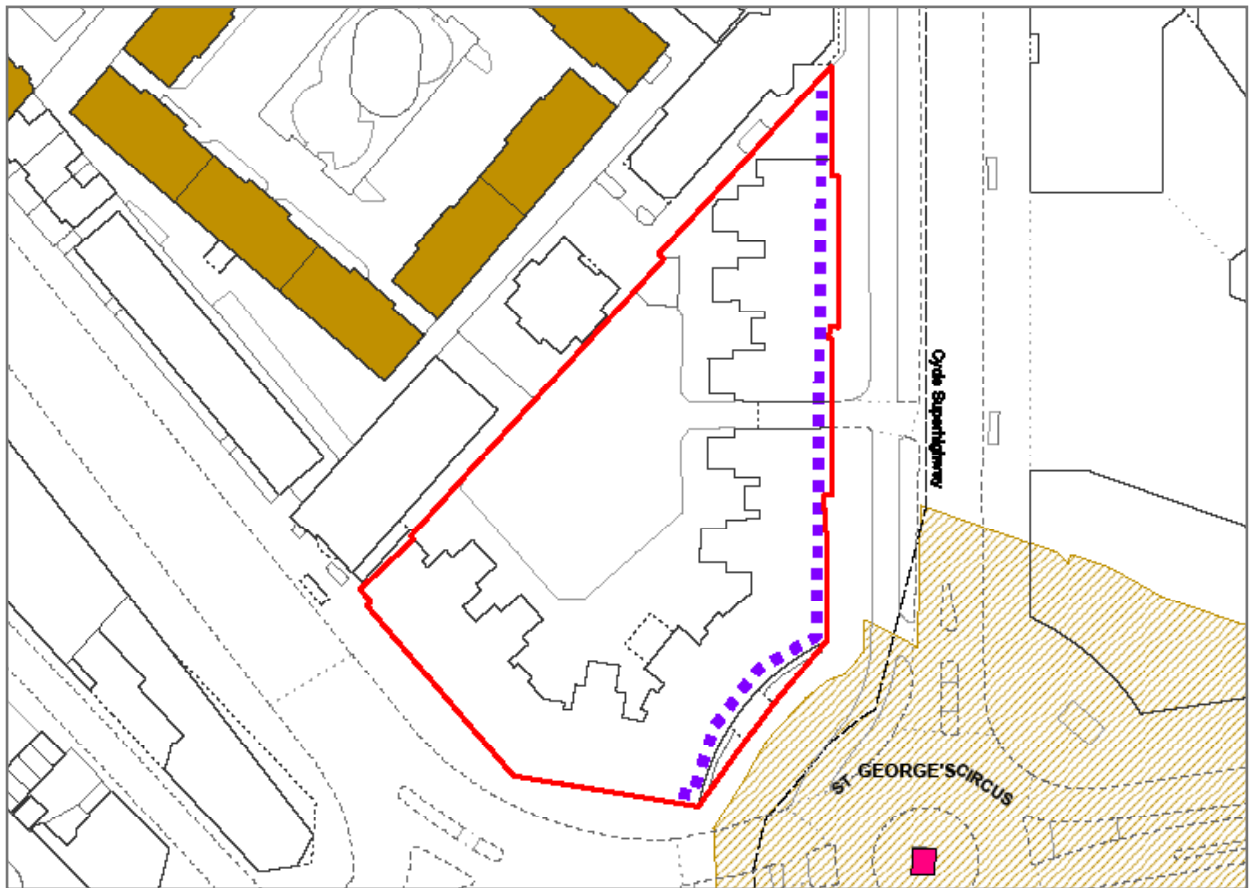
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in close the proximity to the River Thames.
Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed buildings including Blackfriars Bridge, as well as being in proximity of Grade II* Hoptons Almshouses and undesignated heritage assets including the Tate Modern, River Walk and the railway viaduct.
Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. There is high potential that the site contains multi phase archaeological deposits. The site of the Shakespearean 'Swan Theatre', built in 1595, may lie to the east of the railway under Sampson House which would be nationally significant, as part of the London Tudor Playhouses collective.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	Yes, the site is within the Thames Policy Area.
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to the Tate Modern (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 6,466 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Tube Station (Sui Generis) – 728 m² (above ground portion) • Temporary arts space (D1) – 655 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 130 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least 50% of the development as employment floorspace; and • Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road, The Cut and railway viaduct; and • Provide an enhanced accessible tube station, including public realm improvements. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide cultural uses (D1).
Design and accessibility guidance	<p>The site is bounded by Blackfriars Road, Isabella Street and The Cut, and includes the Southwark Underground Station and concourse and the Platform Southwark building. Many arches in the railway viaduct fronting Isabella Street to the north of the site are currently in use as restaurants and bars. The surrounding area is characterised by a wide mix of town centre uses, including commercial, cultural, education, office, residential, and visitor accommodation. The surrounding buildings vary in design and have heights of between two and twenty storeys.</p> <p>The site can accommodate a substantial uplift in new employment space and potentially new homes. Redevelopment will improve the town centre offer at ground floor facing Blackfriars Road and The Cut. Redevelopment should provide access to the Cycle Super Highway and public realm improvements to Joan Street and Isabella Street. Redevelopment of the site must maintain and improve access and egress from Southwark Station and Waterloo East Station.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Development should be of an appropriate density and design that responds positively to its context.</p> <p>Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.</p>

The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed buildings on Blackfriars Road and abuts the undesignated heritage asset of the railway viaduct to the north.
Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1-North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 4377m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Student accommodation (sui generis) 13,003m² 	
Indicative residential uses	<ul style="list-style-type: none"> 215 homes 	
Site	<p>Redevelopment on this site must:</p> <ul style="list-style-type: none"> Provide new homes (C3) or student accommodation (sui generis); and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Blackfriars Road and St George's Circus. 	
Design and accessibility guidance	<p>The site's prominent location and the rapidly changing context of the surrounding area, the site has the potential to accommodate development at a higher density than existing. The site is suitable for a residential-led mixed-use scheme, with town centre uses situated at ground floor level to activate the frontage of the development at St Georges Circus. The frontage to St George's Circus must be concave to retain the curved Circus. Redevelopment should retain the Cycle Super Highway and support the boulevard character on Blackfriars Road.</p> <p>Development should be of an appropriate density and design that responds positively to its context.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is located within the setting of the Grade II* listed Obelisk and Grade II listed buildings on London Road, Borough Road, and the Peabody Buildings on Blackfriars Road.
	Impacts a Conservation Area	The site is adjacent to the St George's Circus Conservation Area boundary.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No but archaeological assessment is required as the first stage in archaeological mitigation for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

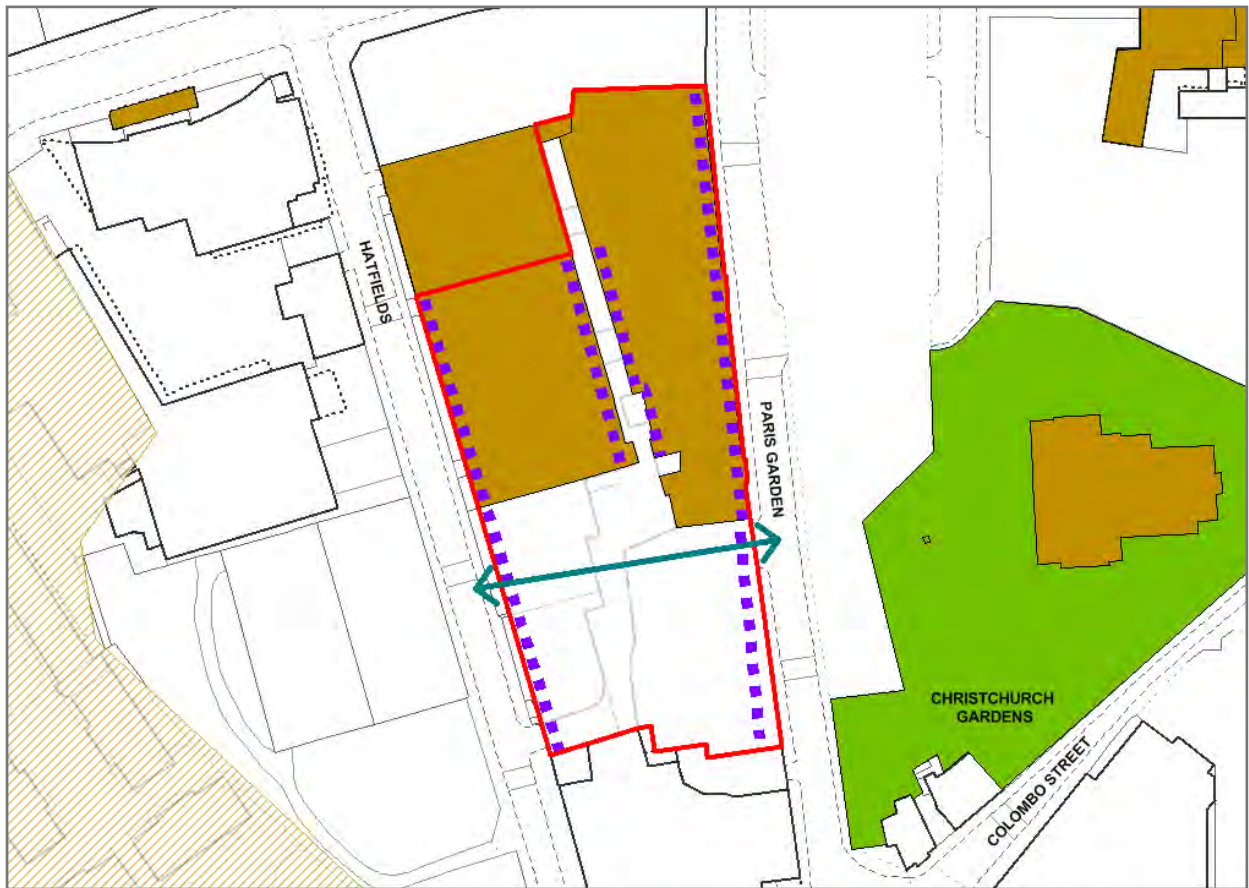
NSP19: Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 7,218 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1) - 24,749 m² Ground floor retail (A3) - 669 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 288 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and Provide ground floor active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Paris Garden, Blackfriars Road and Stamford Street; and Improve connectivity to provide a new green link from Rennie Street to Paris Gardens. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 16/AP/5239 is relevant to this site.</p>	
Design and accessibility guidance	<p>Redevelopment must be sensitive to existing trees of significance. Redevelopment must provide a new link from Rennie Street to Paris Garden and links to the Cycle Super Highway.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Development proposals must recognise the sites close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to the provisions of policies and site allocations within reasonable proximity as set out in the Lambeth Local Plan.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site includes listed buildings and their attached railings at 1 and 3-7 Stamford Street, the listing relates to a group of commercial buildings dating from c1875, which now house The Mad Hatter Hotel. The site is within the setting of listed buildings on Paris Garden.
	Impacts a Conservation Area	No

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1-North Southwark and Roman Roads The site has potential to contain important multi-phase archaeological deposits. An archaeological assessment is required for this site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to the designated Christchurch Gardens (Borough Open Land and Site of Importance for Nature Conservation).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

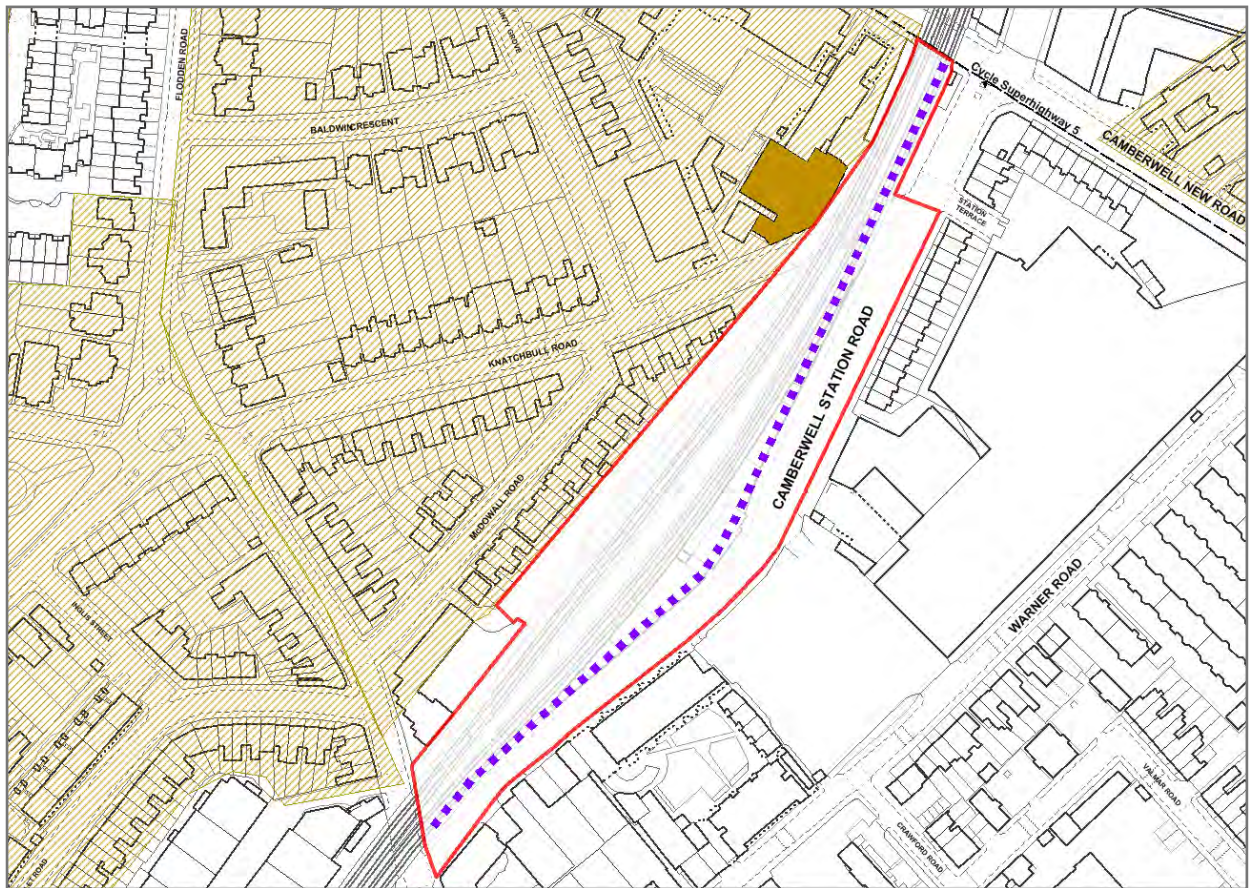
Site Area	<ul style="list-style-type: none"> 5,550 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1) - 28,768 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 0 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B class) currently on the site with provision for ground floor retail space (A1, A2, A3, A4); and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, B1, D1, D2) on Hatfields and Paris Garden; and Provide a new east-west link. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application is 17/AP/4230 relevant to this site. The application is for office and retail uses.</p>	
Design and accessibility guidance	<p>Redevelopment should create a new mixed-use hub of activity, with retail at the ground floor and an internal shopping parade. The southern portion of the site is suitable for new homes. Development should be of an appropriate density and design that responds positively to its context. Any redevelopment should provide new east-west links through the site.</p> <p>Development proposals must recognise the site's close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site includes the Grade II listed former clays printing works and numbers 15 and 17 Hatfields and is in proximity of Grade II listed buildings 1-7 Stamford Street and Chirst Church. Any redevelopment should sustain and enhance these assets.
	Impacts a Conservation Area	No















Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. It is possible that the site may contain important archaeological deposits in the form of post-medieval burials from the Christchurch burial ground, to the east. An archaeological assessment is required for this site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Bankside and Borough District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Christchurch Gardens (Borough Open Land and Site of Importance for Nature Conservation), and Paris Gardens (Borough Open Land).

Camberwell Sites

The key development opportunity sites in Camberwell are:

- NSP21: Camberwell Station
- NSP22: Burgess Business Park
- NSP23: Butterfly Walk, Morrisons Car Park and Police Station
- NSP24: Valmar Trading Estate
- NSP25: Camberwell Bus Garage
- NSP26: Abellio Walworth Depot
- NSP27: Land Between Camberwell Station Road and Warner Road
- NSP28: Iceland, 120-132 Camberwell Road
- NSP29: 49 Lomond Grove
- NSP30: 83 Lomond Grove
- NSP31: 123 Grove Park
- NSP32: Camberwell Green Magistrates Court
- NSP33: Denmark Hill Campus East



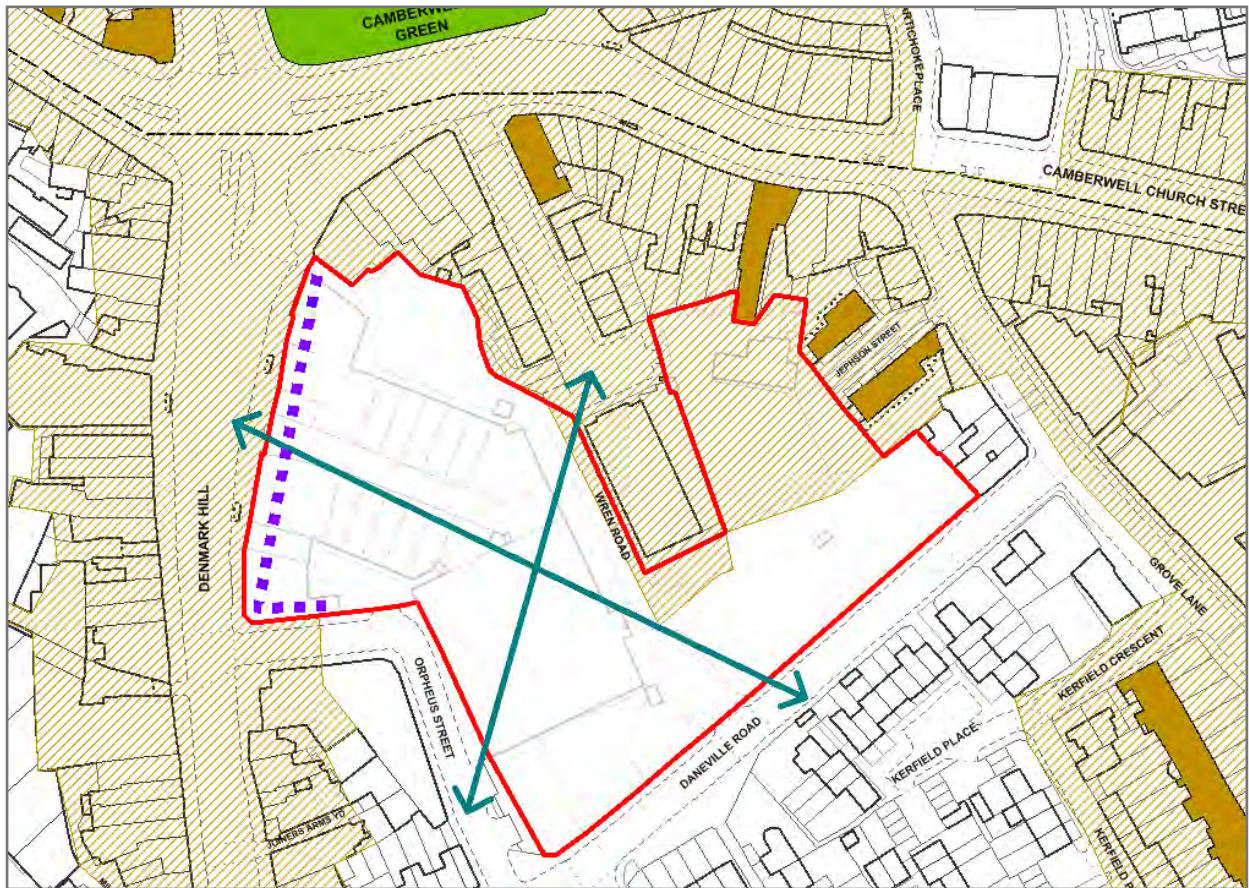
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|  Site Boundary |  Improved connectivity for pedestrians and cyclists |
|  Conservation Area |  Open Spaces |
|  Grade I Listed Building |  Buildings of architectural and historic merit |
|  Grade II Listed Building |  Buildings of townscape merit |
|  Grade II* Listed Building |  Locally Significant Industrial Sites |
|  Opportunity for Active Frontages |  Strategic Protected Industrial Land |
|  Cycleways |  New Public Open Space |

Site Area	<ul style="list-style-type: none"> 16,400 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Light industrial uses (B1c) – within railway viaduct arches (some with extensions) 	
Indicative residential capacity	<ul style="list-style-type: none"> 0 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide a new station at Camberwell with accessibility from both the east and west of the railway viaduct; and Provide at least the amount of employment floorspace (B use class) currently on the site; and Provide active frontages with town centre uses (A1, A2, A3, A4, B1, D1, D2) facing Camberwell Station Road. 	
Design and accessibility guidance	<p>A new station would support further growth and reduce congestion in the Camberwell area. The station area would be transformed into a vibrant cluster of small and medium sized businesses that would make a more intensive use of the railway arches. The mix of uses should draw inspiration from the many successful examples of converted railway arches in London and include leisure, retail and employment uses that create an active frontage along Camberwell Station Road. Any new station must have direct access from both the east from Camberwell Station Road and from the west in the vicinity of the Knatchbull Road/McDowall Road area to ensure the station is accessible to all.</p> <p>Development proposals must recognise the site's close proximity to the borough boundary and must consider the function of Camberwell Trading Estate, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is directly adjacent to Grade II listed Sacred Heart Roman Catholic Church and the railway viaduct and disused station are undesignated heritage assets that should be retained and enhanced.
	Impacts a Conservation Area	The site is adjacent to the Camberwell New Road Conservation Area and in proximity to the Camberwell Green Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Area of LVMF View 4A.2 of the Palace of Westminster from Primrose Hill Summit.

Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA3 - Camberwell Village. Archaeological assessment is required as the first stage in archaeological mitigation for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	No

Site Area	<ul style="list-style-type: none"> • 38,010 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Business and industrial uses (B1, B8) – 28,022 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 681 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Ensure every individual development proposal increases or provides at least the amount of employment floorspace (B class) currently on the site; and • Provide new homes (C3); and • Enhance permeability including new north-south and east-west green links; and • Provide public realm improvements including a square. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide industrial employment space (B1c, B2, B8); • Provide active frontages (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations. <p>Planning applications 17/AP/4381 and 17/AP/4778 are relevant to this site.</p>	
Design and accessibility guidance	<p>By developing at a higher density the amount of small business space will represent at least 50% of the proposed floorspace. There will also be opportunities to integrate new homes as part of the redevelopment, making the most of the site's proximity to Burgess Park. Redevelopment should seek to mitigate any negative impacts on surrounding residential areas.</p> <p>We are changing our approach to certain areas of industrial land to accommodate new mixed use neighbourhoods to provide new homes, jobs and community facilities for our residents. We require redevelopment of industrial land to include innovative new approaches for mixing industrial uses with new homes to help make the most effective use of sites and respond to market demands. By increasing the levels of employment floorspace, accommodating existing businesses where possible and providing new jobs this will ensure new mixed use neighbourhoods are successful for securing the variety of types of employment space the borough needs.</p> <p>Burgess Park is valued for its outdoor wildlife, open space, play and open-air sports facilities and is unsuitable for new indoor built sports facilities. The development should establish green links into Burgess Park and from Chiswell Street to Newent Close, opening up access for new and existing residents with a new public realm offer throughout the site. Consideration should be given to focal points of activity and active frontages that encourage footfall. Redevelopment should enhance existing and proposed pedestrian and cycle routes including the Southwark Spine and good accessibility to bus stops.</p>	
	The site location	
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

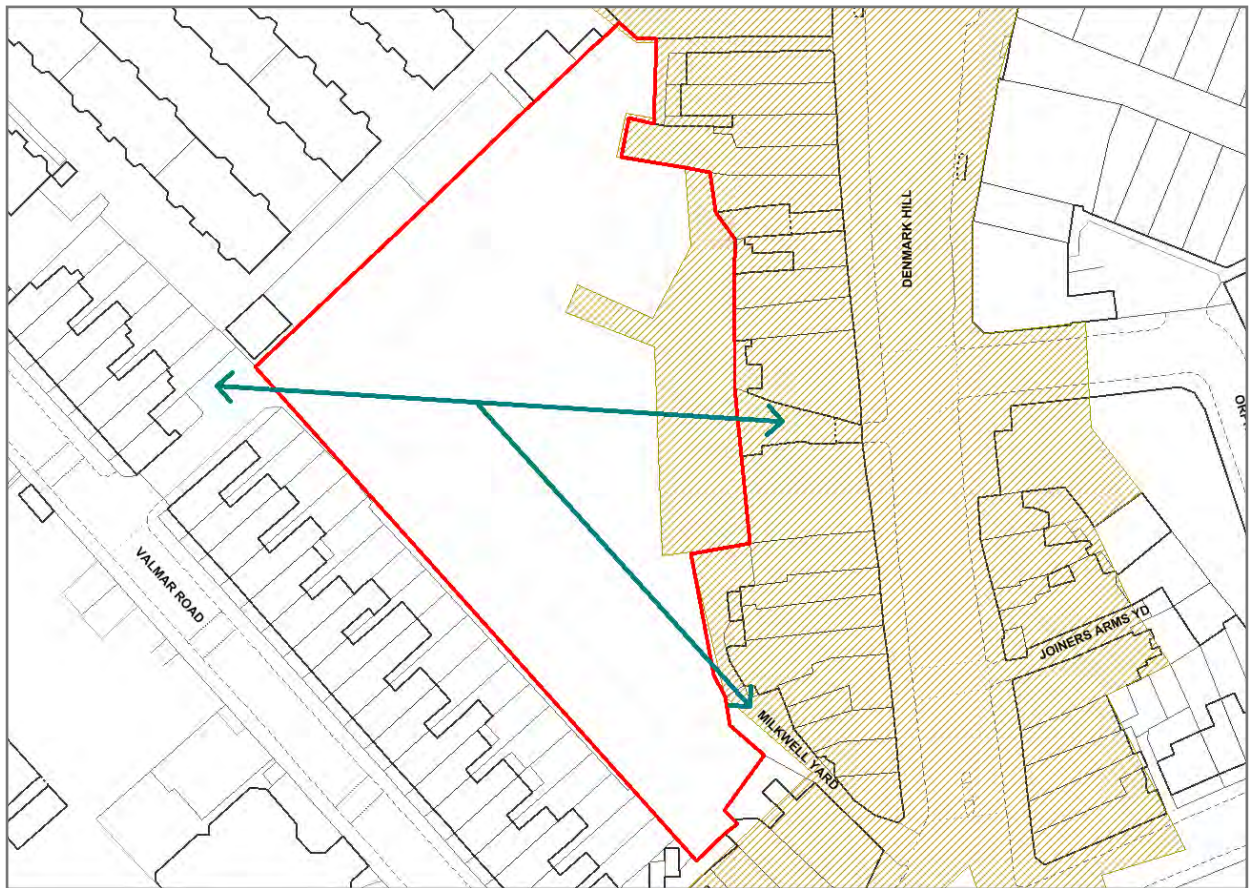
Impacts Listed Buildings or undesignated heritage assets	The site contains Grade II listed buildings 73, 75, 77 Southampton Way and other Grade II listed buildings are located on Wells Way and Cottage Green. The site also includes the historic semi-detached townhouse on the corner of Southampton Way and Parkhouse Street. Redvelopment must conserve and enhance the setting of these heritage assets.
Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No but archaeological assessment is required as site is over 0.5 ha and in accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' the site should be acknowledged as a Tier 4 APA.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to the designated Burgess Park (Metropolitan Open Land and Site of Importance for Nature Conservation).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 13,840 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Supermarket and town centre uses (A1, A2, A3) – 6,705 m² Police station (sui generis) – 384 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 230 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of retail floorspace (A1, A2, A3, A4) currently on the site; and Retain the supermarket use (A1) and Provide public realm enhancements; and Provide new east-west green links; and Provide active frontages facing Denmark Hill; and Provide new homes (C3). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Retain the police use, subject to need. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Accommodate meanwhile uses on the car park; Provide employment uses (B use class); Provide cultural uses (D use class). 	
Design and accessibility guidance	Redevelopment should provide enhanced accessibility to bus stops and links to cycle routes.	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The south and east areas of the site should be lower rise.
	Impacts Listed Buildings or undesignated heritage assets	The site lies partially within the Camberwell Green Conservation Area and is in proximity of Camberwell Grove Conservation Area.
	Impacts a Conservation Area	The site is in proximity to Grade II listed buildings on Jephson Street and Camberwell Church Street.

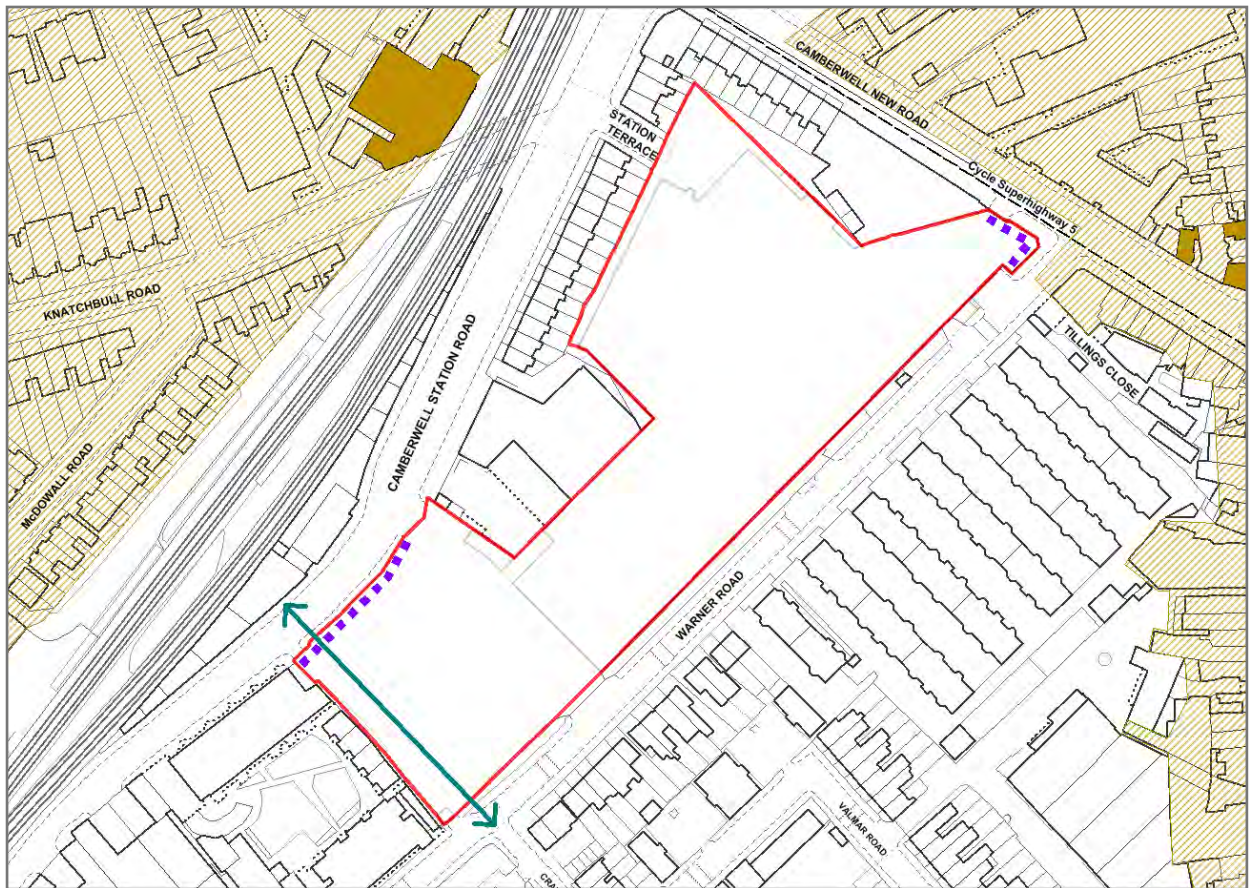
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA3 - Camberwell Village.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Camberwell Green (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 6,021 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Light industrial uses (B1c) – 3,982 m²
Indicative residential capacity	<ul style="list-style-type: none"> 48 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) currently on the site; and Provide a new east-west green link from Denmark Hill to Valmar Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3).
Design and accessibility guidance	<p>The site is suitable for a mixed use development which provides at least the amount of employment floorspace currently on the site. Redevelopment should create a new walking route between Valmar Road and Denmark Hill to enhance accessibility to the proposed Camberwell Station. Milkwell Yard provides an opportunity to provide improved connectivity for pedestrians.</p>
The site location	
Impacts Listed Buildings or undesignated heritage assets	No
Impacts a Conservation Area	The site lies partially within the Camberwell Green Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA3 - Camberwell Village.

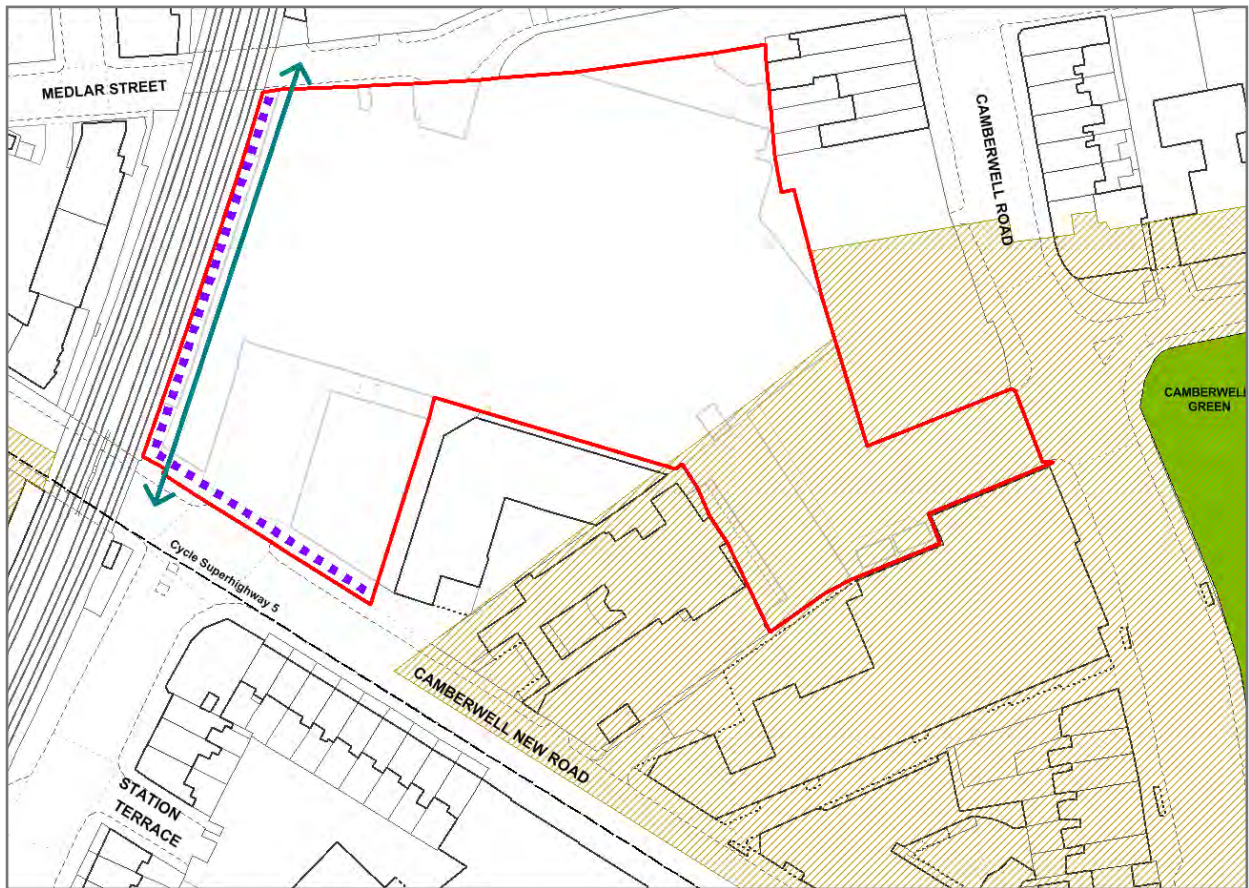
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 17,090 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Bus garage (sui generis) – 9,478 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 264 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a bus garage if the use is still required; and Provide active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor on Camberwell New Road and around the new public square fronting Camberwell Station; and Provide a new public square fronting Camberwell Station; and Provide a new east-west green link from Camberwell Station Road to Warner Road. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3); Provide small business space (B1). 	
Design and accessibility guidance	<p>Redevelopment should enhance walking routes between Camberwell station and Camberwell town centre as well as links to the existing and proposed cycle networks. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.</p> <p>A new public square will be secured because the site fronts on to the entrance to Camberwell Station, where it will mark an arrival point into the neighbourhood, enhance walking routes to the station and be the focus of activity and town centre uses.</p> <p>If the bus garage is required redevelopment should consider over the station development to provide new homes.</p> <p>Development proposals must recognise the site's close proximity to the borough boundary and must consider the function of Camberwell Trading Estate, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of a number of Grade II Listed buildings on Camberwell New Road, the important unlisted Greek Orthodox Cathedral and undesignated heritage assets including Warner Road mansion blocks. The brick bus garage should also be retained where possible.
	Impacts a Conservation Area	The site lies between Camberwell Green Conservation Area and Camberwell New Road Conservation Area.

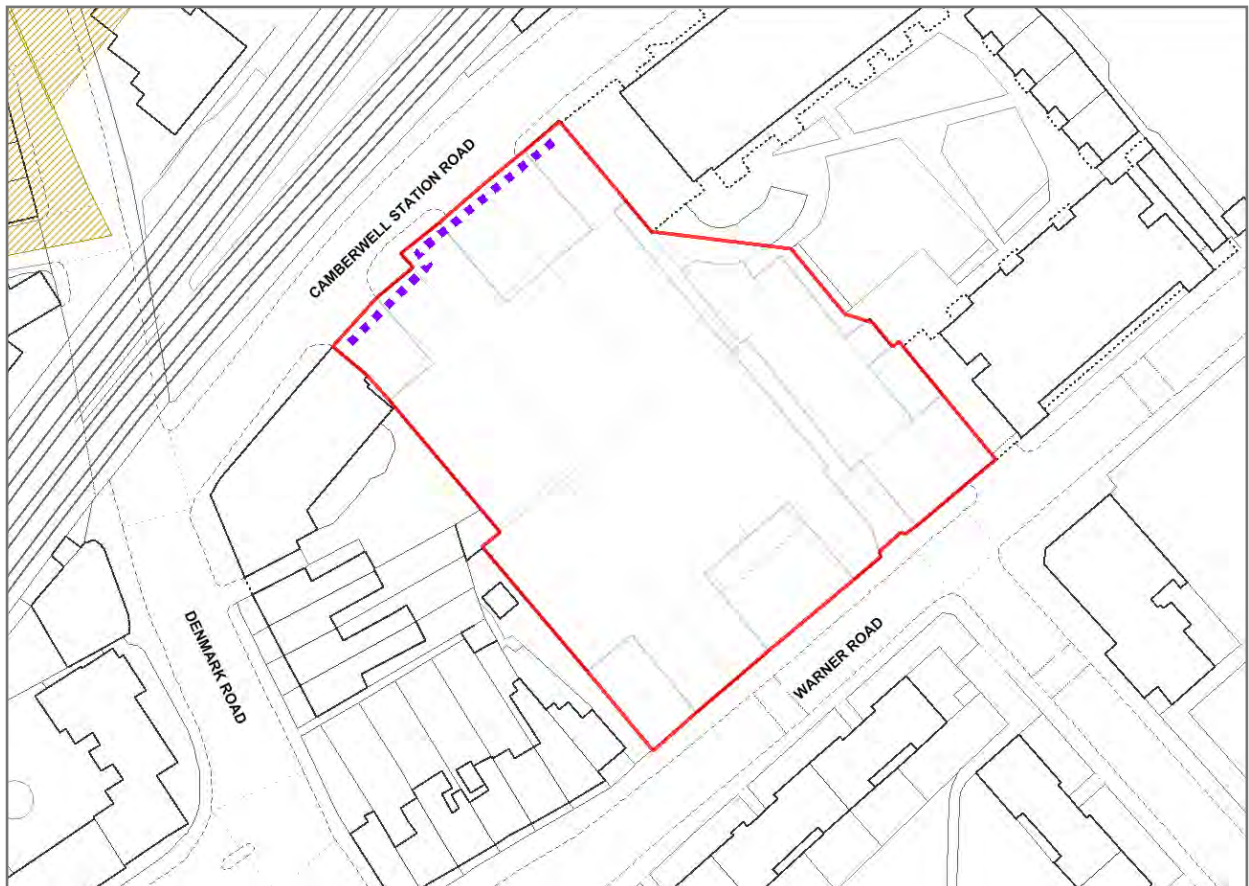
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Area of LVMF view 4A.2 - Palace of Westminster from Primrose Hill Summit.
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA3 - Camberwell Village. An archaeological assessment is required for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 11,330 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Bus garage (Sui Generis) – 7,507m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 196 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain the bus garage if the use is still required; and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) along the railway arches between Camberwell New Road and Medlar Street; and Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3); Provide small business space (B use class). 	
Design and accessibility guidance	<p>If the bus garage is required redevelopment should consider over the station development to provide new homes.</p> <p>Redevelopment should provide improved walking routes to Cambwell town centre, including accessibility to bus stops and links to cycle routes. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed building The Regal Cinema and other Grade II listed buildings on Camberwell New Road. The site is within the setting of the important unlisted Greek Orthodox Cathedral and undesignated heritage asset of the railway viaduct.
	Impacts a Conservation Area	The site lies partially within Camberwell Green Conservation Area and is in close proximity of Camberwell New Road Conservation Area.

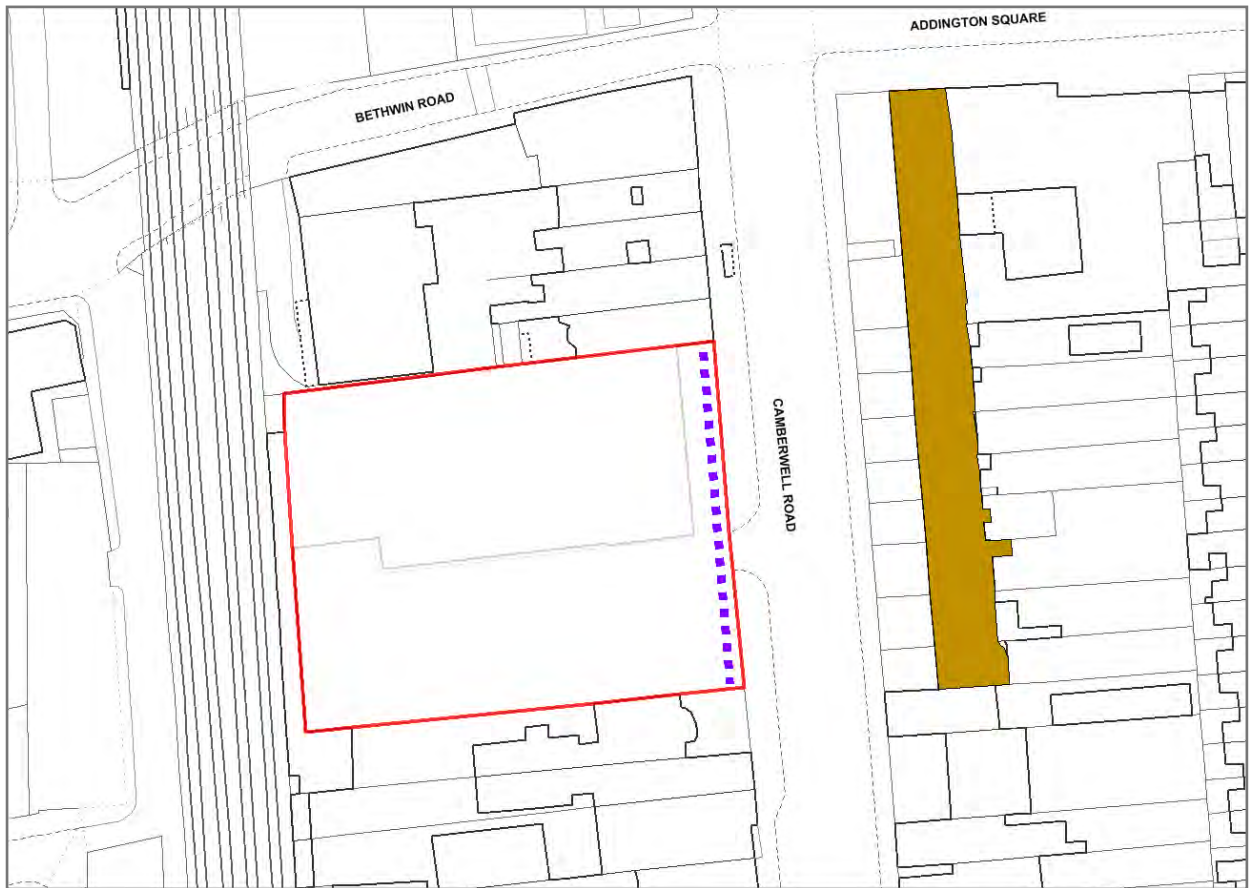
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA3 - Camberwell Village.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Camberwell Green (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 4,135 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Small business space (B1) – 3,211 m² Faith buildings (D1) – 242 m² Community Hall (D1) – 234 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 64 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) currently on the site; and Provide replacement community uses (D1). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	<p>The reopening of Camberwell Station will facilitate higher density development. Redevelopment must provide employment floorspace suitable for small businesses. Ground floor retail uses should be provided facing Camberwell Station Road to display an active frontage and a vibrant approach to the station.</p> <p>The site is suitable for residential uses. Redevelopment should provide improved walking routes to Camberwell town centre including accessibility to bus stops and links to cycle routes.</p> <p>Development proposals must recognise the site's close proximity to the borough boundary and must consider the function of Camberwell Trading Estate, in addition to any cross-boundary issues and the provisions of policies and site allocations within reasonable proximity of the site as set out in the Lambeth Local Plan.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	No
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies partially within the Background Assessment Area of LVMF view 4A.2 - Palace of Westminster from Primrose Hill Summit.

Impacts an Archaeological Priority Area	No but an archaeological assessment is required for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 2,930 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Residential – 342 m² • Supermarket and offices – 1, 386 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 39 homes (net)
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of retail and employment floorspace currently on the site; and • Retain active frontages on Camberwell Road (A1, A2, A3, A4, D1, D2); and • Provide new homes (C3); and • Support the Low Line walking route adjacent to the railway viaduct.
Design and accessibility guidance	<p>The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low line, access to the Southwark spine, and enhanced access to walking routes.</p>
The site location	
Impacts Listed Buildings or undesignated heritage assets	<p>The site is within the setting of Grade II Listed buildings and the undesignated heritage assets of the railway viaduct to rear. The site is opposite to the Grade II listed terraces 117-129 and 131-155 Camberwell Road.</p>
Impacts a Conservation Area	<p>The site is in proximity to the Addington Square Conservation Area.</p>
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	<p>The site lies just outside of the Borough View of St Paul's Cathedral along Camberwell Road.</p>
Impacts an Archaeological Priority Area	<p>No</p>

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 3,162 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Small business employment floorspace (B1) –1,940 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 39 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) currently on the site; and Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	<p>The site is suitable for redevelopment that retains or increases the local employment offer for smaller businesses. Redevelopment could also result in an uplift in floorspace, providing either further small business floorspace or new homes.</p> <p>Redevelopment should contribute towards local permeability by providing a new eastwest link from Lomond Grove to Brisbane Street.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	No
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
	Impacts an Archaeological Priority Area	No

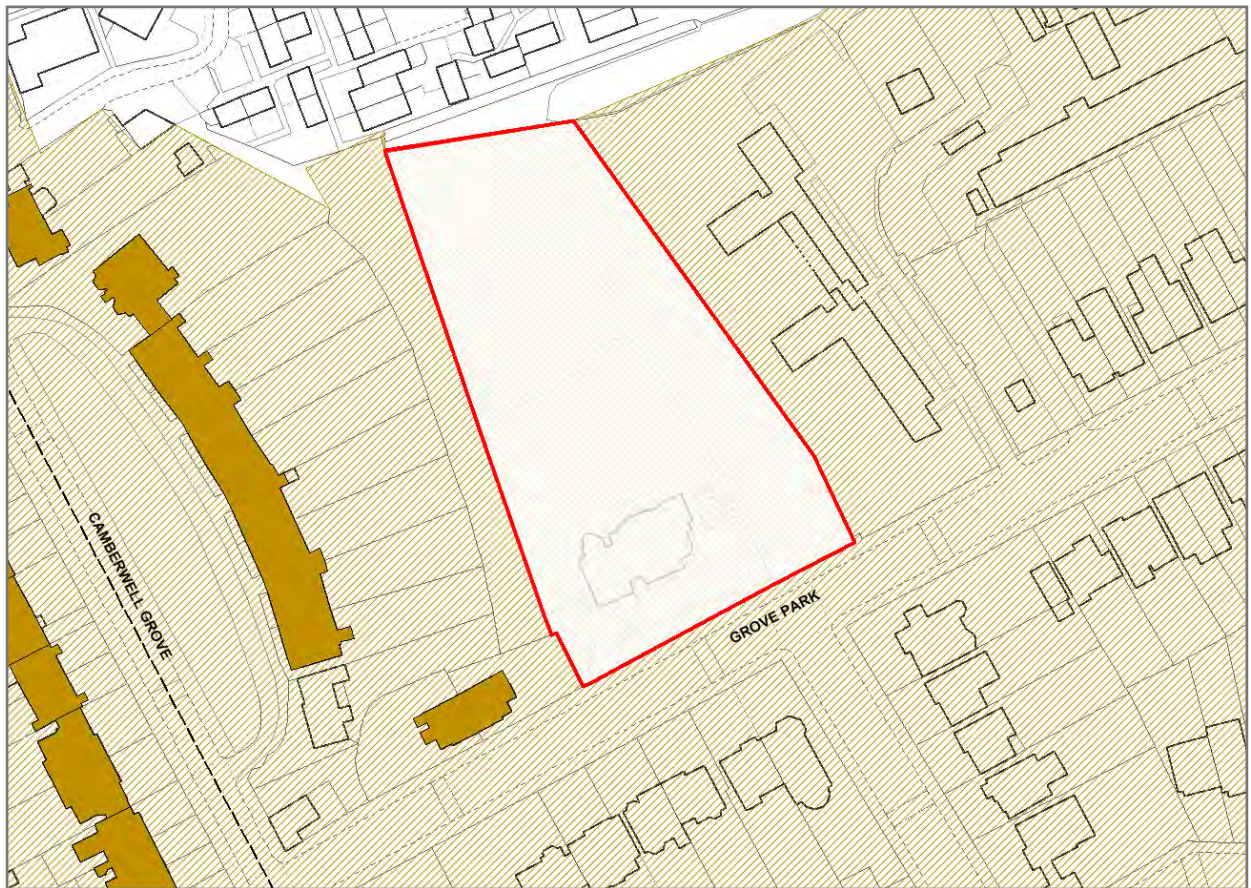
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No

















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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 2,104 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Light industrial uses (B1c) – 695 m² Storage container (B8) – 89 m²
Indicative residential capacity	<ul style="list-style-type: none"> 50 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) currently on the site; and Provide a new east-west green link from Lomond Grove to Brisbane Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3).
Design and accessibility guidance	<p>The site has the potential to deliver a residential-led mixed-use development. The design should be informed by the prevailing context of recently approved development, including the residential development to the south on Brisbane Street. Compact, high density blocks should be combined with a new access route between Lomond Grove and Brisbane Street, creating a more attractive and permeable urban environment. Any proposed development should not prejudice existing or future operations at Camberwell Business Centre.</p>
The site location	
Impacts Listed Buildings or undesignated heritage assets	Site is immediately adjacent to Grade II listed buildings at 99, 101 and 103 Lomond Grove.
Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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|  Site Boundary |  Improved connectivity for pedestrians and cyclists |
|  Conservation Area |  Open Spaces |
|  Grade I Listed Building |  Buildings of architectural and historic merit |
|  Grade II Listed Building |  Buildings of townscape merit |
|  Grade II* Listed Building |  Locally Significant Industrial Sites |
|  Opportunity for Active Frontages |  Strategic Protected Industrial Land |
|  Cycleways |  New Public Open Space |

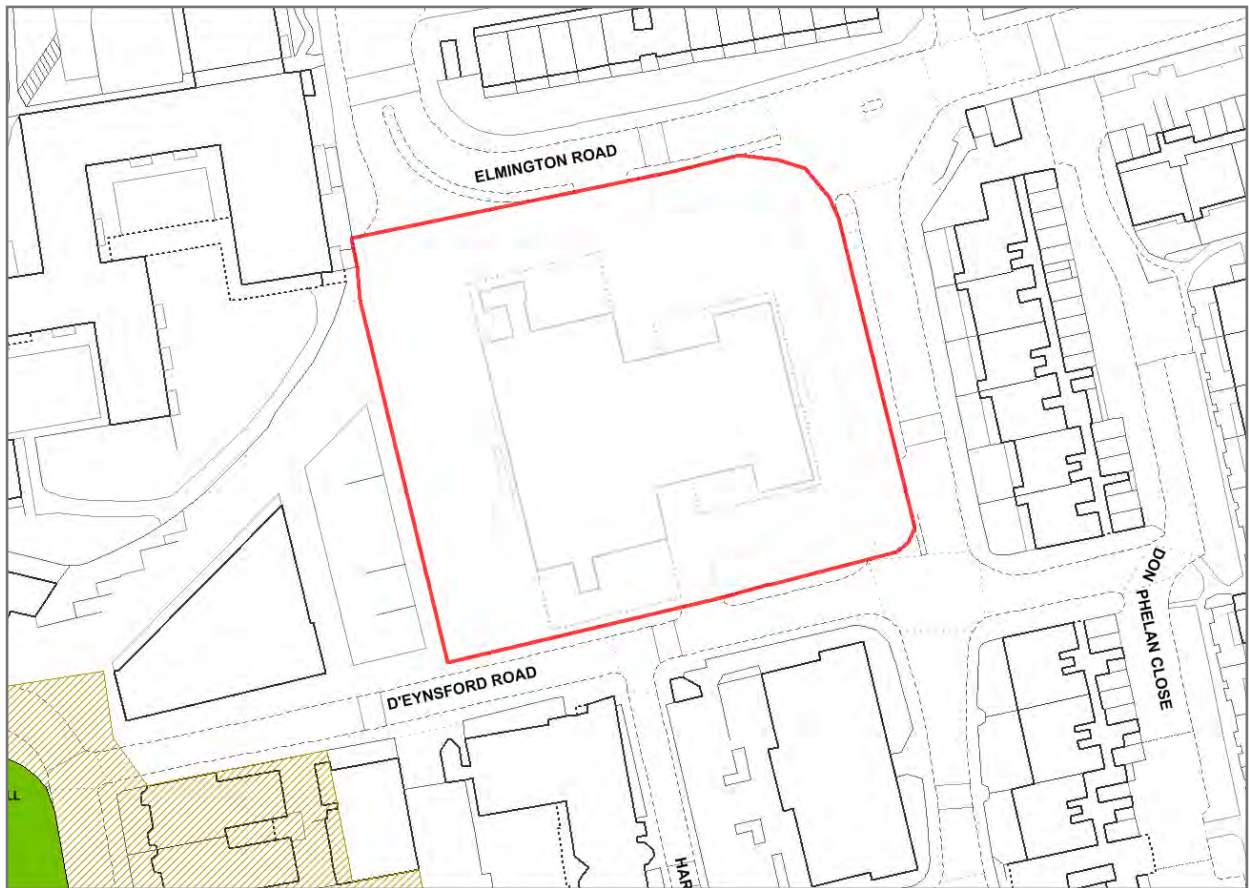
Site Area	<ul style="list-style-type: none"> 5,798 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Probation Centre (D1 with ancillary B1) – 779 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 9 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 17/AP/4124 is relevant to this site.</p>	
Design and accessibility guidance	<p>There is scope for backland development and a single or two storey extension to the east of the main building. There is an opportunity to improve the appearance of the conservation area by landscaping and upgrading the asphalt parking area to the front of the building. There are several sensitive trees and groups of trees on site which must be managed. There are several sensitive trees and groups of trees on site which must be managed.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The existing building is not listed but should be retained as it forms an integral part of Camberwell Grove conservation area. The site is in close proximity to Grade II listed buildings along Camberwell Grove and Grove Park.
	Impacts a Conservation Area	The site lies within Camberwell Green Conservation Area. Development must be unobtrusive and complement the character and appearance of the area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No but in accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' and the site being over 0.5 ha it should be acknowledged as a tier 4 designation within the APA tier system. As a result of this a historic building recording and an archaeological assessment are required for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No

NSP32: Camberwell Green Magistrates Court



Camberwell



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 4,814 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Law court (D1) – 9,732 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 150 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide employment (B1), town centre and community uses (A1, A2, A3, A4, D1, D2) of at least the amount of employment generating floorspace currently on the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	<p>The plaza area should be re-landscaped to provide enhanced green infrastructure, retaining the existing mature trees, and improved public realm.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is in proximity to Grade II listed building Camberwell Public Baths. Redevelopment must enhance the setting of important unlisted Peabody Buildings.
	Impacts a Conservation Area	The site is within the setting of the Camberwell Green Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA3 - Camberwell Village. Archaeological assessment of site is required as it has the potential to contain multi-phase archaeological deposits.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Camberwell District Town Centre
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Camberwell Green (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	• 62,660 m ²	
Existing uses (GEA)	• Health, research and education facilities	
Indicative residential capacity	• 0 homes	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster. <p>Planning application 19/AP/1150 is relevant to this site.</p>	
Design and accessibility guidance	Parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The potential to provide new public routes to improve access to Denmark Hill station and Grove Lane should be explored.	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site contains Grade II listed buildings from Maudsley Hospital which should be protected and enhanced.
	Impacts a Conservation Area	The site lies within Camberwell Grove Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No but further archaeological assessment is required as the site is over 0.5 ha and should be acknowledged as a tier 4 designation within the APA tier system under Historic England's 'Greater London Archaeological Priority Area Guidelines.'
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	No

Crystal Palace and Gipsy Hill Sites

The key development opportunity sites in Crystal Palace and Gipsy Hill are:

- NSP34: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

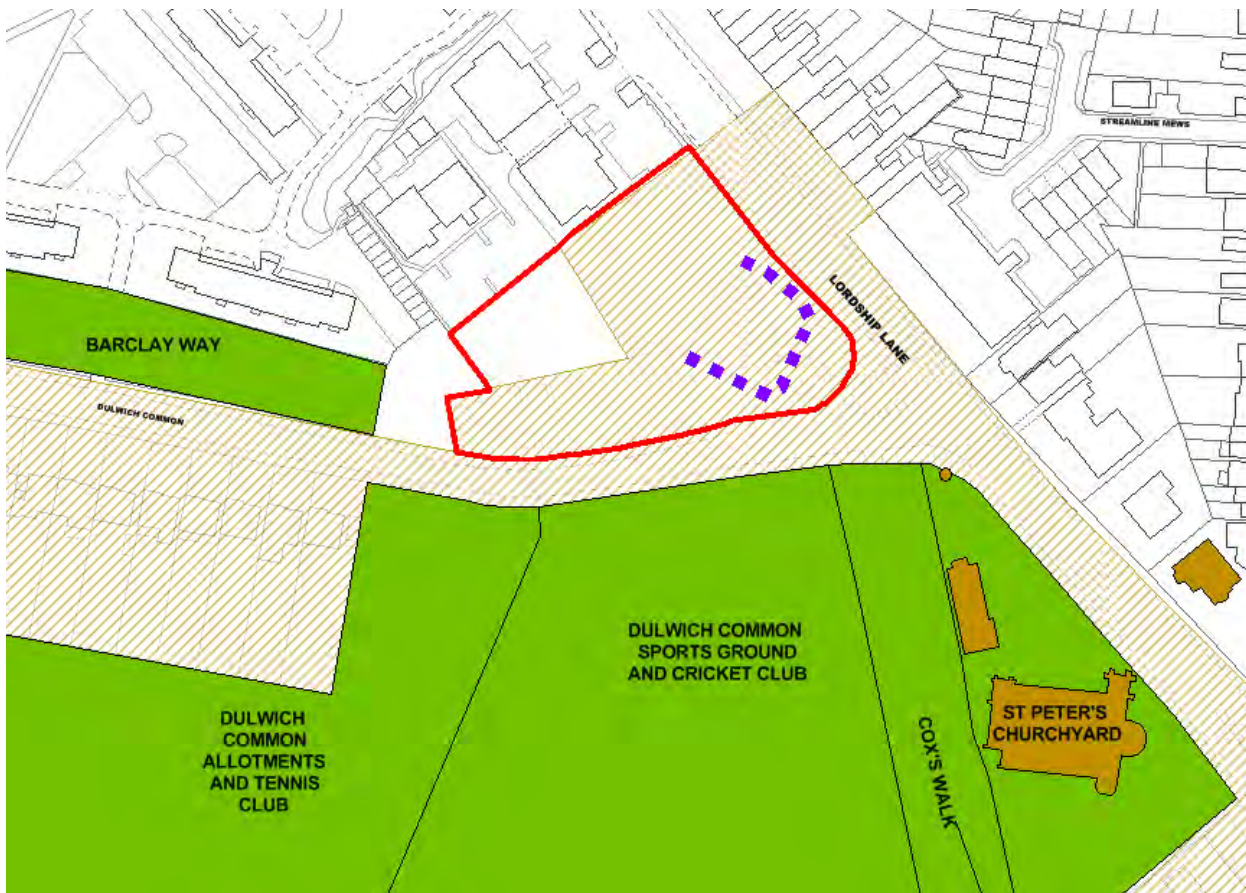
Site Area	<ul style="list-style-type: none"> 5,027 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Rehabilitation Centre (D1) – 1,986m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 51 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a rehabilitation centre or alternative health facility of at least equivalent size, provided there is a need for such a facility (D1). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	<p>Given the context of the raised roads which border the site, there is the potential to develop the site at a higher density than existing, without harming the amenity of surrounding properties. The scale and massing of any development proposals should be appropriate to the local context. The existing rehabilitation health facility use should be retained where it continues to meet need. Any uplift in floorspace could be for residential use.</p> <p>The site is located adjacent to the intersection of the three borough boundaries of Southwark, Lambeth and Bromley. Accordingly, development proposals must consider any cross-boundary issues as well as the provisions of policies and site allocations within reasonable proximity to the site as set out in the Lambeth Local Plan and the Draft Bromley Local Plan.</p>	
The site location		
	Approach to tall buildings	The site is adjacent to the Crystal Place arches which are an undesignated heritage asset with a Grade II listed pedestrian subway under Crystal Palace Parade to the north east of the site. Development should contribute towards enhancing the subway, and enhancing the setting of the subway. The mature trees which line the perimeter of the site on the east and west boundary should be retained and will provide a visual screen for the new development.
	Impacts Listed Buildings or undesignated heritage assets	No
	Impacts a Conservation Area	No

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Dulwich Upper Wood (Metropolitan Open Land and Site of Importance for Nature Conservation) and Crystal Palace Park.

Dulwich Site Allocations

The key development opportunity sites in Dulwich are:

- NSP35: The Grove Tavern, 520 Lordship Lane



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 4,965 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Pub (A4) – 1,246 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 63 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain a pub; or, if there is no demand for a pub, an equivalent amount of retail, employment or community floorspace (A1, A2, A3, A4, B1, D1, D2) should be provided within a mixed-use development with active ground floor frontages. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	<p>Development should be set back from the busy south circular road and reflect both the open, green aspect of the neighbouring Lordship Lane Estate and the prevailing density of the surrounding area. Air quality is poor along the south circular road, and any development should be designed to mitigate its impacts.</p>	
The site location		
	Approach to tall buildings	The site is within the setting of Grade II listed St Peter's Church and parish hall and Dulwich War Memorial. The site includes a public house, which is an undesignated heritage asset that should be retained.
	Impacts Listed Buildings or undesignated heritage assets	The site lies within Dulwich Wood Conservation Area.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA 6 – Lordship Lane Burial Mound. Historic maps show a barrow (burial mound) of unknown date was once located on this site. In the 18th century the area was part of Dulwich Wells.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Dulwich Park (Site of Importance for Nature Conservation and Metropolitan Open Land); Barclay Way, Dulwich Common Allotments and Tennis Club; Dulwich Common Sports Ground and Cricket Club, Cox's Walk and St Peter's Churchyard, Lordship Lane (Metropolitan Open Land).

East Dulwich Site Allocations

The key development opportunity sites in East Dulwich are:

- NSP36: Kwik Fit and Gibbs and Dandy, Grove Vale
- NSP37: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill
- NSP38: Railway Rise, East Dulwich
- NSP39: Dulwich Community Hospital, East Dulwich Grove
- NSP40: Goose Green Trading Estate



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,266 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Car tyre fitter (B1c) – 1,017 m² • Builders’ merchant (sui generis) – 938 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 19 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Continue to provide a space for employment uses such as builders’ merchants and town centre uses compatible with residential uses (A1, A2, A3, A4, B1, D1, D2); and • Provide active frontages to Grove Vale. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3); • Provide a new green link from Grove Vale to Besant Place. 	
Design and accessibility guidance	Development should respond positively to maintaining established building lines on Grove Vale.	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed Goose Green School.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
	Impacts an Archaeological Priority Area	No

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 14,640 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Football Club Facilities (D2) – 2,025 m² Football pitch (D2) – 7,659 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 219 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Retain or re-provide the football ground and ancillary facilities and sports facilities (D2) with capacity for no less than 3,000 spectators. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Planning application 19/AP/1867 is relevant to the site.</p>	
Design and accessibility guidance	<p>Proposals must ensure that the football grounds continue to function successfully.</p> <p>Redevelopment should complement the setting of existing open spaces, and enhance walking and cycling routes and connectivity to Lordship Lane and East Dulwich.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	No
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No but the site is over 0.5 ha and should be acknowledged as a tier 4 designation within the APA tier system under Historic England's 'Greater London Archaeological Priority Area Guidelines' so should be assessed for archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site contains Dulwich Hamlet (Other Open Space). The site is in proximity to St Francis Park (Other Open Space); Grove Park Cutting (Borough Open Land and Site of Importance for Nature Conservation); Greendale Astro Pitch (Metropolitan Open Land); Greendale Playing Fields (Metropolitan Open Land and Site of Importance for Nature Conservation); Charter School (Metropolitan Open Land); and Dog Kennel Hill Wood (Metropolitan Open Land and Site of Importance for Nature Conservation).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 7,849 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Small business workspace and storage (B1, B8) - 1,220 m² Storage yards 	
Indicative residential capacity	<ul style="list-style-type: none"> 53 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of floorspace (B use class) currently on the site; and Provide a habitat buffer to the adjacent green corridor along the railway line. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). 	
Design and accessibility guidance	Redevelopment should enhance the green habitat corridor adjacent to the railway track.	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of East Dulwich Community Hospital.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
	Impacts an Archaeological Priority Area	No

	Impacts a Scheduled Ancient Monument	No
	Is in close proximity to the River Thames	No
	Is in a Town Centre	No
	Is in an Opportunity Area	No
	Is in the Central Activity Zone (CAZ)	No
	Can provide Low Line walking routes	No
	Impacts a designated open space	The site is in proximity to Grove Park Cutting (Borough Open Land and Site of Importance for Nature Conservation).



- Site Boundary
- Improved connectivity for pedestrians and cyclists
- Conservation Area
- Open Spaces
- Grade I Listed Building
- Buildings of architectural and historic merit
- Grade II Listed Building
- Buildings of townscape merit
- Grade II* Listed Building
- Locally Significant Industrial Sites
- Opportunity for Active Frontages
- Strategic Protected Industrial Land
- Cycleways
- New Public Open Space

Site Area	<ul style="list-style-type: none"> • 27,820 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Hospital and ancillary uses (C2) – 12,627 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 0 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new secondary school (D1); and • Provide a new health centre (D1). <p>Planning permissions 16/AP/2740 and 16/AP/2747 are relevant to this site.</p>	
Design and accessibility guidance	<p>The site includes remains of a Victorian Hospital including a Central Chateau, two Ward Blocks, and Nurses Accommodation.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	Historic England note that the complex has interest and townscape value and would require a programme of historic building recording prior to any demolition proposal. Where possible historic buildings should be retained and enhanced.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No but further archaeological assessment is required as the site is over 0.5 ha and should be acknowledged as a tier 4 designation within the APA tier system under Historic England's 'Greater London Archaeological Priority Area Guidelines' so should be assessed for archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Grove Park Cutting (Borough Open Land and Site of Importance for Nature Conservation).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

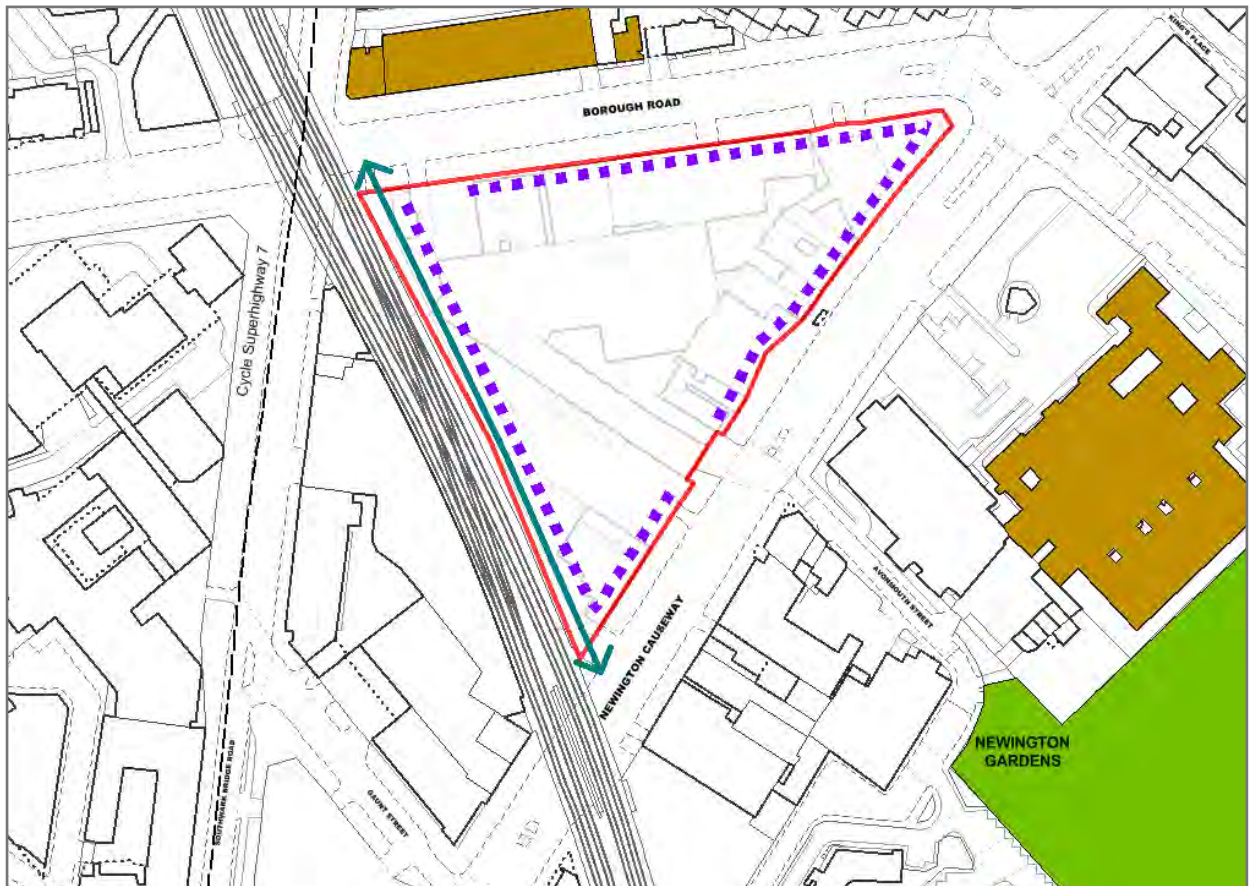
Site Area	<ul style="list-style-type: none"> • 4,976 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment uses – 3,794 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 83 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of business and industrial floorspace (B use class) currently on the site. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).

The site location	
Impacts Listed Buildings or undesignated heritage assets	The site abuts the Grade II listed Dulwich Public Baths. Any redevelopment must protect and enhance the setting of this building.
Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to the designated Goose Green (Borough Open Land) and Goose Green Playground (Other Open Space).

Elephant and Castle Sites

The key development opportunity sites in Elephant and Castle are:

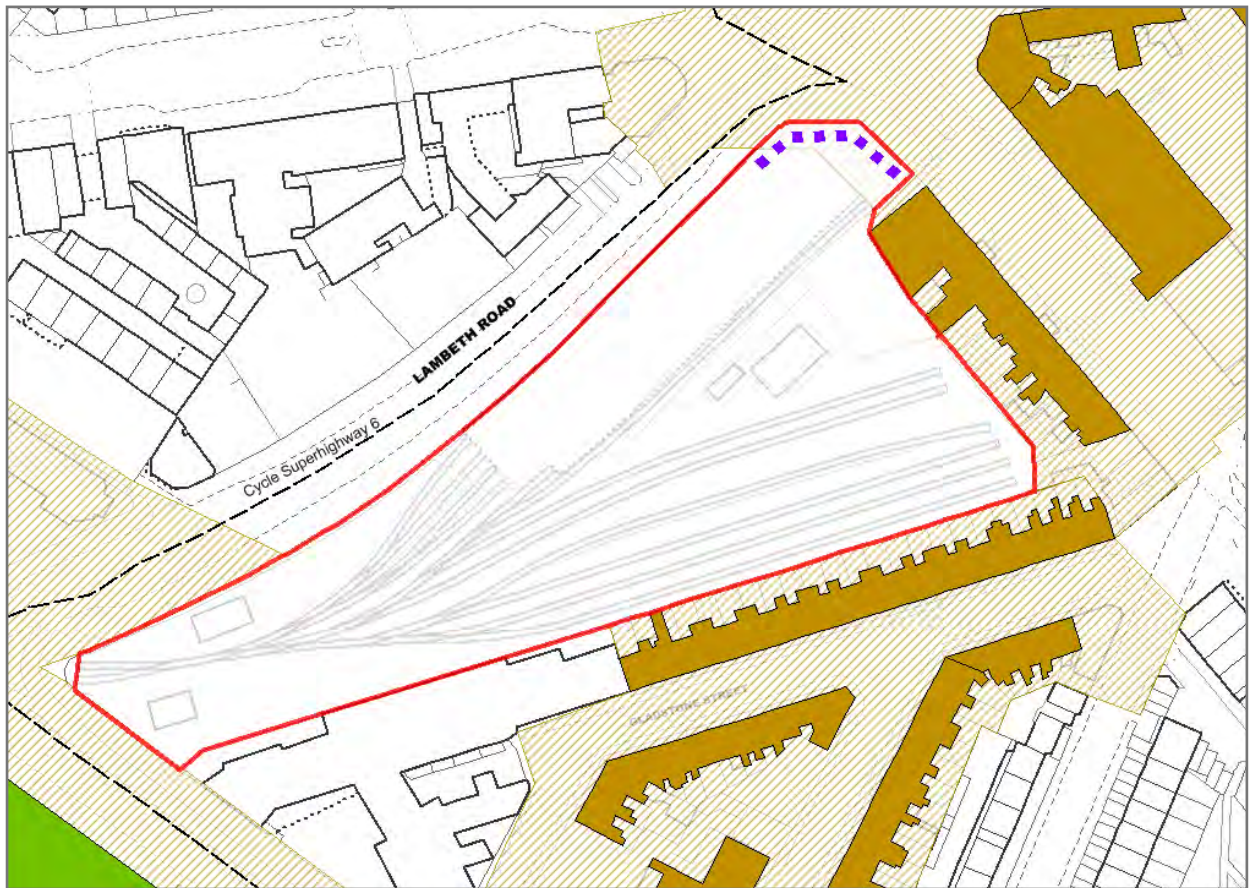
- NSP41: Newington Triangle
- NSP42: Bakerloo Line Sidings and 7 St George's Circus
- NSP43: 63-85 Newington Causeway
- NSP44: Salvation Army Headquarters, Newington Causeway
- NSP45: Elephant and Castle Shopping Centre and London College of Communication
- NSP46: London Southbank University Quarter
- NSP47: 1-5 Westminster Bridge Road



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 10,930 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment uses (B1) - 8,807 m² • Institute of Optometry (D1) - 1,071 m² • London School of Musical Theatre (D1) - 602 m² • (Parts of the site at the time of publication have temporary uses)
Indicative residential capacity	<ul style="list-style-type: none"> • 438 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new open space of at least 15% of the site area; and • Support the Low Line walking route adjacent to the railway viaduct; and • Provide active frontages with town centre uses (A1, A2, A3, A4, B1, D1, D2) at ground floor on Newington Causeway; and • Provide new homes (C3); and • Provide at least the amount of employment floorspace (B use class) currently on the site; and • Provide community uses (D use class).
Design and accessibility guidance	<p>The site is suitable for a mixed-use development with active frontages on Newington Causeway. Redevelopment should support the Low Line walking route adjacent to the railway viaduct. Redevelopment should ensure continued accessibility to public transport and improve local connectivity and access to walking and cycle routes. Development proposals should have regard to existing local heritage and context.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Open space will be secured because:</p> <ul style="list-style-type: none"> • Elephant and Castle is deficient in parks and other green space, which the new space will address; and • It will mitigate the pressure from development on existing open space; and • The site is large enough to accommodate a meaningful open space at an achievable level; and • It will enhance the Low Line and setting of the railway viaduct; and • It will complement the cluster of tall buildings at Elephant and Castle; and • It will enhance Elephant and Castle town centre.
The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.

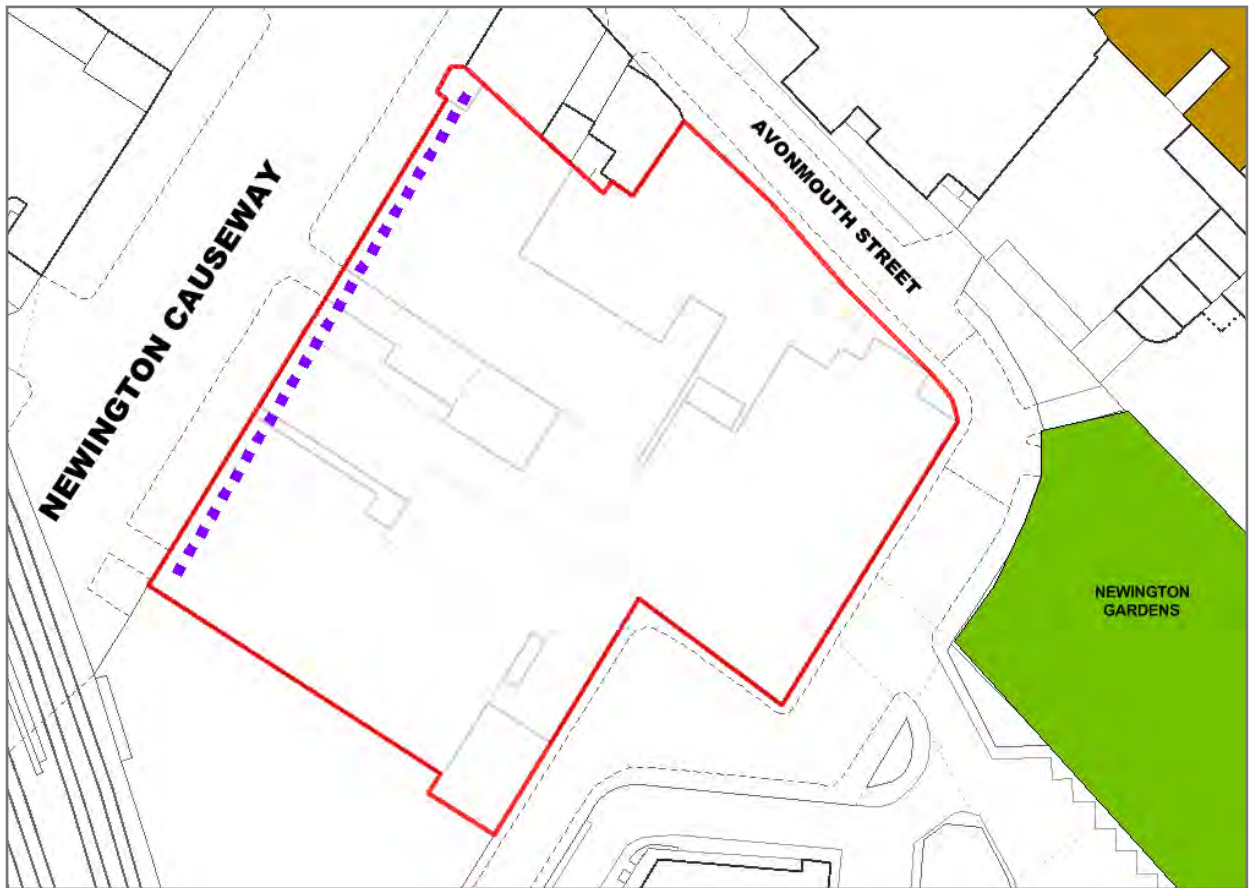
Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed buildings on Borough Road and Newington Causeway as well as undesignated heritage assets including the railway viaduct and buildings on Borough Road and Newington Causeway.
Impacts a Conservation Area	The site is in proximity of Kings Bench and the Liberty of the Mint Conservation Areas.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies just outside of the Borough View of St Paul's Cathedral along Camberwell Road.
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads. The site has high potential to contain multi-phase archaeological deposits that would require protection.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 11,670m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Rail carriage depot (sui generis) – 11,377 m² • Rail carriage depot ancillary buildings (sui generis) • Restaurant (A3) 290 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 100 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide active frontages and town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing St George's Circus; and • Provide employment floorspace (B use class) at the Lambeth Road junction with London Road. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). 	
Design and accessibility guidance	<p>The site is suitable to provide a new residential led development with some town centre uses. Development should be of an appropriate density and design that responds positively to its context.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
	The site location	
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is located within the setting of the Grade II* listed Obelisk situated at the centre of St George's Circus and is directly adjacent to Grade II listed buildings on Gladstone Street and London Road. The historic building 'One London Road' should be retained and integrated into any redevelopment.
	Impacts a Conservation Area	The site is almost entirely surrounded by the West Square Conservation Area and St George's Circus Conservation Area.

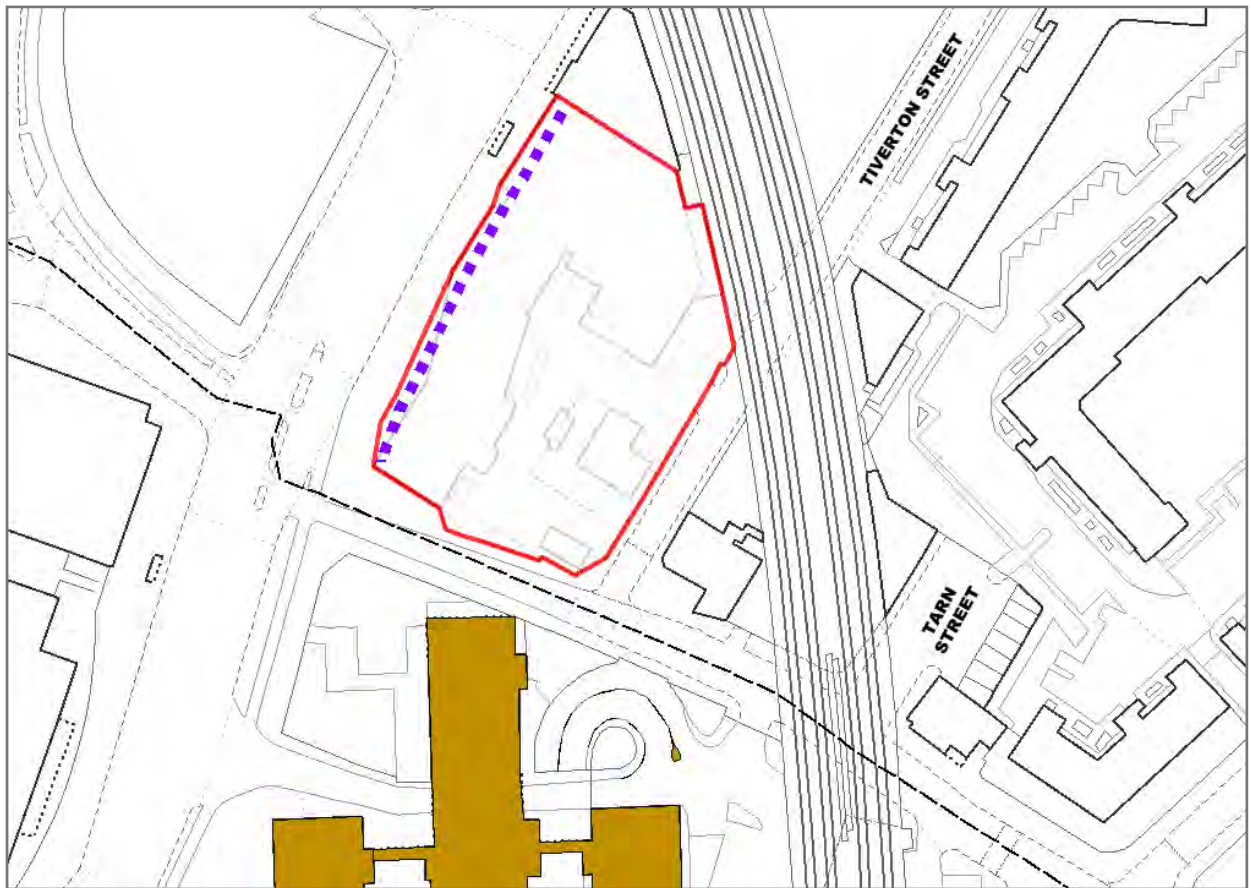
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Area of LVMF view 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster.
Impacts an Archaeological Priority Area	No, but Civil War defences may cross the southern part of the site. In accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' and the site being over 0.5 ha it should be acknowledged as a tier 4 designation within the APA tier system. An archaeological assessment is required for this large site to assess for archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Geraldine Mary Harmsworth Park (Metropolitan Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,784 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Southwark Playhouse (D2) – 816 m² • Office (B1) – 4,168 m² • Light industrial uses (B1c) – 827 m² • Job Centre (A2) – 546 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 93 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Retain the existing theatre use or provide an alternative cultural use (D2); and • Provide active frontages including ground floor town centre uses (A1, A2, A3, A4, D1, D2) on Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub. <p>Planning application 12/AP/2694 is relevant to this site.</p>	
Design and accessibility guidance	<p>Redevelopment should deliver a more complementary and harmonious mix of uses alongside the retained Southwark Playhouse theatre that emphasises its cultural significance, attracts more visitors to the area and creates active frontages on Newington Causeway. Redevelopment should enhance accessibility to public transport, walking and cycle routes.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed building Inner London Sessions Court and the undesignated heritage asset Newington Gardens and undesignated heritage assets on Newington Causeway.
	Impacts a Conservation Area	The site is within the setting of the Trinity Church Square Conservation Area.

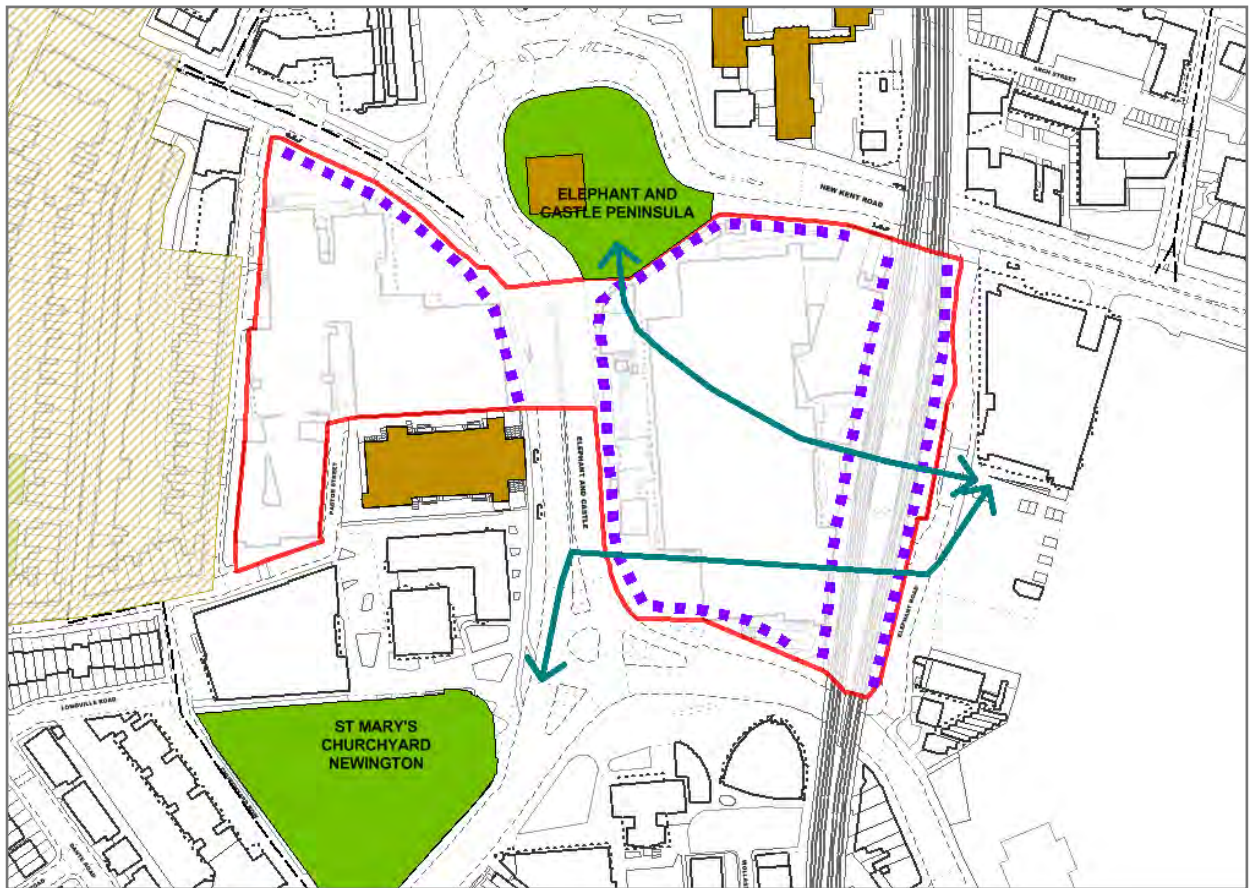
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads. The site has high potential to contain multi-phase archaeological deposits that would require protection.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in close proximity to Newington Gardens (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 2,607 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Office (B1a) – 7,030 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 57 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and Provide active frontages with ground floor town centre uses (A1, A2, A3, A4, D1, D2) facing Newington Causeway. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide a new community health hub (D1). 	
Design and accessibility guidance	<p>The site is in the central area of Elephant and Castle and redevelopment should contribute towards realising the vision. Redevelopment must provide at least the existing level of employment floorspace.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Redevelopment should enhance local accessibility to bus stops, tube and rail stations and contribute towards improving the connectivity, walking and cycle routes, specifically taking into consideration the Newington Causeway project (TfL and Southwark).</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed building Metro Central Heights and undesignated heritage assets on Newington Causeway.
	Impacts a Conservation Area	No

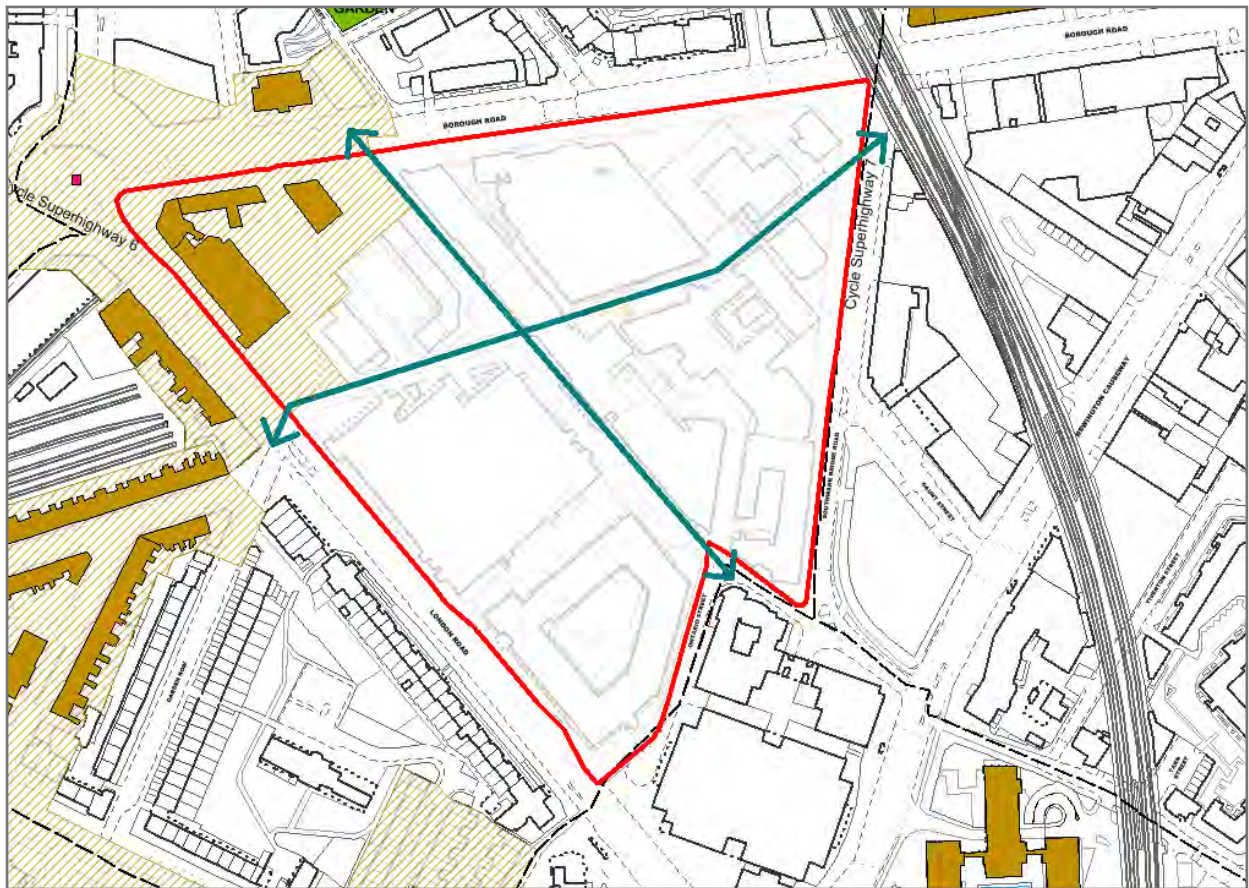
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 36,010 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment uses (B1) - 12,269 m² • Retail, leisure and community uses (A1-A4) - 31,285 m² • London College of Communication (D1) - 36,286 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 977 (net) homes
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment and retail floorspace currently on the site including new offices (B1) and retail, cafes and bars (A1, A2, A3, A4); and • Provide at least the amount of education floorspace (D1) currently on the site used by London College of Communication; and • Provide new homes (C3); and • Provide new civic space, and enhancements to the public realm, including new access routes such as the Low Line along the railway viaduct; and • Provide a new tube station entrance; and • Enhance the local townscape by providing high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide a new community health hub (D1). <p>Planning application 16/AP/4458 is relevant to this site.</p>
Design and accessibility guidance	<p>This site represents one of the most significant growth opportunities in Southwark. Redevelopment takes advantage of the site's potential to deliver a comprehensive mixed-use development in this highly accessible location, with substantial areas of landscaping and high quality public realm enhancements.</p> <p>It is anticipated that the Elephant and Castle Shopping Centre will be demolished to facilitate a restructuring of the area's layout.</p> <p>Redevelopment should enhance connectivity to the existing cycle network and walking routes, improving the accessibility to the bus, tube and station interchange and enable the Low Line walking route.</p>
The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed buildings on Newington Butts and St George's Road, the Metropolitan Tabernacle and in close proximity of the Michael Faraday Memorial and Metro Central Heights. The site is also within the setting of the undesignated heritage asset of the railway viaduct running from north to south through Elephant and Castle.

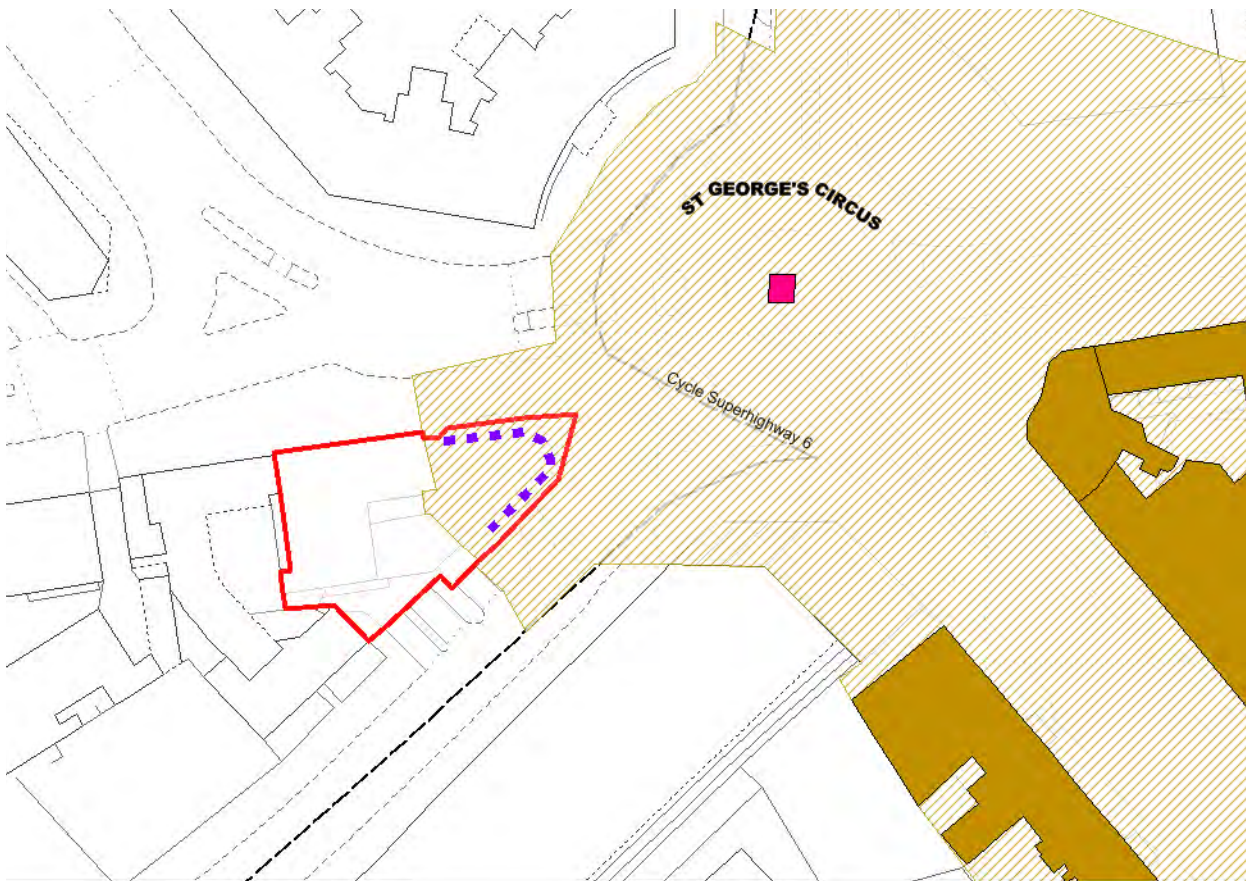
Impacts a Conservation Area	The site is immediately adjacent to Elliott's Row Conservation Area as well as numerous other conservation areas in Southwark and Lambeth.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Area of LVMF view 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster.
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads. The area is especially important for Roman archaeology, relating to the Roman road. The nationally important site of the Newington Butts Theatre once survived in this area. If any remains of the theatre were to survive on this site they would be nationally significant archaeological remains, and additionally would have an international group value as part of the group of Tudor playhouses that included the Rose, Globe, Hope, and Curtain sites. Civil War defenses are projected in the area.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Elephant and Castle Peninsula (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 51,660 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Research and education facilities 	
Indicative residential capacity	<ul style="list-style-type: none"> 0 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide research and education facilities or otherwise support the functioning of London Southbank University Quarter; and Provide for connected pedestrian environments, specifically direct walking routes through Elephant and Castle and links to the new safe cycle passage and a thoroughfare for all. It is anticipated that the redevelopment will happen over time and improved permeability and routes will be unlocked incrementally. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses (A1, A2, A3, A4, D1, D2). 	
Design and accessibility guidance	<p>Permeability should be improved through the site with the potential for improved connectivity for pedestrians and cyclists. Any redevelopment must provide links to Cycle Super Highway 7 on Southwark Bridge Road.</p> <p>The site is the location of the Blackfriars Road Music Hall.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment within the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape
	Impacts Listed Buildings or undesignated heritage assets	The site includes Grade II listed buildings on London Road and Borough Road and is in close proximity of the Grade II* listed Obelisk at the centre of St George's Circus. The site includes a building on the Heritage at Risk Register (HAR).
	Impacts a Conservation Area	Part of the site lies within the St George's Circus Conservation Area and is in close proximity to the West Square Conservation Area.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Area of LVMF view 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster.
Impacts an Archaeological Priority Area	No but being in accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' and the site being over 0.5 ha it should be acknowledged as a tier 4 designation within the APA tier system. Civil War defences are recorded running to the south of the site. An archaeological assessment is required for this large site to assess for archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

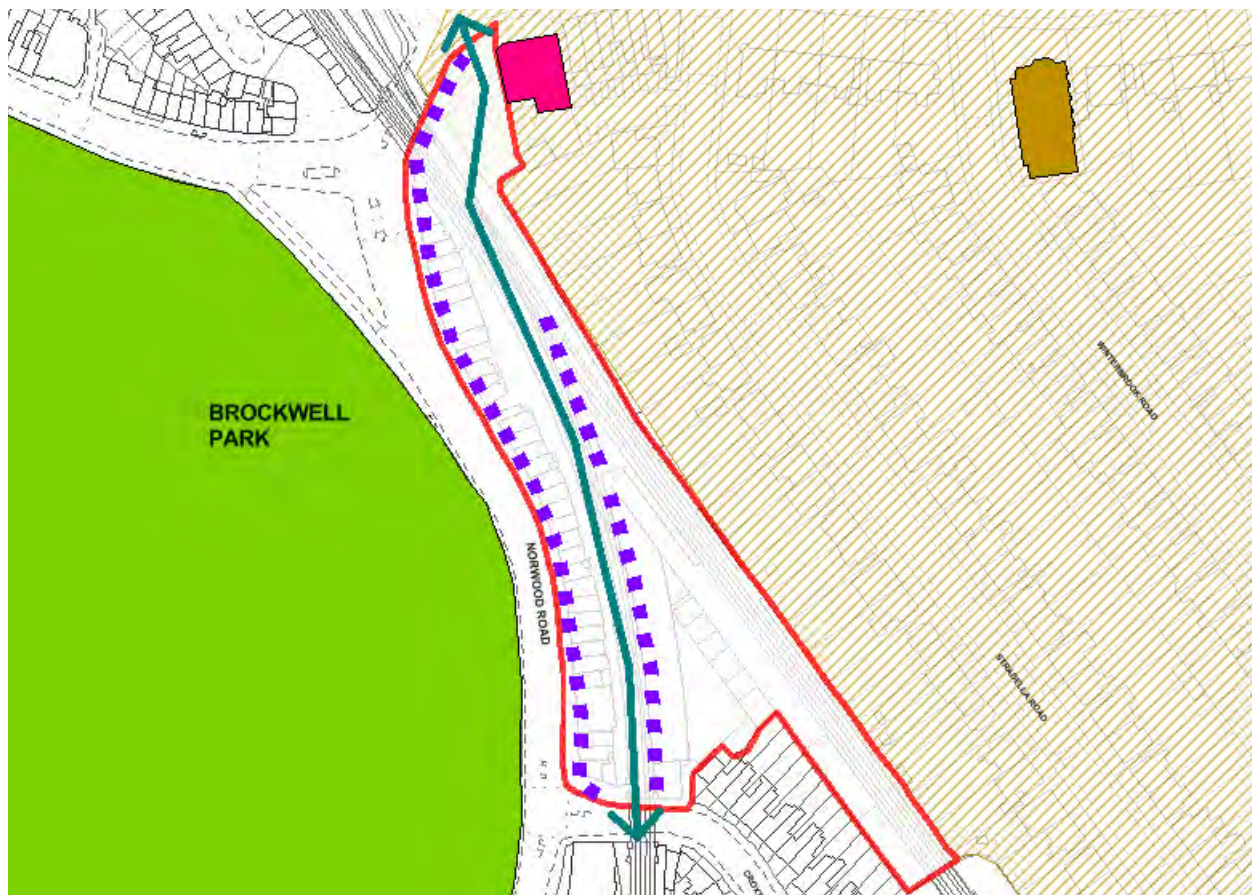
Site Area	<ul style="list-style-type: none"> • 772 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1a) – 1,028 m² • Vacant – 1,034 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 21 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing St George's Circus. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
Design and accessibility guidance	<p>A comprehensive mixed-use development will provide an uplift in floorspace, enabling the continued provision of office space, alongside new residential units. Redevelopment must successfully relate to the St George's Circus building line.</p> <p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>
The site location	
Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of the Grade II* listed Obelisk at the centre of St George's Circus and to other Grade II listed buildings on London Road and Borough Road.
Impacts a Conservation Area	The site lies partially within the St George's Circus Conservation Area and affects the setting of the West Square Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

Herne Hill and North Dulwich Site Allocations

The key development opportunity sites in Herne Hill and North Dulwich are:

- NSP48: Bath Trading Estate



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

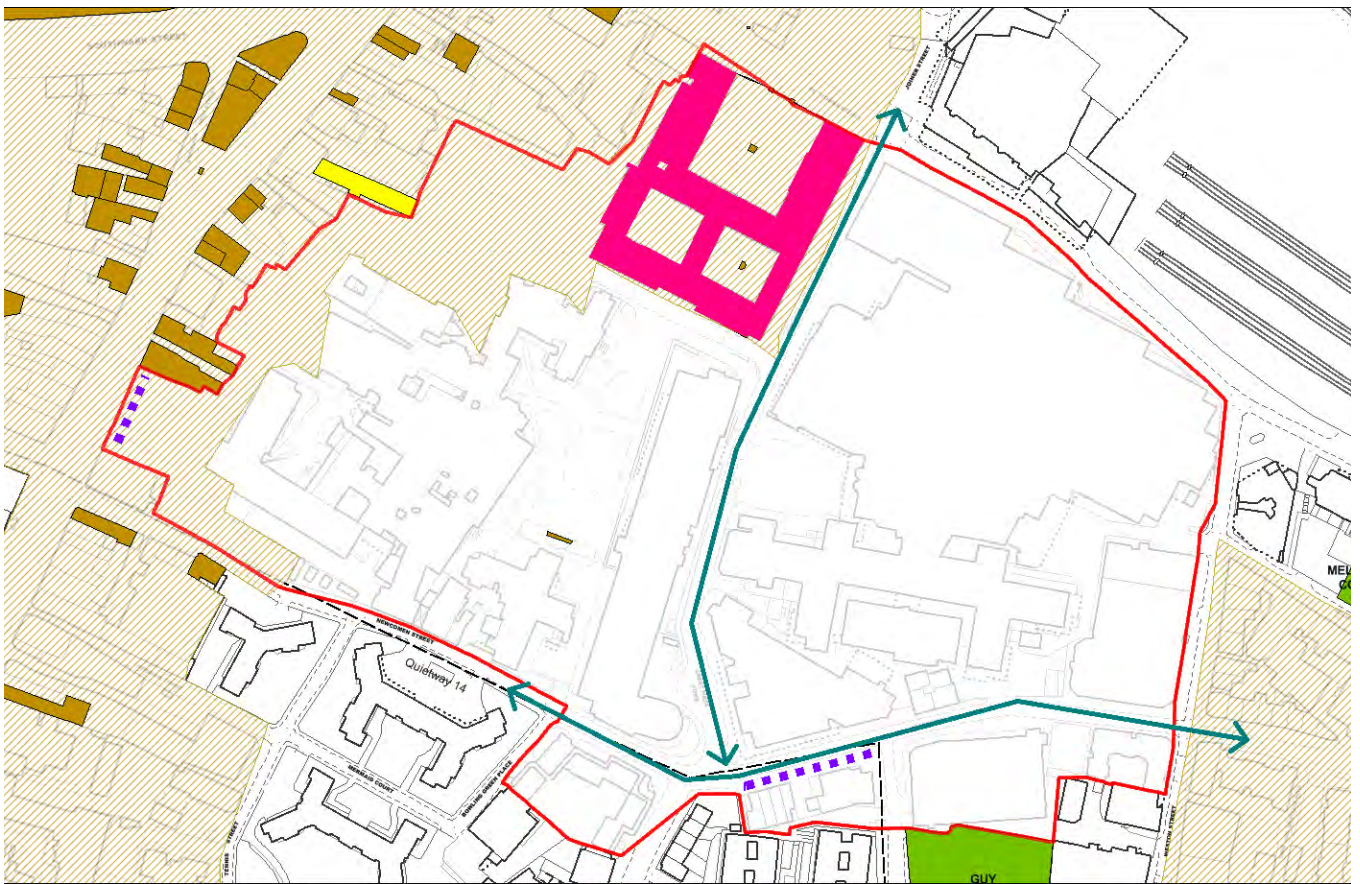
Site Area	<ul style="list-style-type: none"> 15,390 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Light industrial uses (B1c) – 2,553 m² Retail (A1, A2, A3, A4, A5) – 2,041 m²
Indicative residential capacity	<ul style="list-style-type: none"> 45 homes
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Contribute towards the small business cluster, including creative and cultural industries, providing at least the amount of employment floorspace (B use class) currently on the site; and Provide high quality active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at appropriate ground floor locations, and space for small businesses (B use class) in the arches of the railway viaduct. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3) on upper storeys facing Brockwell Park. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide a new link to Half Moon Lane to improve the permeability and legibility of the site.
Design and accessibility guidance	<p>Any redevelopment should intensify and expand of employment uses and footfall to Herne Hill town centre. There may be opportunities for residential development on upper floors facing Brockwell Park on Norwood Road. However, any uplift in floorspace must be sensitive to the setting of Brockwell Park and proposed development should reflect existing building heights. Redevelopment should provide a new pedestrian link to Half Moon Lane from Bath Factory Estate.</p> <p>Development proposals must recognise the sites close proximity to the borough boundary and must consider the setting of heritage assets in Lambeth, in addition to the provisions of policies and site allocations within reasonable proximity as set out in the Lambeth Local Plan.</p>
The site location	
Impacts Listed Buildings or undesignated heritage assets	The site is directly adjacent to Grade II* listed building Half Moon public house and is in proximity of Grade II listed Herne Hill Baptist Church. Heritage assets in Lambeth must be considered such as the ornate cast iron railway viaduct to the south of the site (locally listed in Lambeth).
Impacts a Conservation Area	The sites lies partially within and is surrounded on the east side by Stradella Road Conservation Area and to the west is Brockwell Park, a Registered Landscape and Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No

Impacts an Archaeological Priority Area	No
Impacts an Archaeological Priority Area	No
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Brockwell Park.

London Bridge Sites

The key development opportunity sites in London Bridge are:

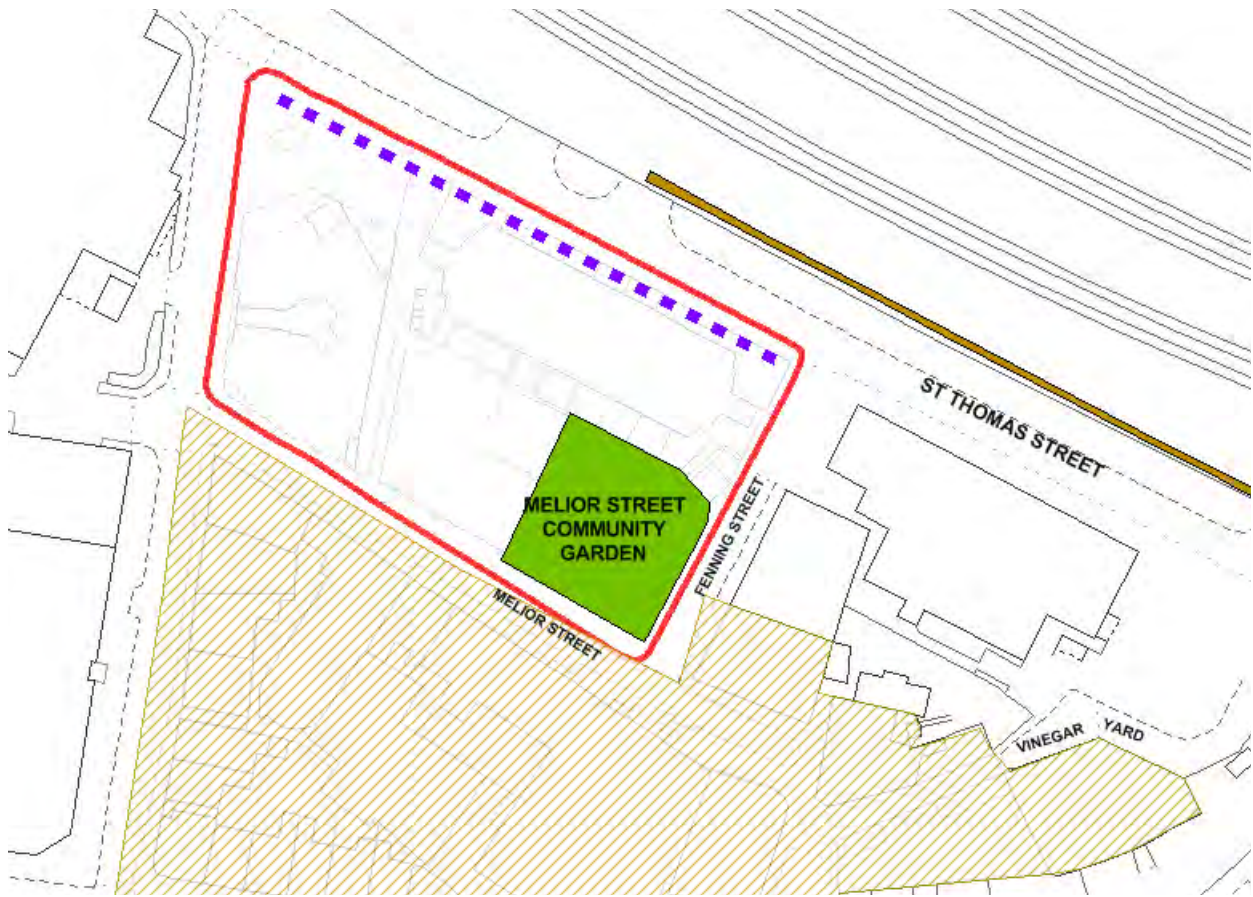
- NSP49: London Bridge Health Cluster
- NSP50: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street
- NSP51: Land between St Thomas Street, Fenning Street, Melior Place, and Snowsfields
- NSP52: Colechurch House, London Bridge Walk



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 80,030 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Health, research and education facilities
Indicative residential capacity	<ul style="list-style-type: none"> 0 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide health, research and education facilities (D1) or otherwise support the functioning of London Bridge Health Cluster; and Improve pedestrian movement and permeability through the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide for the needs of visitors, pedestrians and the surrounding workforce through the provision of ancillary uses, including town centre uses and offices (A1, A2, A3, A4, B1); Provide other ancillary uses which would complement the health cluster (C2, D1); Provide student housing (sui generis) where this is directly linked to nominations from the hospital.
The site location	
Approach to tall buildings	Redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. The scale of any new buildings should step down towards the site boundaries.
Impacts Listed Buildings or undesignated heritage assets	The site contains the Grade II* listed Guys Hospital main building, including wings and chapel, and affects the settings of numerous listed buildings on Borough High Street and St Thomas Street, including the Grade I listed The George Inn. Redevelopment of the site may affect the setting of Grade I listed Southwark Cathedral and the important unlisted building The Shard. All redevelopment should retain and enhance heritage assets within and outside the site allocation.
Impacts a Conservation Area	The site lies partially within the Borough High Street Conservation Area to the west and is adjacent to the Bermondsey Conservation Area to the east.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site partially lies within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul’s Cathedral and Kenwood Viewing Gazebo to St Paul’s Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads. The site contains some of the most important archaeological sites in Southwark relating to the Roman settlement, medieval and post-medieval occupation of the area.

Impacts a Scheduled Ancient Monument	The site contains nationally significant archaeological remains, including the scheduled monument of the Roman boat at New Guy's House.
Is in close proximity to the River Thames	No
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Guy Street Park (Borough Open Land).

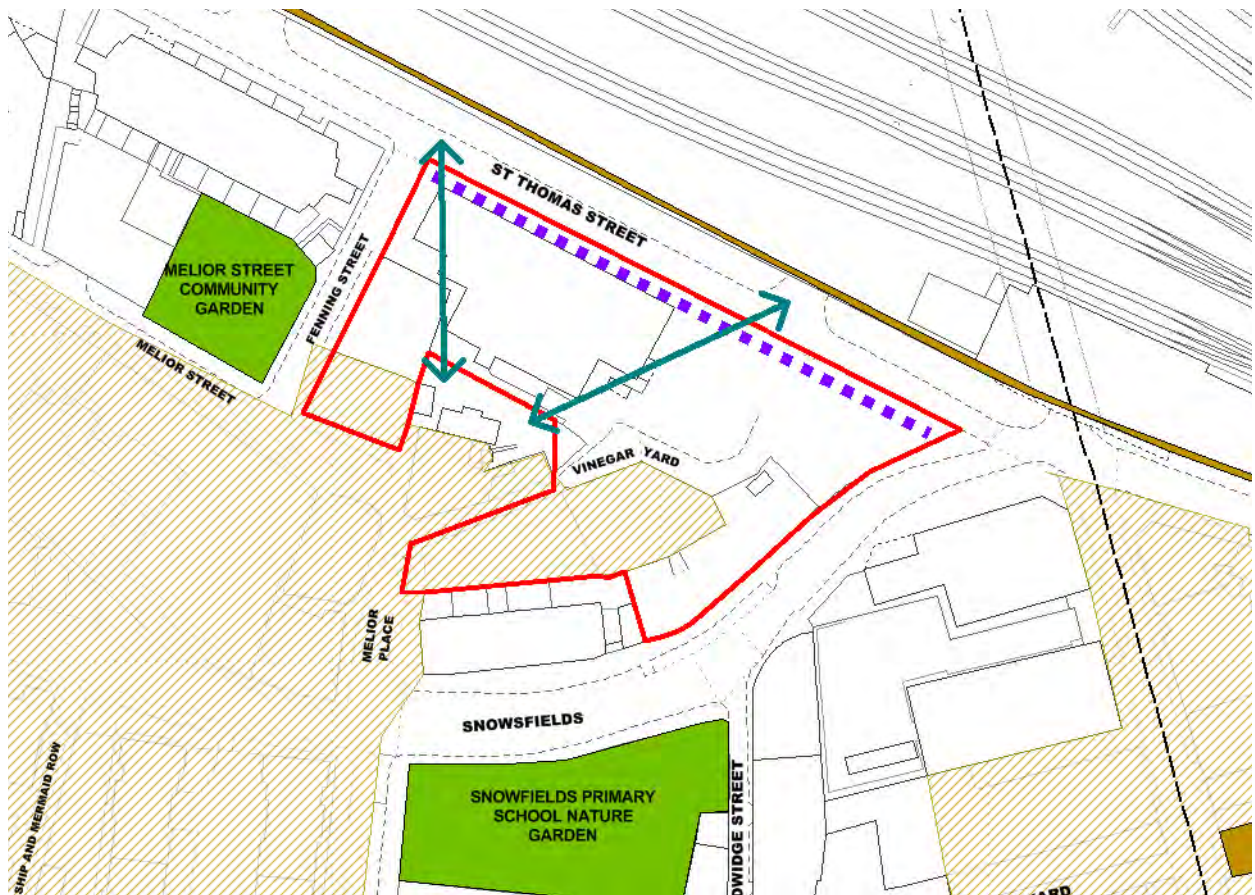


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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,814 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (B1a) - 9,589 m² • Car Parking • University building (D1) - 5,261 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 362 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Planning application 18/AP/0900 is relevant to this site.</p>	
Design and accessibility guidance	<p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide public realm enhancements, to offer spaces for meeting, and informal recreation, to allow visitors to explore and enjoy the area.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.
	Impacts Listed Buildings or undesignated heritage assets	Site is directly adjacent to Grade II listed London Bridge Station and Grade II listed Railway Arches. Proposals for the site should sustain and enhance the setting of these assets and integrate St Thomas Street Boulevard.
	Impacts a Conservation Area	Proposals for the site should be sensitive to the surrounding context, and sustain and enhance the setting of the Bermondsey Street conservation area to the east.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site falls within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul's Cathedral and Kenwood Viewing Gazebo to St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designationsignificant archaeological remains are known within the immediate . The site is located in APA1- North Southwark and Roman Roads. Significant archaeological remains are known within the immediate area.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site contains Melior Street Community Garden (Other Open Space).

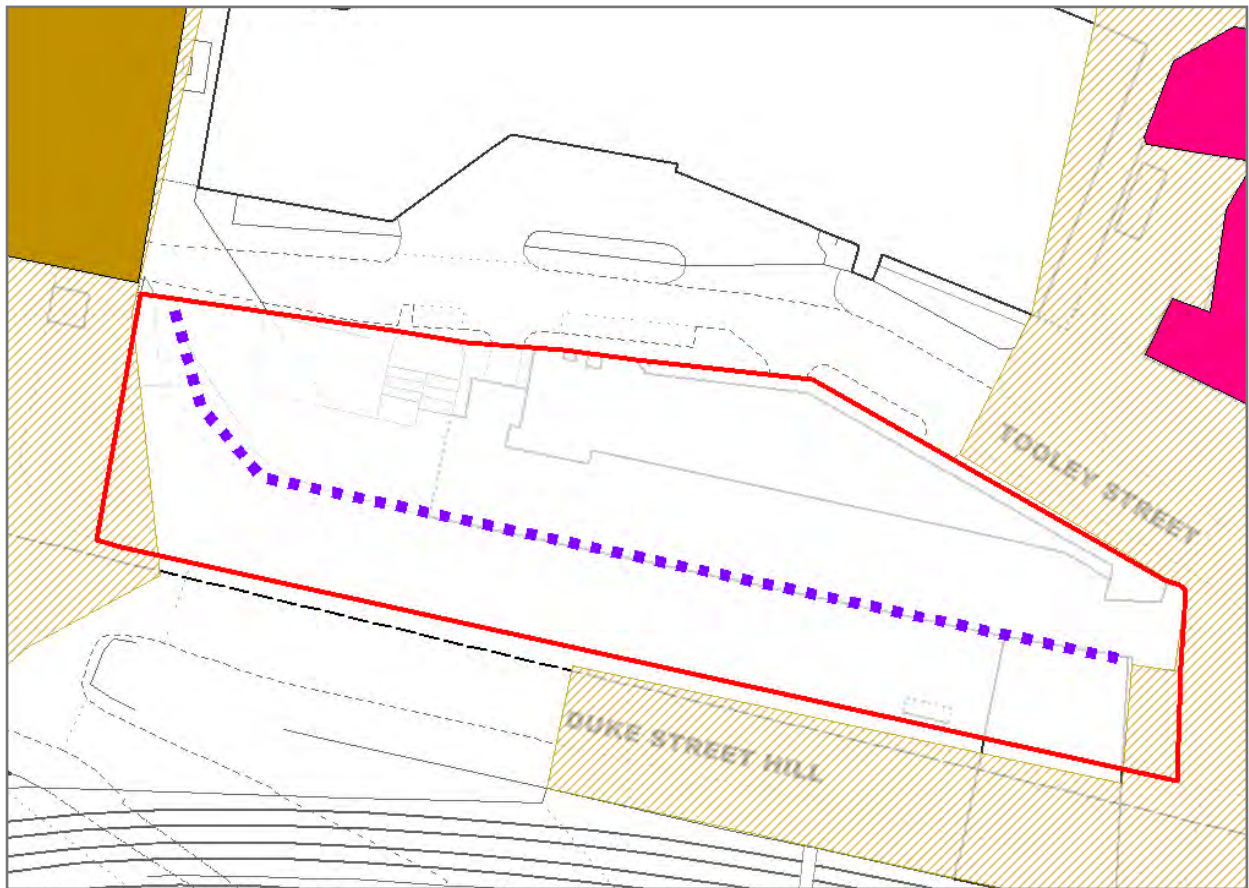
NSP51: Land between St Thomas Street, Fenning Street, Melior Place and Snowfields



- Site Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Opportunity for Active Frontages
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Land
- New Public Open Space

Site Area	<ul style="list-style-type: none"> • 4,033 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Office (temporary) (B1) – 2,691 m² • Light industrial with ancillary office and storage (B1) – 751 m² • Warehouse (vacant) – 1,117 m² <p>(Buildings recently demolished and temporary uses on site)</p>
Indicative residential capacity	<ul style="list-style-type: none"> • 121 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Provide a new north-south green link from Melior Place to St Thomas Street; and • Enhance St Thomas Street by providing high quality public realm and active frontages including town centre uses (A1, A2, A3, A4, D1, D2) at ground floor; and • Provide new open space of at least 15% of the site area. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3).
Design and accessibility guidance	<p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p> <p>Open space will be secured because:</p> <ul style="list-style-type: none"> • London Bridge is deficient in parks and other green space, which the new space will address; and • It will mitigate the pressure from development on existing open space; and • The site is large enough to accommodate a meaningful open space at an achievable level; and • It will enhance the new high street on St Thomas Street; and • It will enhance the setting of the Leather Warehouse and Horseshoe Pub. <p>Any redevelopment should contribute towards an active, new high street between Borough High Street and Bermondsey Street. Any redevelopment should provide new public open space.</p>
The site location	
Approach to tall buildings	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should be towards the west of the site and should not detract from the primacy of The Shard.</p>

Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of the Grade II listed Railway Arches. The site includes an important unlisted building, The Leather Warehouse, which makes a positive contribution to the area. The site is also within the setting of the important unlisted Horseshoe Pub. Redevelopment should enhance the setting of these buildings. Development proposals should retain and enhance the townscape setting provided by key heritage assets and complement local character and distinctiveness. The urban grain and street layout of the surrounding area should be retained.
Impacts a Conservation Area	The site lies partially within the Bermondsey Street Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul’s Cathedral and Kenwood Viewing Gazebo to St Paul’s Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. Significant archaeological remains are known within the immediate area.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	Yes
Impacts a designated open space	The site is in proximity to Melior Street Community Garden (Other Open Space).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

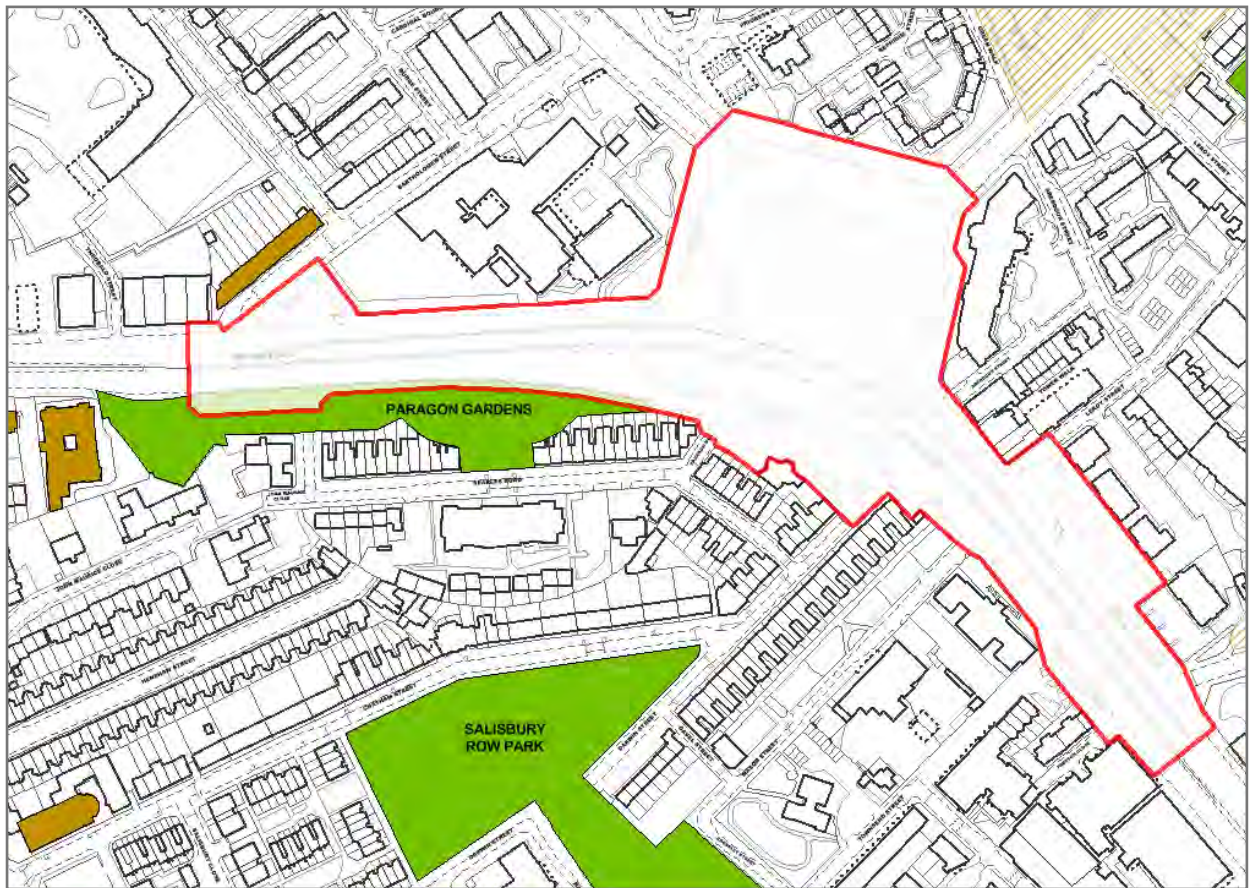
Site Area	14,011 m ²	
Existing uses (GEA)	Town centre uses (A1, A2, A3, A4, B1) 12,674 m ²	
Indicative residential capacity	<ul style="list-style-type: none"> • 0 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site or provide at least 50% of the development as employment floorspace, whichever is greater; and • Contribute to a vibrant pedestrian area with town centre uses (A1, A2, A3, A4, D1, D2) which create an active street frontage; and • Provide a high quality pedestrian environment which links to London Bridge and the Thames Path; and • Provide ground floor active frontages on Duke Street Hill, including town centre uses (A1, A2, A3, A4, D1, D2). 	
Design and accessibility guidance	<p>Southwark needs to accommodate significant growth for offices and other workspaces which are growing in demand contributing to the central London economy and status as a world city. Sites that are within the Central Activities Zone are most in demand for delivery of offices and will be required to contribute to this growth by providing an increase in the amount of employment floorspace.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should not detract from the primacy of The Shard. Redevelopment must be sensitive to the Thames Policy Area, where building heights should be lower in closer proximity to the River Thames.
	Impacts Listed Buildings or undesignated heritage assets	The site is within the settings of a number of listed buildings including Grade II* listed St Olaf House and Grade II listed London Bridge Hospital. Redevelopment has the potential to affect the setting of Grade I listed Southwark Cathedral and the important unlisted landmark The Shard.
	Impacts a Conservation Area	The site lies between the Borough High Street and Tooley Street Conservation Areas.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	<p>The site lies within the river prospect Borough View from Kings Stairs Gardens to Tower Bridge.</p> <p>The site lies within the Background Assessment Areas of LVMF views 3A.1 and 2A.1 – Parliament Hill Summit to St Paul’s Cathedral and Kenwood Viewing Gazebo to St Paul’s Cathedral.</p>
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Road. Very significant archaeological remains are known from the area, as the site is on the approach to the medieval ‘Old London Bridge.’ The site has the potential to contain some of the most important archaeology of Southwark from a range of periods, including high status Roman occupation and riparian evidence.
Impacts a Scheduled Ancient Monument	The site is in close proximity to the remains of Winchester Palace, Clink Street and waterfront.
Is in close proximity to the River Thames	Yes, the site is within Thames Policy Area.
Is in a Town Centre	London Bridge District Town Centre
Is in an Opportunity Area	Bankside, Borough and London Bridge Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

Old Kent Road Sites

Detailed development opportunities in Old Kent Road will be set out in the Old Kent Road Area Action Plan. The key development opportunity sites in Old Kent Road are:

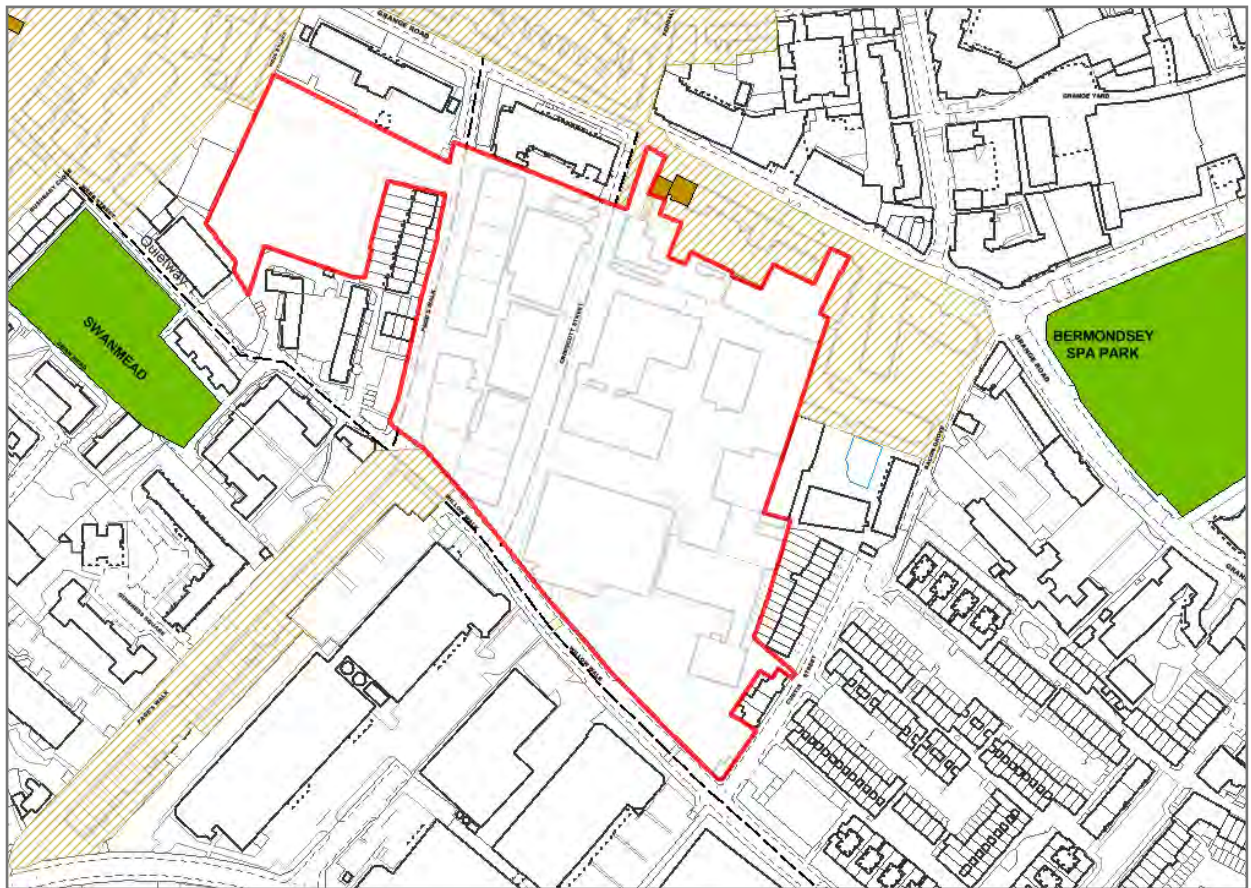
- NSP53: Bricklayers Arms
- NSP54: Crimscott Street and Pages Walk
- NSP55: Mandela Way
- NSP56: 107 Dunton Road (Tesco store and car park) and Southernwood Retail Park
- NSP57: Salisbury estate car park
- NSP58: 96-120 Old Kent Road (Lidl store)
- NSP59: Former petrol filling station, 233-247 Old Kent Road
- NSP60: Kinglake Street Garages
- NSP61: 4/12 Albany Road
- NSP62: Former Southern Railway Stables
- NSP63: Land bounded by Glengall Road, Latona Road and Old Kent Road
- NSP64: Marlborough Grove and St James's Road
- NSP65: Sandgate Street and Verney Road
- NSP66: Devon Street and Sylvan Grove
- NSP67: Hatcham Road, Penarth Street and Ilderton Road
- NSP68: 760 and 812 Old Kent Road (Toysrus store) and 840 Old Kent Road (Aldi store)
- NSP69: 684-698 Old Kent Road (Kwikfit garage)
- NSP70: 636 Old Kent Road



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 4,011 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Highway (flyover and roundabout, pedestrian and cycle ways, green space and public space) 	
Indicative residential capacity	<ul style="list-style-type: none"> • Unknown 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Reconfigure this busy junction, potentially removing the flyover, to enable the introduction of new street frontages and reduce severance caused by the current road layout; and • Take opportunities to integrate any reconfigured layout into the existing grain and network of routes around the junction whilst avoiding any adverse impact on the surrounding local highway network; and • Avoid adverse impacts on bus services such as increased journey times, reduced reliability or broken links. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide retail (A1, A2, A3, A4); • Provide employment (B use class); • Provide community uses (D use class). <p>The site has the potential to host a new underground station as part of the Bakerloo Line Extension.</p>	
Design and accessibility guidance	<p>There are significant opportunities for built development to create a new piece of townscape which stitches the site back into the city. The redevelopment of Bricklayers Arms should improve permeability for people walking and cycling and reduce severance created by the existing junction layout and the flyover. This should provide a high quality pedestrian environment and improved landscaping, maximising the opportunity to retain good quality trees. Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings at Bricklayers Arms should preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park and the London panorama of St Paul's Cathedral from One Tree Hill.</p>

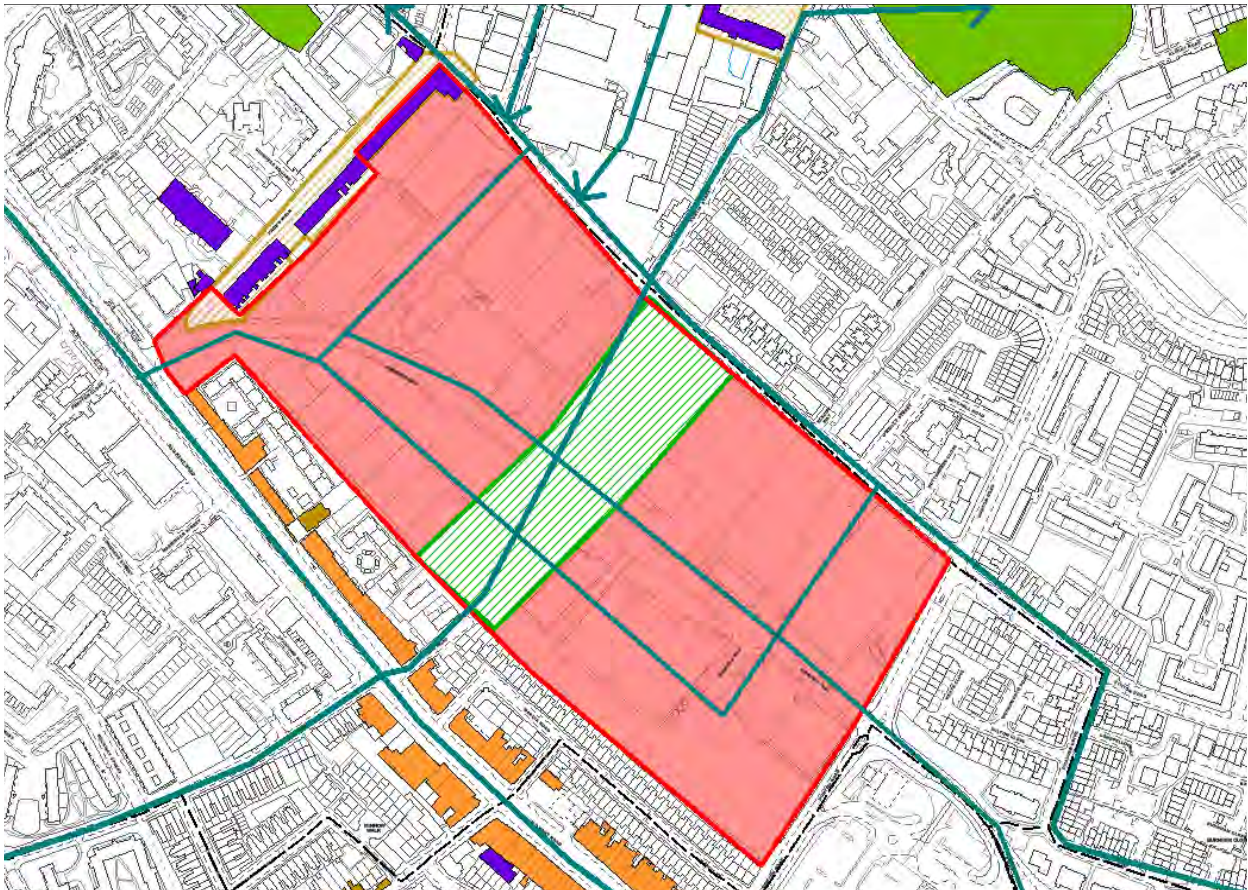
Impacts Listed Buildings or undesignated heritage assets	The site should improve the settings of Paragon Gardens and Grade II listed Driscoll House.
Impacts a Conservation Area	The site is within proximity of Bermondsey Street and Page's Walk Conservation Areas.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Part of the site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster. Part of the site lies within the Borough View of St Paul's Cathedral from One Tree Hill.
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads. A strategy for archaeological investigation and mitigation is required for this site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Paragon Gardens (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 37,660 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses) - 6,712m² • Churches (D class uses) – 315m² (Excludes London Square Bermondsey development currently under construction) 	
Indicative residential capacity	<ul style="list-style-type: none"> • 760 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of employment floorspace (B use class) currently on the site; and • Provide community uses including gallery space/artists studios (D use class). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide retail (A1, A2, A3, A4). <p>Planning applications 12/AP/2702, 15/AP/2474, 17/AP/3170 and 19/AP/1286 are relevant to this site.</p>	
Design and accessibility guidance	<p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
Impacts Listed Buildings or undesignated heritage assets	<p>The site includes part of Grade II listed buildings 44 and 45 Grange Road.</p>	
Impacts a Conservation Area	<p>The site is not within a conservation area but development should enhance the setting of the Pages Walk and Bermondsey Street Conservation Areas.</p>	
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	<p>Part of the site lies within the Background Assessment Area of LVMF view 3A.1 from the Kenwood viewing gazebo to St Paul's Cathedral. Part of the site falls within the Borough View of St Paul's Cathedral from Nunhead Cemetery.</p>	

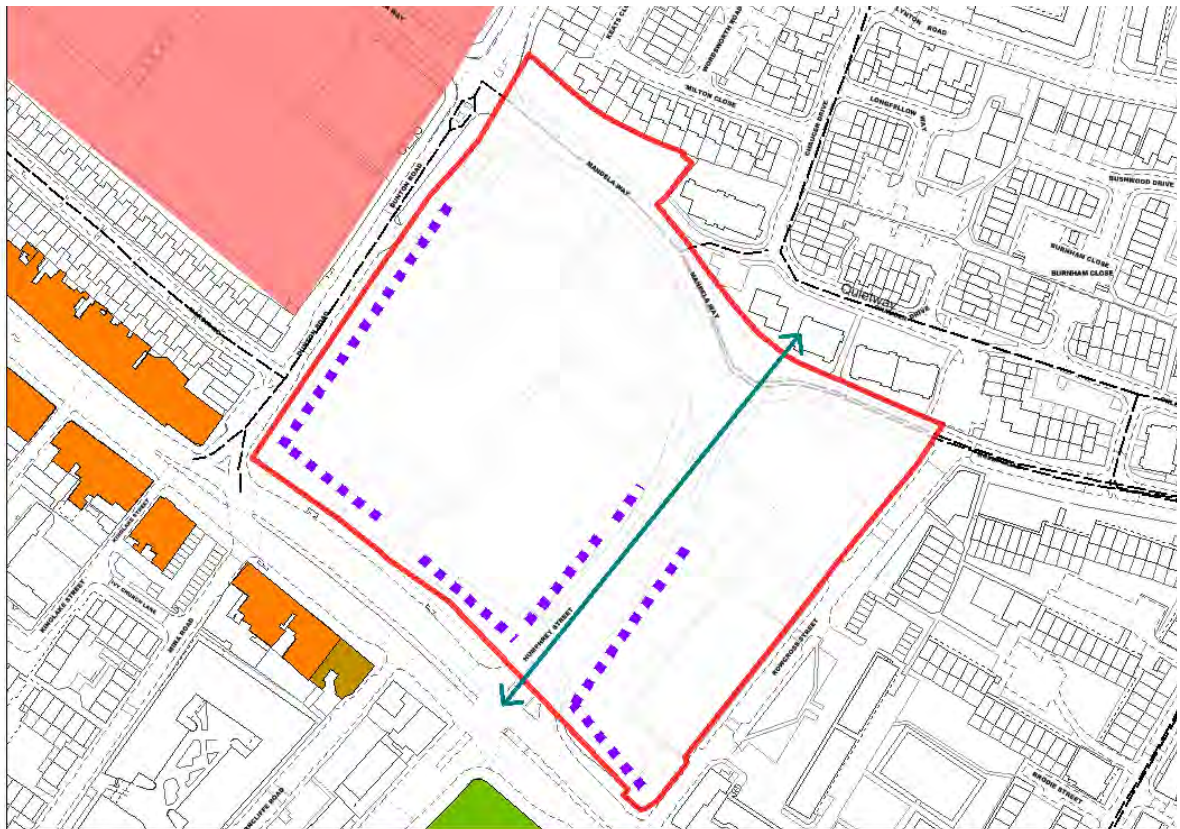
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. A strategy for archaeological investigation and mitigation is required for this site.
Impacts a Scheduled Ancient Monument	The site is in proximity of the Bermondsey Abbey Buildings.
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Locations |
| Cycleways | Public Open Space |
| | Proposed Public Open Space |

Site Area	<ul style="list-style-type: none"> • 120,400 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses) – 74,355 m² • Car parks and servicing 	
Indicative residential capacity	<ul style="list-style-type: none"> • 1,955 - 2,200 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of employment floorspace (B use class) currently on the site; and • Provide industrial uses (B1c or B8 use class); and • Provide community uses (D use class); and • Provide strategic public open space; and • Create a new link from Hendre Way to Quietway 1 on Willow Walk. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide retail (A1, A2, A3, A4). 	
Design and accessibility guidance	<p>The site falls within the Old Kent Road Opportunity Area and is a Locally Significant Industrial Site. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park.
	Impacts Listed Buildings or undesignated heritage assets	The site should enhance the setting of Grade II listed building The White House.
	Impacts a Conservation Area	The site partially lies within the Page's Walk Conservation Area and should enhance its setting.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Much of the site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster. Much of the site falls within the Borough Views of St Paul's Cathedral from Nunhead Cemetery and One Tree Hill.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads. A strategy for archaeological investigation and mitigation is required.
Impacts a Scheduled Ancient Monument	The site is in proximity of the Bermondsey Abbey Buildings.
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 40,590 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Retail (A class uses) – 10,811 m² Retail car parks
Indicative residential capacity	<ul style="list-style-type: none"> 1,240 - 1,600 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3); and Provide at least the amount of retail floorspace currently on the site (A1, A2, A3, A4); and Provide community uses (D use class); and Provide public open space to support a connection to Burgess Park. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide employment uses (B use class). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide new visitor accommodation (C1). <p>The site has the potential to host a new underground station as part of the Bakerloo Line extension. The station, tunnelling and worksite requirements will need to be incorporated into the site design and phasing.</p> <p>Planning application 18/AP/3551 is relevant to this site.</p>
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>
The site location	
Approach to tall buildings	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape. Taller buildings should preserve the outstanding universal value of the Palace of Westminster world heritage site in views from the Serpentine Bridge in Hyde Park.</p>
Impacts Listed Buildings or undesignated heritage assets	<p>The site is in close proximity of the Grade II listed Former Fire Station.</p>

Impacts a Conservation Area	The site is in close proximity of the Cobourg Road Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Part of the site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster. Part of the site lies within the Borough View of St Paul's Cathedral from Nunhead Cemetery.
Impacts an Archaeological Priority Area	Tier 1 APA designation. Located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is opposite the entrance to Burgess Park (Metropolitan Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 1,037 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Car Park 	
Indicative residential capacity	<ul style="list-style-type: none"> 26 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide community uses (D use class). <p>Planning application 19/AP/1506 is relevant to this site.</p>	
Design and accessibility guidance	<p>The site is located in a residential area and residential development is appropriate.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to Grade II listed Lady Margaret Church.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster and LVMF view 1A.2 Alexandra Palace viewing terrace to St Paul's Cathedral.
	Impacts an Archaeological Priority Area	No

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 5,374 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Retail (A class uses) – 1,392 m² • Retail car park • Church (D class use) - 2,431 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 140 - 180 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of retail floorspace currently on the site (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class); • Provide employment uses (B use classes). 	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
	The site location	
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site contains a building of architectural and historic merit.
	Impacts a Conservation Area	No

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster. The site falls within the Borough View of St Paul's Cathedral from One Tree Hill.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 870 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Hand car wash (sui generis) 	
Indicative residential capacity	<ul style="list-style-type: none"> 24 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3); and Provide retail (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide community uses (D use class). <p>Planning application 18/AP/0928 is relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to some buildings of architectural and historic merit.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster. Part of the site falls within the Borough View of St Paul's Cathedral One Tree Hill and adjacent to the Borough View of St Paul's Cathedral from One Tree Hill.

Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 750 m² 								
Existing uses (GEA)	<ul style="list-style-type: none"> Car park 								
Indicative residential capacity	<ul style="list-style-type: none"> 21 homes 								
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3); and Provide retail (A1, A2, A3, A4) on Old Kent Road frontage. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide community uses (D use class). <p>Planning application 16/AP/4589 is relevant to this site.</p>								
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>								
	The site location								
	<table border="1"> <tr> <td style="background-color: #00728f; color: white;">Impacts Listed Buildings or undesignated heritage assets</td> <td>The site is adjacent to some buildings of townscape merit.</td> </tr> <tr> <td style="background-color: #00728f; color: white;">Impacts a Conservation Area</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="background-color: #00728f; color: white;">Impacts a distinctive Borough View or London View Management Framework View (LVMF)</td> <td>Part of the site falls within the Borough View of St Paul's Cathedral from Nunhead Cemetery and is adjacent to the Borough View of St Paul's Cathedral from One Tree Hill.</td> </tr> <tr> <td style="background-color: #00728f; color: white;">Impacts an Archaeological Priority Area</td> <td>Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads</td> </tr> </table>	Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to some buildings of townscape merit.	Impacts a Conservation Area	No	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Part of the site falls within the Borough View of St Paul's Cathedral from Nunhead Cemetery and is adjacent to the Borough View of St Paul's Cathedral from One Tree Hill.	Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads
Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to some buildings of townscape merit.								
Impacts a Conservation Area	No								
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Part of the site falls within the Borough View of St Paul's Cathedral from Nunhead Cemetery and is adjacent to the Borough View of St Paul's Cathedral from One Tree Hill.								
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads								

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



- Site Boundary
- Improved connectivity for pedestrians and cyclists
- Conservation Area
- Open Spaces
- Grade I Listed Building
- Buildings of architectural and historic merit
- Grade II Listed Building
- Buildings of townscape merit
- Grade II* Listed Building
- Locally Significant Industrial Sites
- Opportunity for Active Frontages
- Strategic Protected Industrial Land
- Cycleways
- New Public Open Space

Site Area	<ul style="list-style-type: none"> • 1,080 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B uses) – 238 m² • Car park • Hand car wash (sui generis) – 101 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 24 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the amount of floorspace (B use class) currently on the site; and • Provide retail (A1, A2, A3, A4) on Old Kent Road frontage. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class). 	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is in close proximity of the Grade II listed former Fire Station on Shorncliffe Road. The unlisted Thomas A. Beckett Pub adjacent to the site is of architectural and historic interest.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Borough View of St Paul's Cathedral from Nunhead Cemetery.

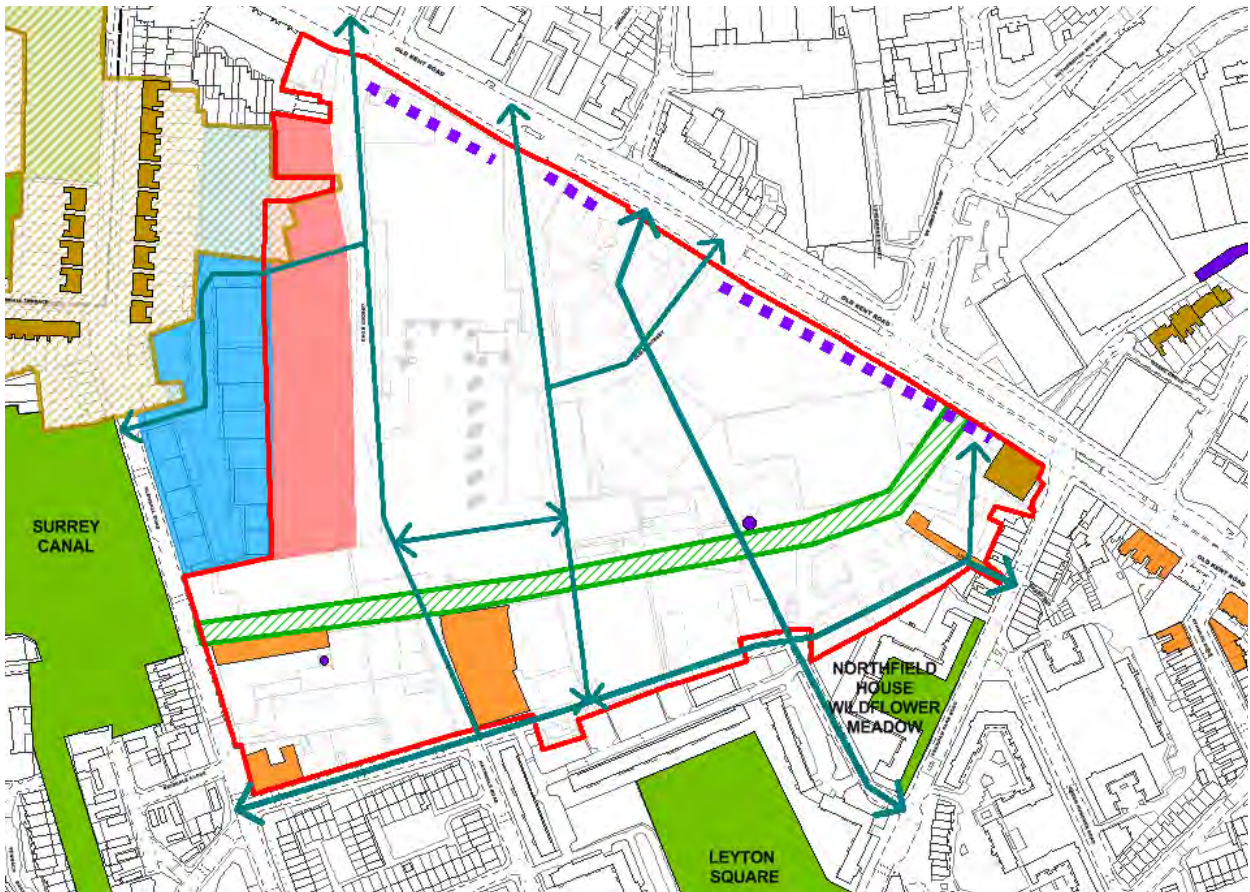
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road North District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity of the entrance to Burgess Park (Metropolitan Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 6,248 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses) – 384m² • Stables – 1,193 m² • Paddock • Car park 	
Indicative residential capacity	<ul style="list-style-type: none"> • 103 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of floorspace (B use class) currently on the site; and • Provide public open space. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class). 	
Design and accessibility guidance	<p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The unlisted former Southern Railway Stables, horse hospital and the forge are identified as buildings of architectural and historic interest and are subject to an Article 4 Direction. The stables, the horse hospital and the forge should be retained or repurposed for employment uses. The site is in proximity to the Grade II listed Phoenix Primary School.
	Impacts a Conservation Area	No

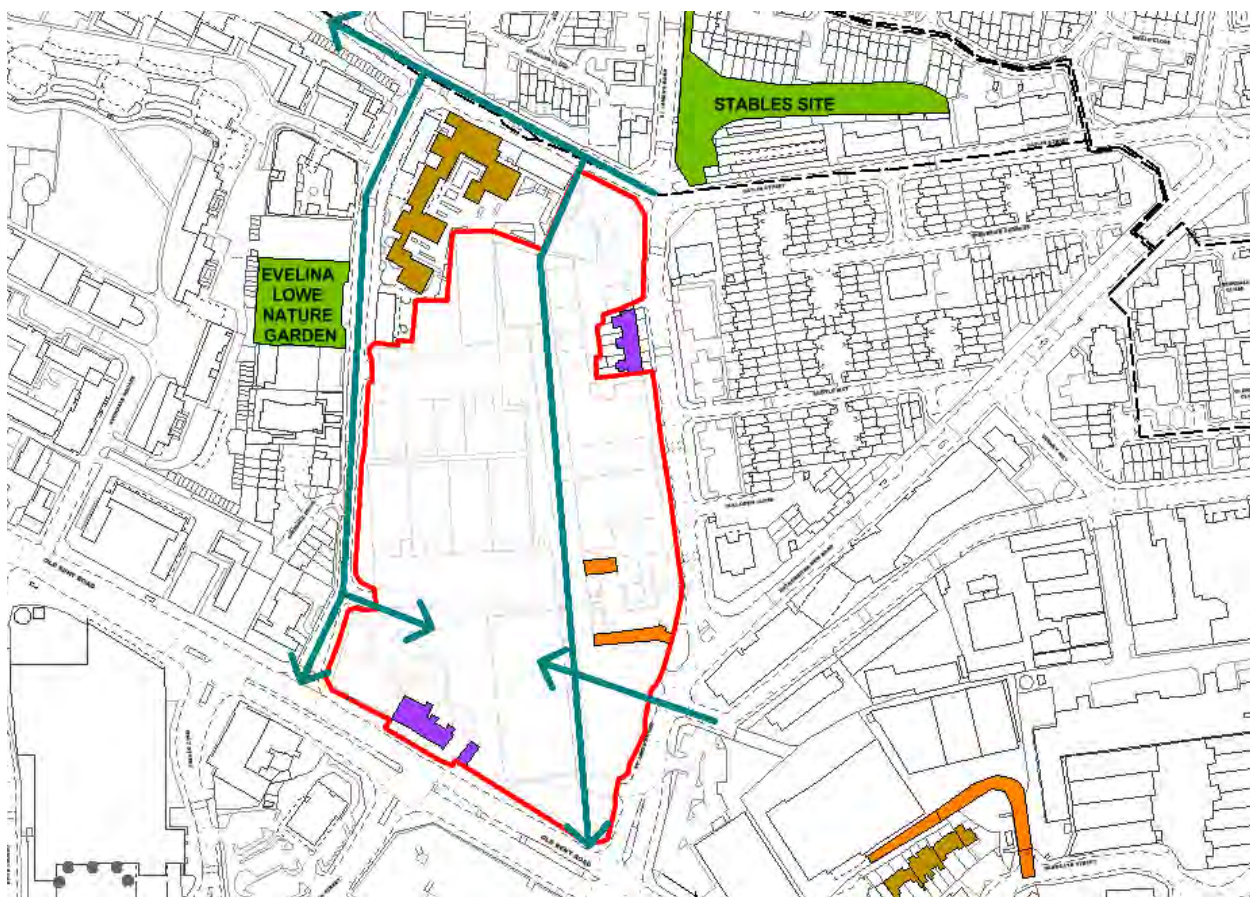
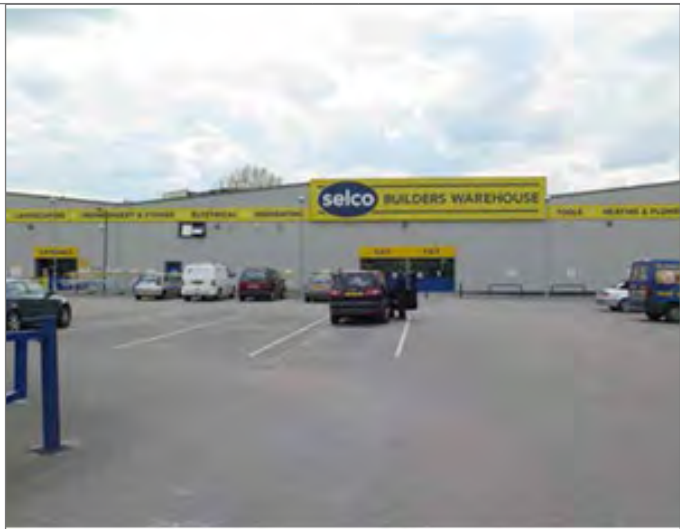
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site includes land designated as Other Open Space but is not currently publicly accessible. The site should provide a new publically accessible open space.



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 111,250 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses) – 41,234m² • Retail (A class uses) – 15,639 m² • Churches and other D class uses – 7,672 m² • Retail car parks • Service yards 	
Indicative residential capacity	<ul style="list-style-type: none"> • 4200 – 4800 homes 	
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage; and • Provide community uses and cultural uses (D use class); and • Provide at least the amount of floorspace (B use class) currently on the site; and • Activate frontages on Old Kent Road (A1, A2, A3, A4, B1, D1 uses); and • Provide strategic public open space including the Surrey Canal Linear Park. <p>Redevelopment of the part of the site designated as a Locally Significant Industrial Site (west of Ossory Road) as identified on the site map must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide industrial uses (B1c or B8 use class). <p>Planning applications 17/AP/2773, 17/AP/2952, 17/AP/4596, 17/AP/4612, 18/AP/3246 18/AP/4003, 18/AP/0564, 20/AP/0039 and 18/AP/3284 are relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Part of the site (west of Ossory Road) is designated as a Locally Strategic Industrial Site. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site includes the Grade II listed mural depicting the history of Old Kent Road and is in proximity of Grade II listed buildings on Glengall Road. The site contains buildings and features of townscape merit and two chimneys of historic interest.

Impacts a Conservation Area	Development should enhance the setting of the adjacent Glengall Road Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The western part of the site lies within the Borough View of St Paul's Cathedral from One Tree Hill.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road South District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Burgess Park and Surrey Canal (Metropolitan Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 39,600 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses) – 14,296 m² • Retail (A class uses) – 3,709 m² • Car parks • Service yards 	
Indicative residential capacity	<ul style="list-style-type: none"> • 1,012-1,200 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage; and • Provide community uses (D use class); and • Provide at least the amount of employment uses (B use class) currently on the site; and • Provide public open space. <p>Planning applications 18/AP/0156 is relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is in close proximity to the Grade II listed Evelina Lowe School. The site contains buildings of townscape merit and buildings of architectural and historic interest.
	Impacts a Conservation Area	No

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Part of the site is within the Old Kent Road South District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Evelina Lowe Nature Garden (Other Open Space).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Locations |
| Cycleways | Public Open Space |
| | Proposed Public Open Space |

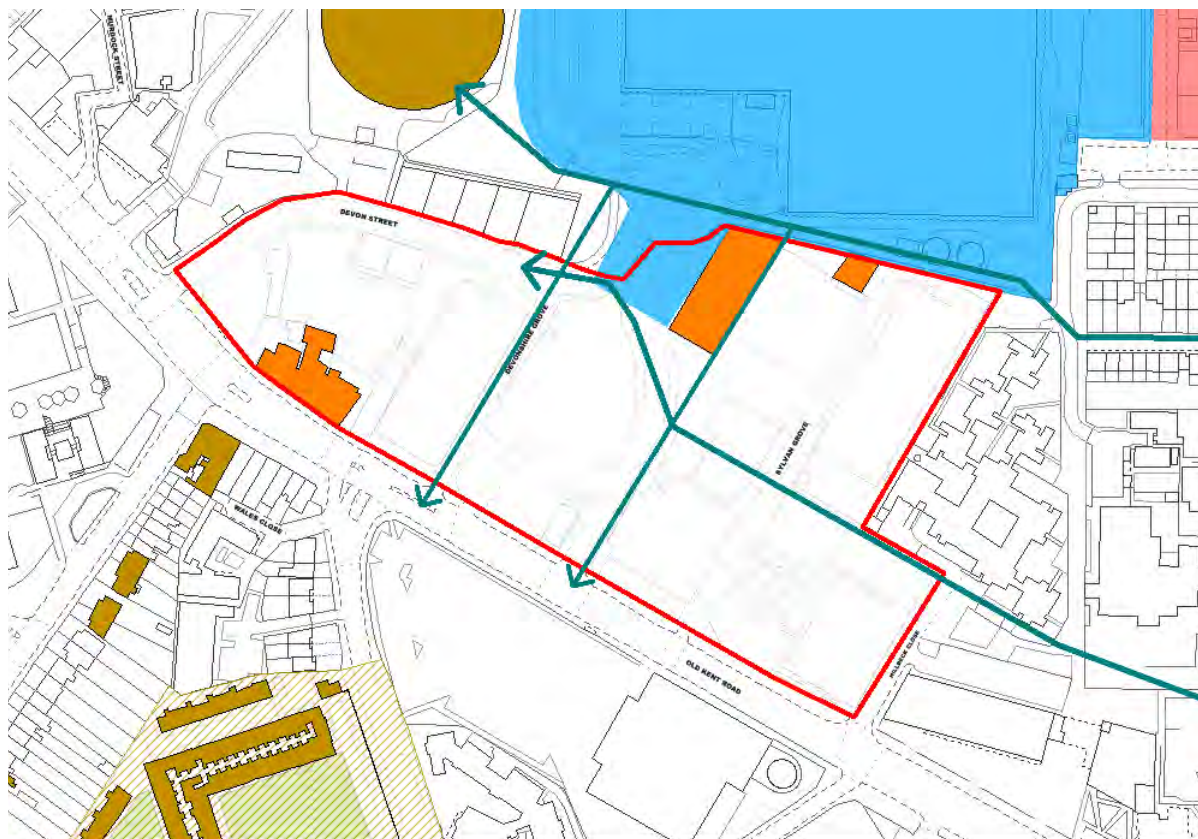
Site Area	<ul style="list-style-type: none"> • 127,600 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses)– 56,401 m² • Retail (A class uses) – 6,290 m² • Churches and other D class uses – 4,510 m² • Retail car parks • Service yards • Gasholder no.13 	
Indicative residential capacity	<ul style="list-style-type: none"> • 3,680 – 5,300 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide the same amount of retail floorspace currently on the site (A1, A2, A3, A4) and activate the Old Kent Road frontage; and • Provide community uses (D use class); and • Provide a secondary school; and • Provide a sports hall; and • Provide the same amount of employment floorspace currently on the site (B use class); and • Provide public open space including the Surrey Canal Linear Park. <p>Planning applications 16/AP/5235, 17/AP/4508, 18/AP/0897, 18/AP/0196 and 18/AP/2895, 19/AP/1710 are relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site includes Grade II listed buildings Canal Grove Cottages and the Grade II listed Gasholder no.13 from the former gasworks. The site contains buildings and features of townscape merit.
	Impacts a Conservation Area	No

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. This site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Part of the site lies within the Old Kent Road South District Town Centre.
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No

NSP66: Devon Street and Sylvan Grove



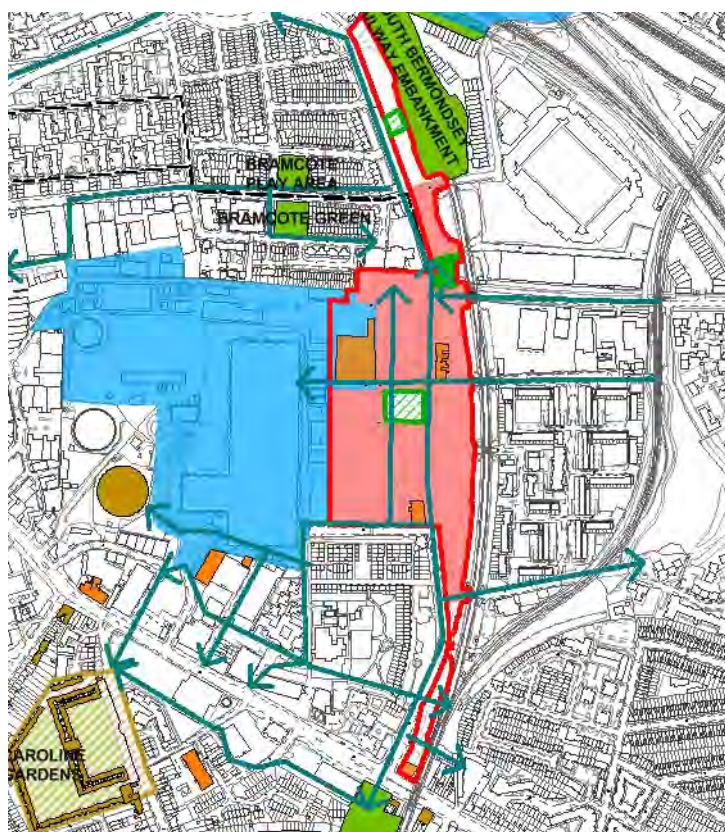
Old Kent Road



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 44,170 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses) – 7,559 m² • Retail (A class uses) – 5,724 m² • Churches (D class uses) – 787 m² • Car parks and service yards 	
Indicative residential capacity	<ul style="list-style-type: none"> • 740 - 1,500 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide community uses (D use class); and • Provide retail (A1, A2, A3, A4) on the Old Kent Road frontage; and • Provide at least the amount of employment floorspace currently on the site (B use class); and • Provide a new access road into the IWMF; and • Provide public open space. <p>Planning application 15/AP/1330 and 19/AP/1239 are relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site contains buildings of townscape merit.
	Impacts a Conservation Area	The site is in proximity to the Caroline Gardens Conservation Area.

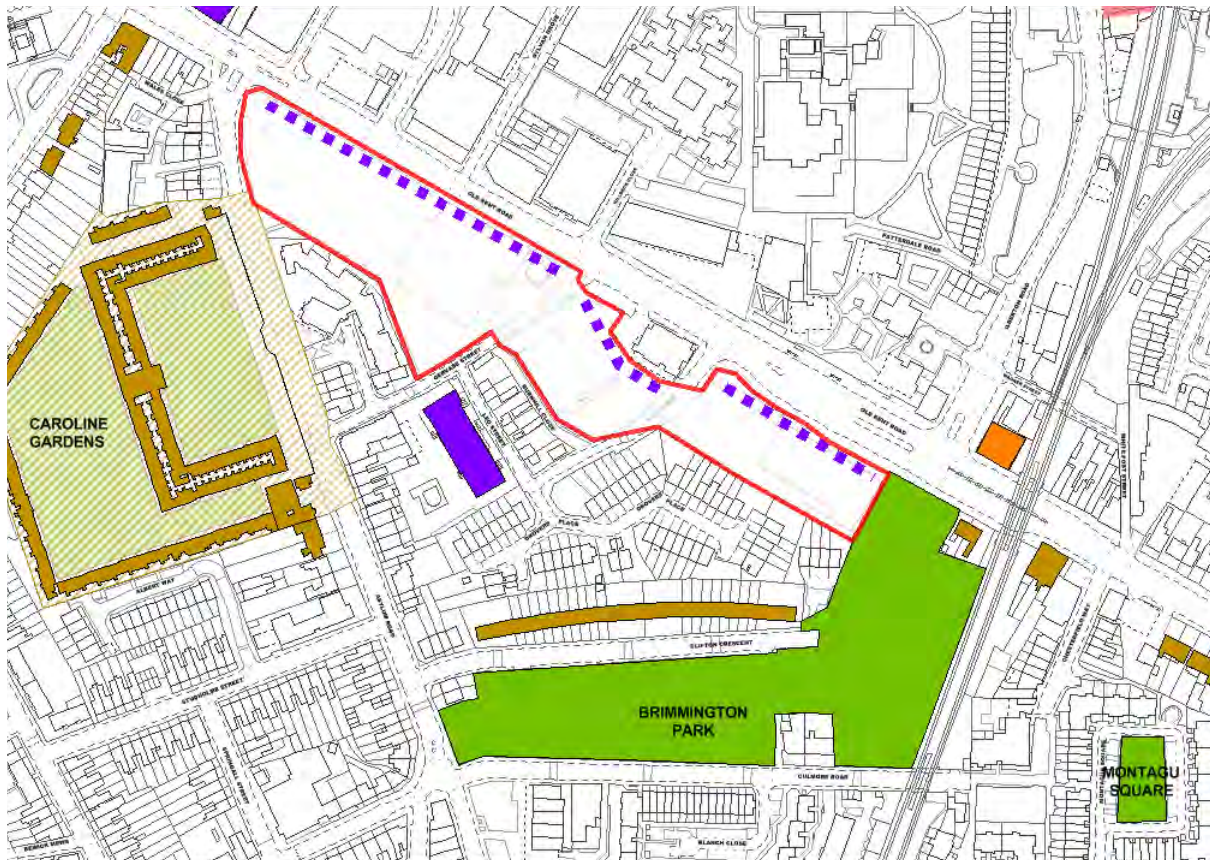
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. This site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Part of the site lies within the Old Kent Road South District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Locations |
| Cycleways | Public Open Space |
| | Proposed Public Open Space |

Site Area	<ul style="list-style-type: none"> • 66,840 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment (B class uses)– 39,887 m² • Retail (A class uses) – 636 m² • Churches (D class uses) – 7,599 m² • Service yards and car parks 	
Indicative residential capacity	<ul style="list-style-type: none"> • 1,460 - 2,200 homes 	
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide the same amount of employment floorspace currently on the site (B use class); and • Provide industrial uses (B1c or B8 use class); and • Provide public open space. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide retail (A1, A2, A3, A4); • Provide community and education uses (D use class). <p>Planning application 16/AP/2436, 16/AP/1092, 17/AP/3757, 17/AP/4546, 17/AP/4649, 17/AP/4819, 18/AP/1049, 18/AP/2497, 18/AP/2761 and 19/AP/1773 are relevant to this site.</p>	
Design and accessibility guidance	<p>The site falls within the Old Kent Road Opportunity Area and is partially a Locally Significant Industrial Site. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of land to the east of Ilderton Road could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site contains some buildings of townscape merit and buildings of architectural and historic interest.
	Impacts a Conservation Area	No

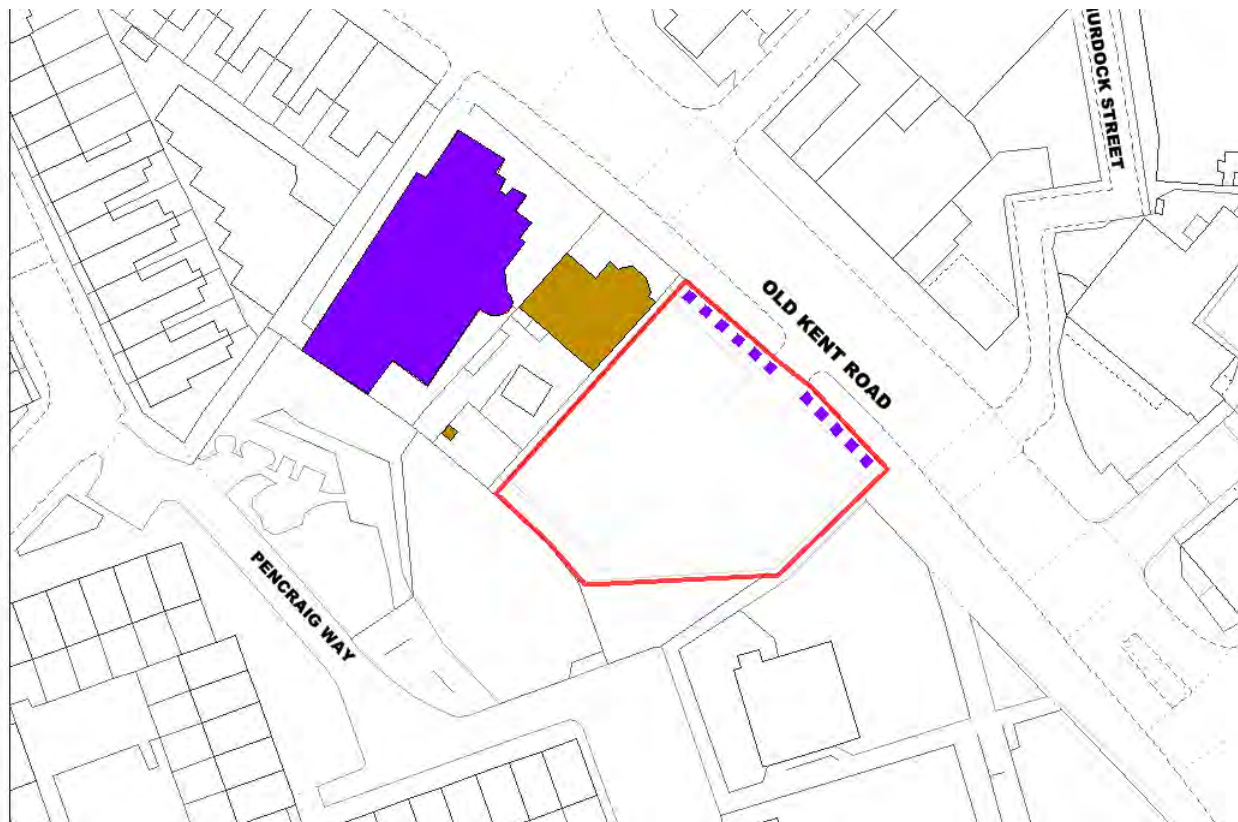
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	The part of the site on the Old Kent Road frontage lies within the Old Kent Road South District Town Centre.
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to South Bermondsey Railway Embankments (Borough Open Land) at the north end of the site.



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 14,500 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Retail (A class uses) – 5,764 m² • Retail car parks 	
Indicative residential capacity	<ul style="list-style-type: none"> • 1,000 homes 	
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide at least the same amount of retail floorspace currently on the site (A1, A2, A3, A4). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide community uses (D use class); • Provide employment uses (B use class). <p>The site has the potential to host a new underground station as part of the Bakerloo Line extension. The station, tunnelling and worksite requirements will need to be incorporated into the site design.</p> <p>Planning application 19/AP/1322 is relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is within proximity of the Grade II listed Licensed Victuallers Benevolent Institution (Caroline Gardens).
	Impacts a Conservation Area	The site is in close proximity of the Caroline Gardens Conservation Area.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road South District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Brimington Park (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 1,500 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Car service centre (sui generis) – 590 m² • Car park and servicing 	
Indicative residential capacity	<ul style="list-style-type: none"> • 65 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail (A1, A2, A3, A4) or employment uses (B use class) of at least the same amount of floorspace of sui generis uses currently on the site. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class); • Provide employment uses (B use class). 	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
	The site location	
	Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to the Grade II listed Camberwell Public Library and Livesey Museum.
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
	Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road South District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 900 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Car service centre (sui generis) - 651 m² • Retail car park 	
Indicative residential capacity	<ul style="list-style-type: none"> • 42 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide retail (A1, A2, A3, A4). <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide community uses (D use class). <p>Planning application 17/AP/1646 is relevant to this site.</p>	
Design and accessibility guidance	<p>Development should reinforce the high street and provide a new part of the town centre.</p> <p>The site falls within the Old Kent Road Opportunity Area. Further details regarding development of this area will be provided through the Old Kent Road Area Action Plan. Development in the opportunity area will need to demonstrate that the site responds positively to the objectives of the AAP and provides the appropriate facilities for health care, education and leisure facilities as well as community, energy and transport infrastructure.</p>	
The site location		
Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to some buildings of townscape merit.	
Impacts a Conservation Area	No	
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No	
Impacts an Archaeological Priority Area	Tier 1 APA designation. This site is located in APA1 - North Southwark and Roman Roads.	

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Old Kent Road South District Town Centre
Is in an Opportunity Area	Old Kent Road Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No

Peckham Sites

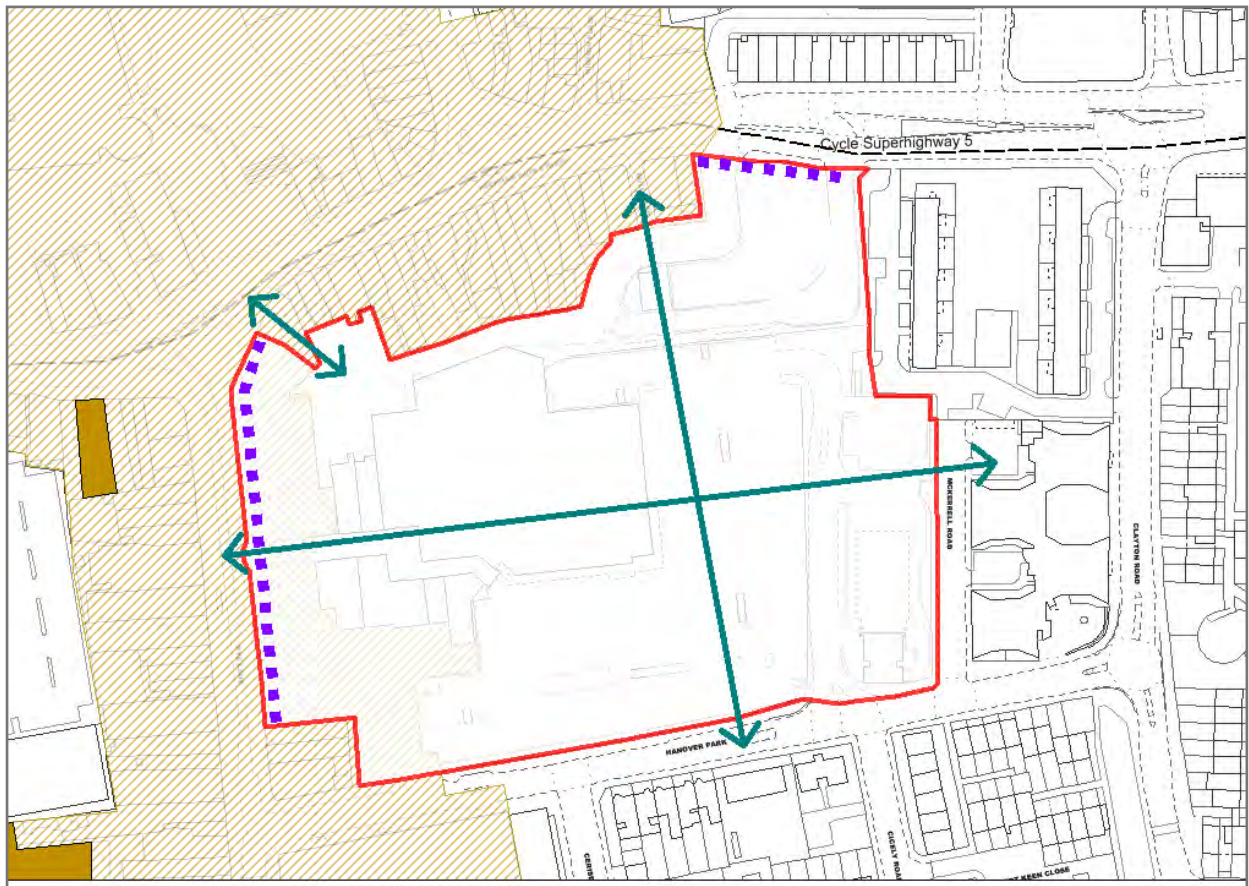
Detailed development opportunities in Peckham are set out in the Peckham and Nunhead Area Action Plan 2014). This includes adopted Site Allocations. The key new and revised development opportunity sites in Peckham are:

- NSP71: Aylesham Centre and Peckham Bus Station
- NSP72: Blackpool Road Business Park
- NSP73: Land between the railway arches (East of Rye Lane including railway arches)
- NSP74: Copeland Industrial Park and 1-27 Bournemouth Road

NSP71: Aylesham Centre and Peckham Bus Station



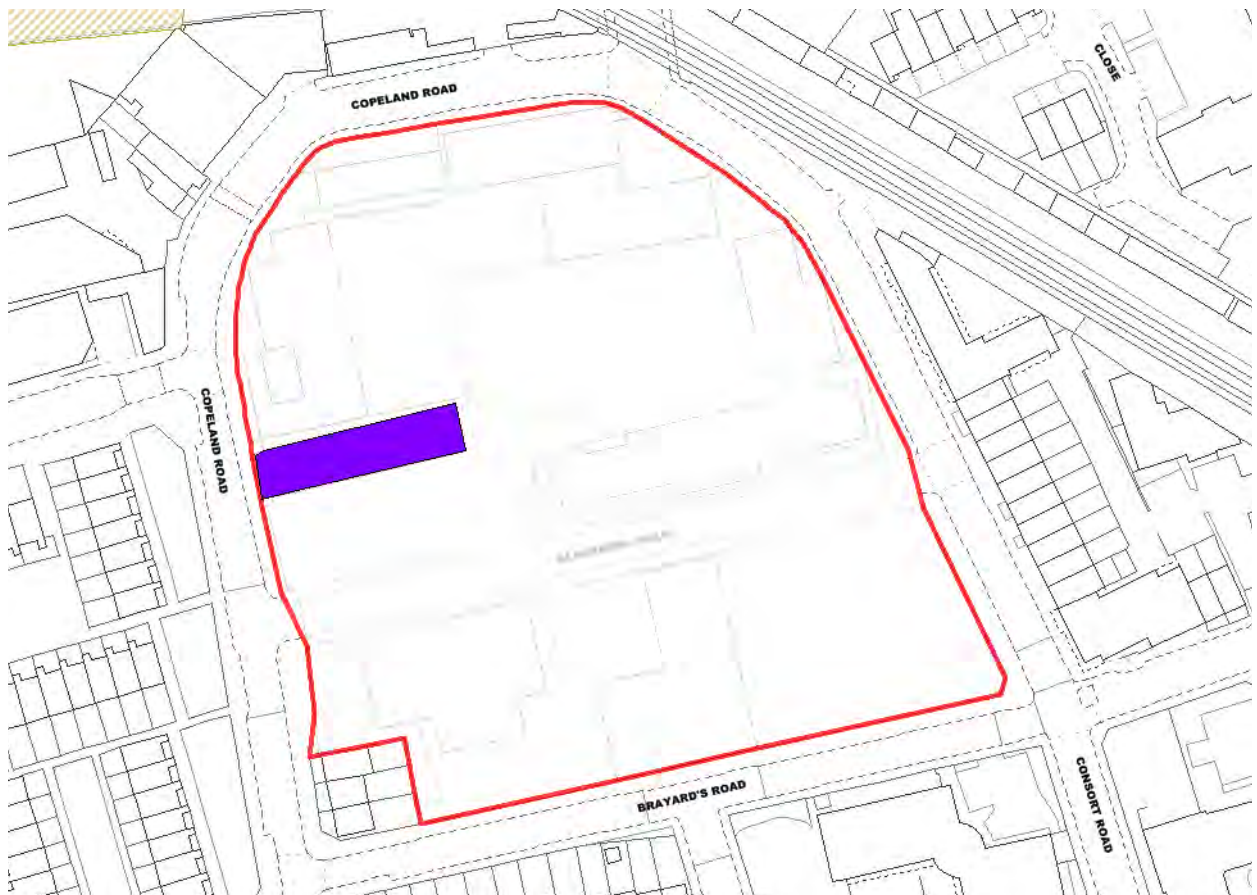
Peckham



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 31,330 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Retail (including supermarket use) – 11,420 m² • Bus station (sui generis) – 3,700 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 850 homes
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the supermarket use (A1); and • Provide at least the amount of retail floorspace (A1, A2, A3, A4) currently on the site; • Retain the bus station if the use is still required. If the bus station is surplus to requirements, the equivalent space should be provided as small business space (B use class); and • Provide enhanced public realm and civic space; and • Provide new north-south and east-west green links; and • Provide active frontages with town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing Rye Lane and Peckham High Street; and • Diversify and complement the existing retail offer in the town centre, with new opportunities for a range of shop sizes, including suitable space to attract a variety of retailers to Peckham; and • Provide new homes (C3); and • Provide new intermediate affordable housing through a community land trust. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Accommodate meanwhile uses on the car park. <p>This Site Allocation should be read in conjunction with 'PNAAP 1: Aylesham Centre' in the Peckham and Nunhead Area Action Plan.</p>
Design and accessibility guidance	<p>The Aylesham Centre is identified within the Peckham and Nunhead Area Action Plan for redevelopment.</p> <p>Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p> <p>Redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. Currently there is poor access to Peckham High Street and Queens Road due to the location of the bus station. Redevelopment should maximise opportunities to improve links across the site, provide new civic space and connect to the existing road and public realm layout, while retaining bus station provision on the site if that use is still required.</p> <p>If the bus garage is required redevelopment should consider over the station development to provide new homes.</p>
The site location	

Impacts Listed Buildings or undesignated heritage assets	The site is within the setting of Grade II listed Rye Lane Chapel and a group of listed buildings on Highshore Road. The site is also within the setting of a number of important unlisted buildings on Peckham High Street and Rye Lane, including Jones and Higgins Clock Tower and 43-49 Rye Lane.
Impacts a Conservation Area	The site falls partially within the Rye Lane Peckham Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Borough View of St Paul's Cathedral from One Tree Hill.
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA4 - Peckham Village. Archaeological investigations have taken place on this site and revealed multi-phase archaeological deposits (predominantly prehistoric in date).
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Peckham Major Town Centre
Is in an Opportunity Area or Action Area	The site lies within the Peckham and Nunhead Action Area.
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No

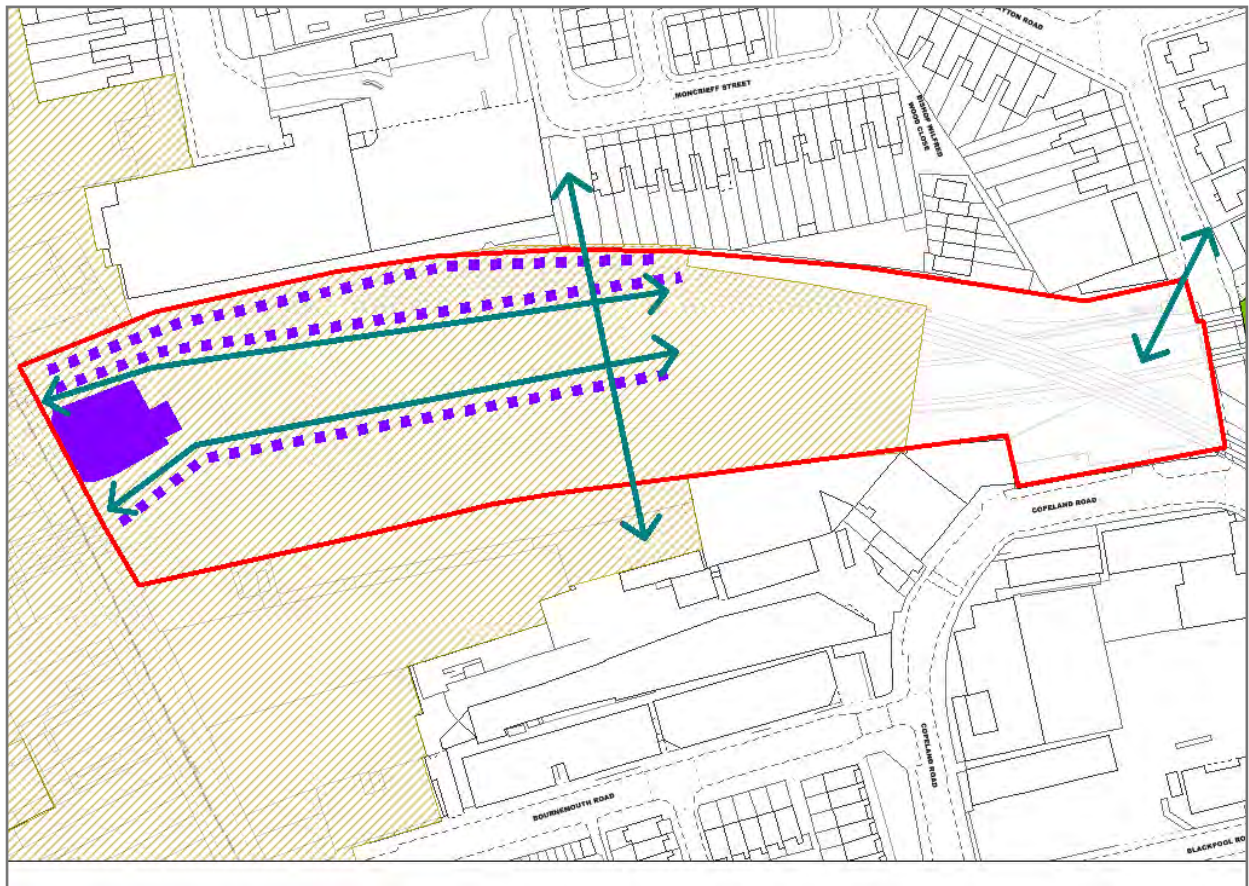


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|  Conservation Area |  Open Spaces |
|  Grade I Listed Building |  Buildings of architectural and historic merit |
|  Grade II Listed Building |  Buildings of townscape merit |
|  Grade II* Listed Building |  Locally Significant Industrial Sites |
|  Opportunity for Active Frontages |  Strategic Protected Industrial Land |
|  Cycleways |  New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 17,580 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Business and industrial uses (B1, B2, B8) 13,017 m² • Builders yards (sui generis) 	
Indicative residential capacity	<ul style="list-style-type: none"> • 250 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace (B use class) currently on the site; and • Retain or re-provide bus garage (sui generis), subject to need. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
Design and accessibility guidance	<p>Development should provide new amenity space and enhance permeability of the site. If the bus garage is deemed surplus to requirements any potential impacts on the bus network must be mitigated.</p> <p>Development should support the provision and implementation of the Peckham Coal Line.</p>	
The site location		
	Approach to tall buildings	Commercial uses and taller buildings should be concentrated towards the north of the site.
	Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of important undesignated heritage assets such as the railway viaduct and the site contains the Old Mill Building at 72 Copeland Road, which is of local interest. Other Victorian heritage assets on the site may be retained and enhanced, including former industrial buildings.
	Impacts a Conservation Area	The site lies between the Nunhead Green and Rye Lane Peckham Conservation Areas.

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	No but an archaeological assessment is required for the large site which lies close to the site of the Camberwell Workhouse.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area or Action Area	The site lies within the Peckham and Nunhead Action Area.
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes - the Peckham Coal Line
Impacts a designated open space	No

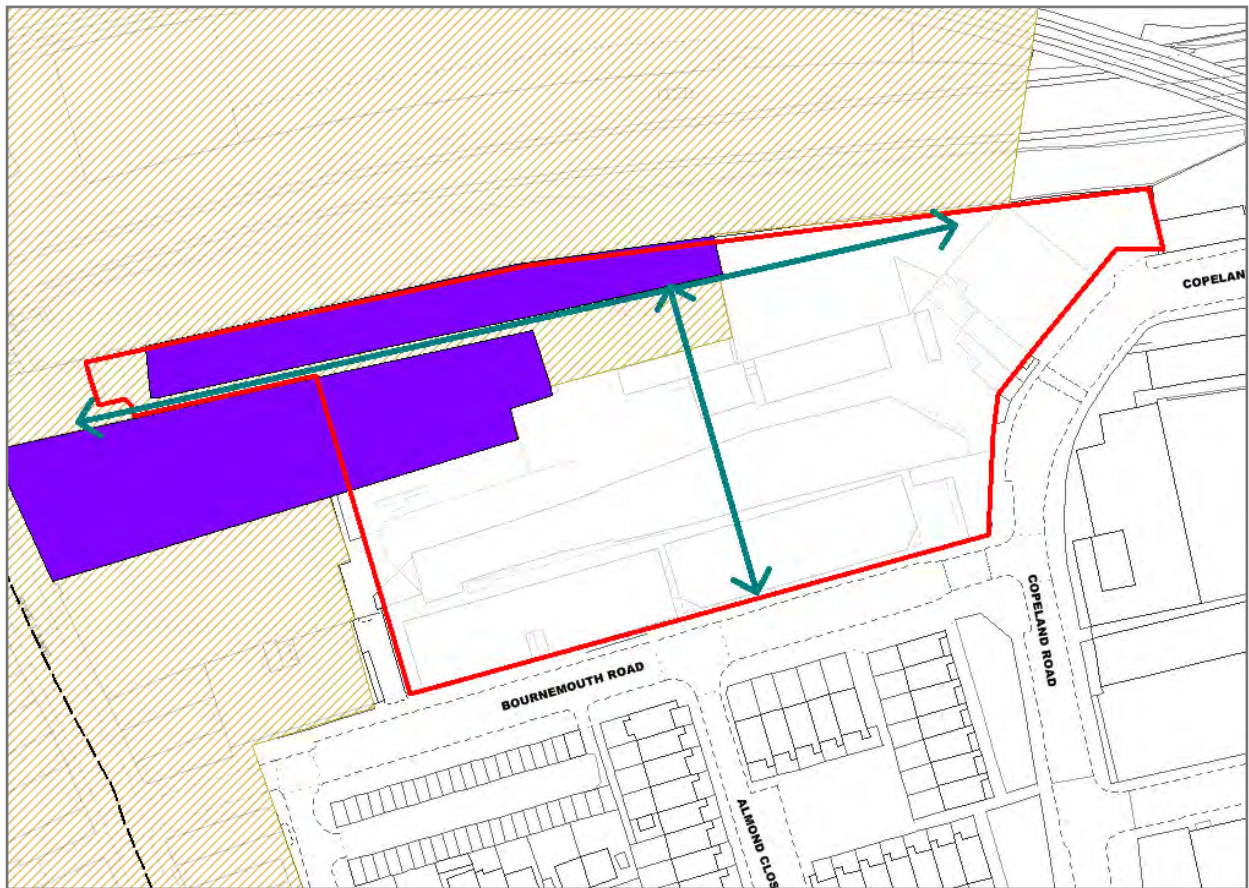
NSP73: Land between the railway arches (East of Rye Lane including railway arches)



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 20,460 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Employment uses – 3,741 m² Town centre uses – 498 m²
Indicative residential capacity	<ul style="list-style-type: none"> 0 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide employment floorspace (B class); and Provide new retail space (A1-A4); and Support the implementation of the Peckham Coal Line. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> Provide leisure and community uses for the benefit of the local community (D class). <p>This Site Allocation should be read in conjunction with 'PNAAP 3: Land between the railway arches (East of Rye Lane including railway arches)' in the Peckham and Nunhead Area Action Plan.</p>
Design and accessibility guidance	<p>The site is suitable for a mixed use development with small scale businesses, cultural, leisure and retail elements. There is the opportunity to create a market within this site, which would help promote the local economy. The site provides great opportunities to increase the linkages both to the north and east to west. There is scope to open up some of the railways arches to create alternative links.</p> <p>Development on this site should seek to conserve and enhance the wider heritage setting.</p>
The site location	
Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of the Grade II listed Peckham Rye Station building. The site contains undesignated heritage assets including the railway viaduct and the C&A building, at 117-125 Rye Lane, which is an Art Deco building of local interest.
Impacts a Conservation Area	The site lies partially within the Rye Lane Peckham Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the London panorama of St Paul's Cathedral from One Tree Hill viewing corridor.

Impacts an Archaeological Priority Area	The site is located outside of an Archaeological Priority Area, but in accordance with Historic England's 'Greater London Archaeological Priority Area Guidelines' and with the site being over 0.5ha it should be acknowledged as a tier 4 designation within the APA tier system.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Peckham Major Town Centre
Is in an Opportunity Area or Action Area	The site lies within the Peckham and Nunhead Action Area.
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes – the Peckham Coal Line
Impacts a designated open space	The site is in proximity to Nunhead Railway Embankments (Borough Open Land).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

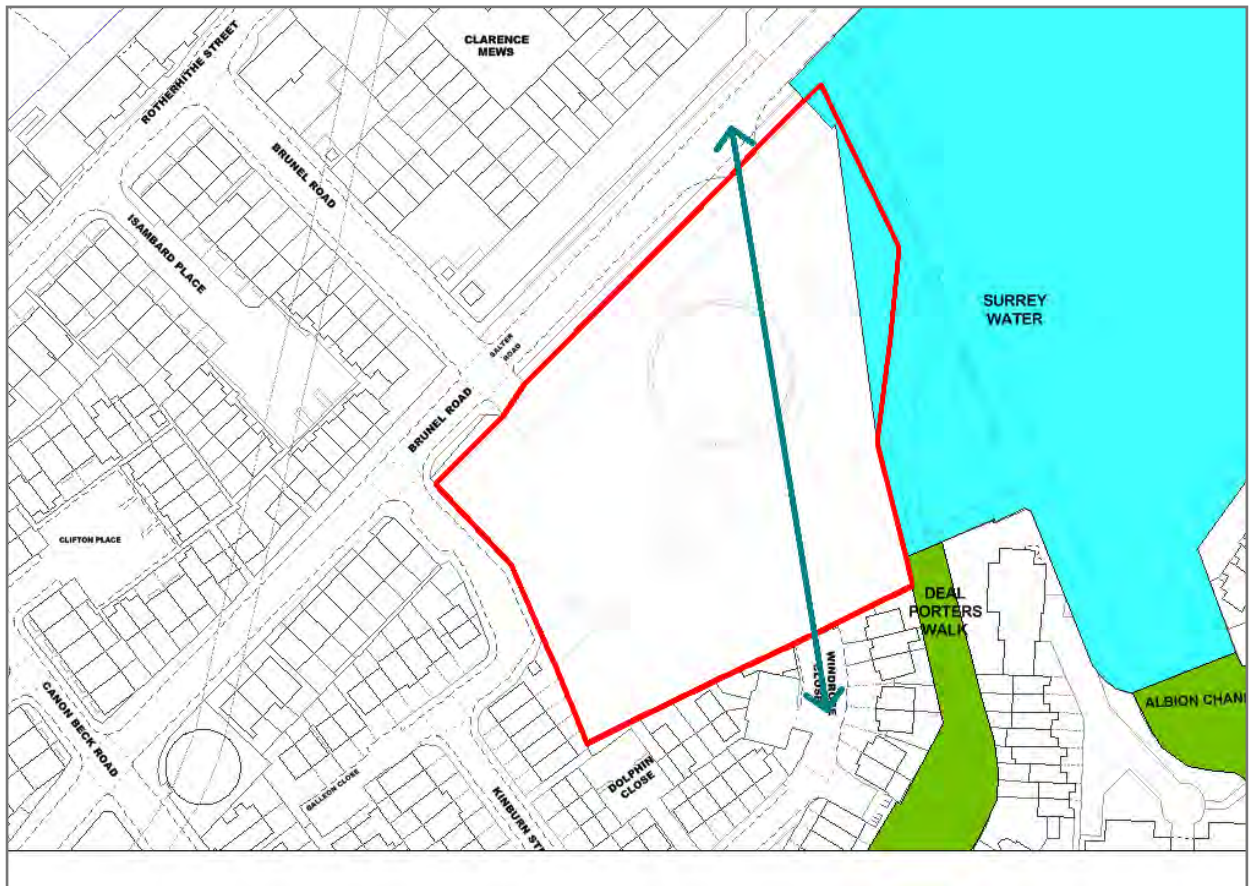
Site Area	<ul style="list-style-type: none"> • 11,630 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Mixed town centre uses – 11,132 m² (Parts of the site at the time of publication have temporary uses)
Indicative residential capacity	<ul style="list-style-type: none"> • 270 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new homes (C3); and • Provide employment floorspace (B use class), including retention of the Bussey building to support creative and artistic enterprises; and • Provide new retail space (A1-A4); and • Provide cultural, leisure and community uses for the benefit of new residents and the existing local community (D class); and • Provide public realm improvements. <p>This Site Allocation should be read in conjunction with 'PNAAP 4: Copeland Industrial Park and 1-27 Bournemouth Road' in the Peckham and Nunhead Area Action Plan.</p>
Design and accessibility guidance	<p>The site's close proximity to Peckham Rye Station and its large size provide a variety of options to develop this site. Mixed-use development should be centred around the retention of the historic Bussey building and should include new public realm improvements to provide space for new residents, workers and visitors. No residential uses should be located on Bournemouth Road.</p> <p>The continued use of the Bussey building by creative and artistic enterprises will be supported and encouraged. In the past few years a number of creative industries have appeared on the site and in the Bussey building. There is opportunity to build on this and create a new cultural and creative quarter for Peckham to attract visitors from outside the area.</p> <p>Opportunities to improve and extend links west to Rye Lane and north-south through the railway arches should be explored. Opportunities to create improved public realm and a possible public square/space within the site should be maximised.</p> <p>The town centre suffers from a lack of east-west pedestrian routes. The opening of the Copeland Industrial Park and 1-27 Bournemouth Road to Rye lane and through the site will encourage greater pedestrian flow to surrounding residential areas and relieve pedestrian congestion along Rye Lane. Development should provide a second north-south link through the railway arches to the north and linking development sites which will provide further relief to Rye Lane.</p> <p>The size of the site provides the opportunity for a variety of larger floorplate retail units which are lacking in the town centre. Larger retail units will provide the type of shopping associated with town centres and attract more people to Peckham.</p>
The site location	

Approach to tall buildings	The site's central town centre location provides an opportunity for a taller landmark building of up to 15 storeys towards the east of the site, to identify the regeneration of the site and provide a point of reference for people within the town centre. If a taller building is to be built on this site, careful consideration must be given to the Rye Lane Peckham Conservation Area which covers the northern part of the site, and the Bussey building.
Impacts Listed Buildings or undesignated heritage assets	The site contains undesignated heritage assets the Bussey building and 135 Rye Lane.
Impacts a Conservation Area	The site lies partially within the Rye Lane Peckham Conservation Area. Development on this site should conserve and enhance its heritage setting.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies within the Borough View of St Paul's Cathedral from One Tree Hill.
Impacts an Archaeological Priority Area	No but as the site is over 0.5 ha it should be acknowledged as a tier 4 designation within the APA tier system. An archaeological assessment is required as the first stage of archaeological mitigation for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Peckham Major Town Centre
Is in an Opportunity Area	The site lies within the Peckham and Nunhead Action Area.
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes - the Peckham Coal Line
Impacts a designated open space	No

Rotherhithe Sites

Detailed development opportunities in Rotherhithe are set out in the Canada Water Area Action Plan (2015). This includes adopted Site Allocations. The key new and revised development opportunity sites in Rotherhithe are:

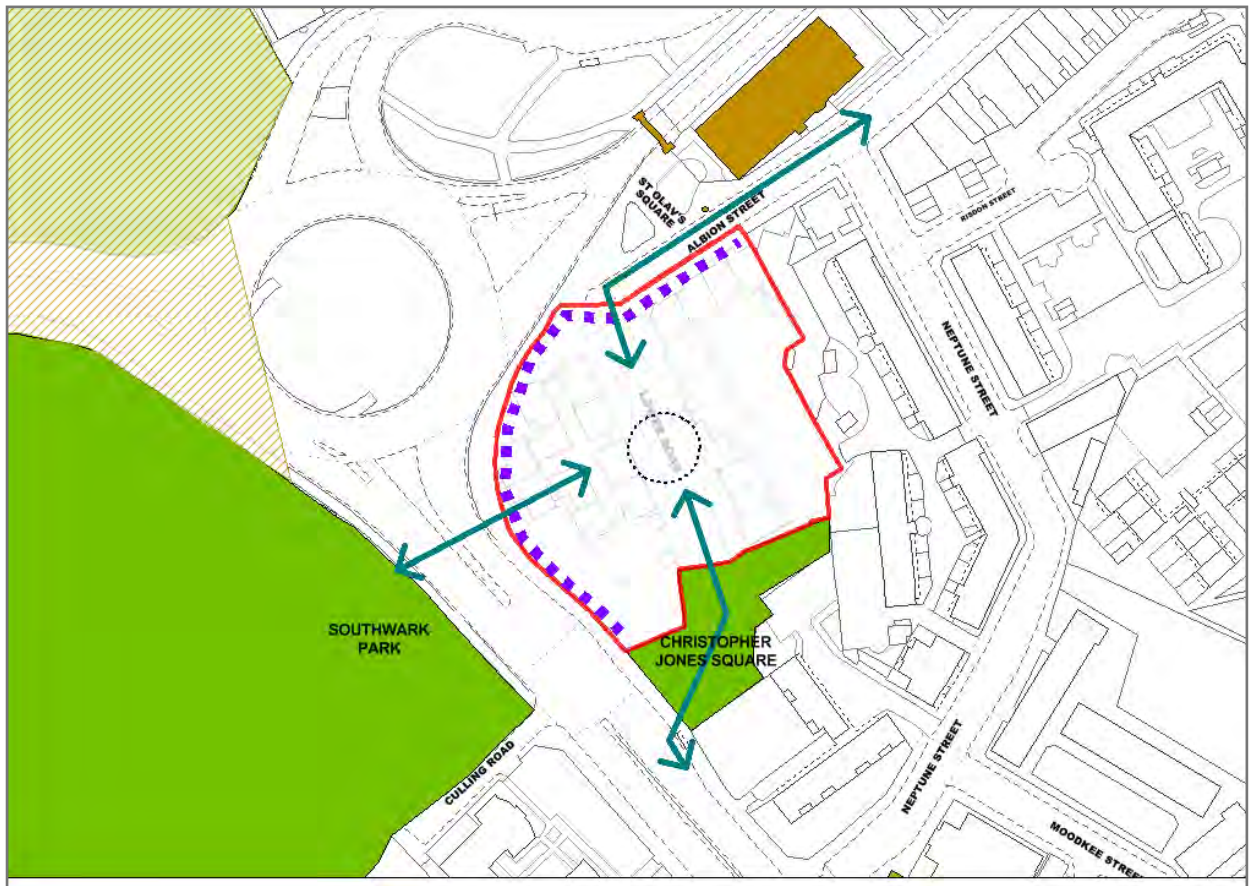
- NSP75: Rotherhithe Gasometer
- NSP76: St Olav's Business Park, Lower Road
- NSP77: Decathlon Site and Mulberry Business Park
- NSP78: Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close
- NSP79: Croft Street Depot



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 9,597 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> Gasometer and undeveloped land (sui generis) – 2,519 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> 160 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> Provide new homes (C3); and Provide a new green link between Salter Road and Windrose Close. 	
Design and accessibility guidance	<p>Development should respond to the surrounding context in terms of scale and height. A new green link between Salter Road and Windrose Close will provide access to Canada Water town centre and the woodland to the south of the development site. Development should be set back from the mature trees on Brunel Road.</p>	
The site location		
Impacts Listed Buildings or undesignated heritage assets	<p>No but the site includes an undesignated gas container which are recognised across London as heritage assets and appropriate safeguards are required for their preservation and/or recording. Consideration should be given to the potential for innovative design solutions such as retention of the gasometer. The site is in proximity of Grade II listed Surrey Lock.</p>	
Impacts a Conservation Area	<p>No</p>	
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	<p>No</p>	

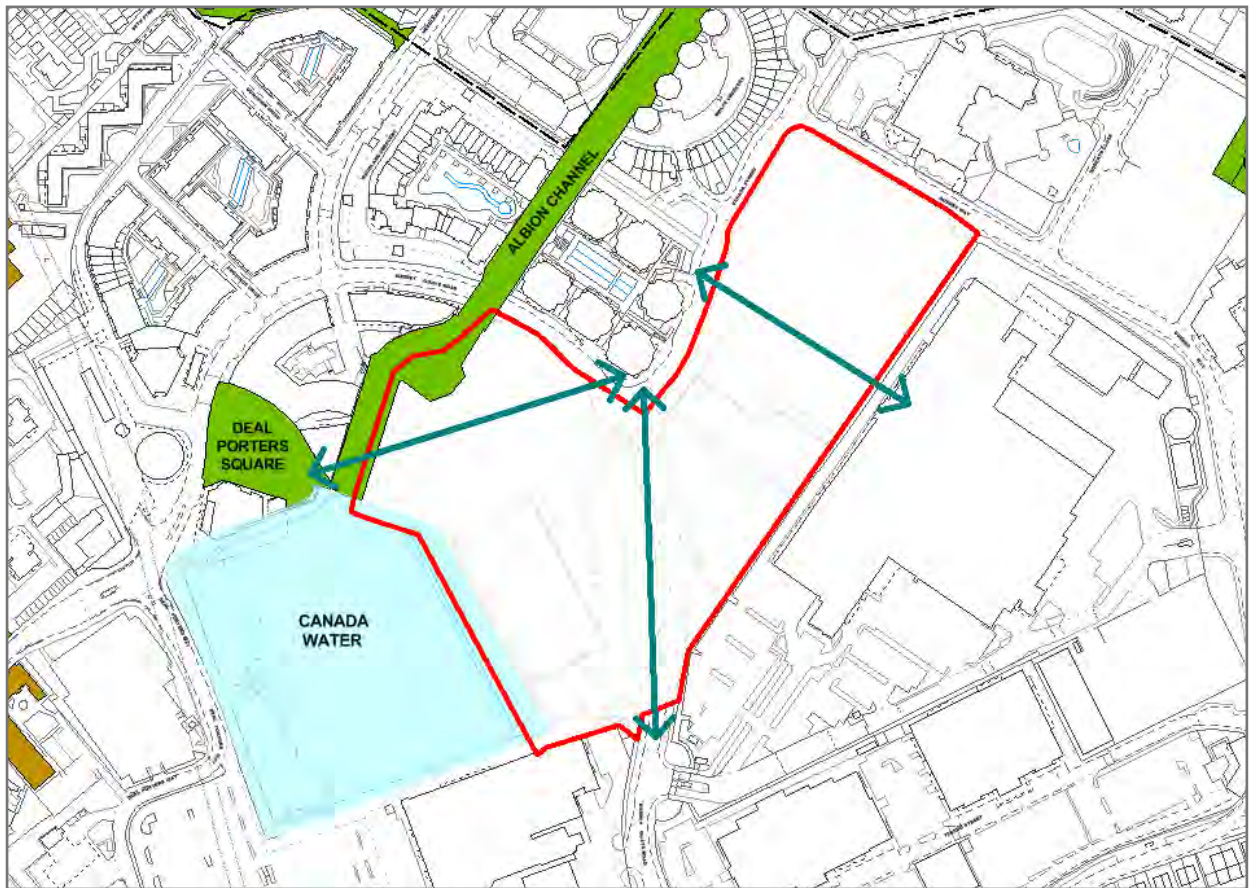
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	Canada Water Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Deal Porters Walk (Borough Open Land) and within the setting of the undesignated heritage asset Surrey Water Basin (Open Water Space).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> 5,384 m²
Existing uses (GEA)	<ul style="list-style-type: none"> Employment (B class uses)– 4,550 m²
Indicative residential capacity	<ul style="list-style-type: none"> 125 homes
Site	<p>Redevelopment must:</p> <ul style="list-style-type: none"> Provide at least the amount of employment floorspace (B use class) currently on the site; and Provide increased permeability across the site; and Provide high quality public realm at the centre and at the confluence of three routes: <ol style="list-style-type: none"> from Christopher Jones Square open space to the south; and the crossing to Southwark Park; and the retail frontage on Albion Street. <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> Provide new homes (C3); Provide active frontages at ground floor level. <p style="text-align: center;">Indicative residential capacity</p>
Design and accessibility guidance	<p>The site should be comprehensively developed to include both St Olav's Court and City Business Centre on each side of Lower Road.</p> <p>By developing at a higher density there will be opportunities for new homes to integrate with small business spaces that form an active frontage on ground level. Public open space should be defined with the established active frontage, making the most of the site's proximity to Southwark Park and emerging cycle/pedestrian links.</p>
The site location	
Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of Grade II listed buildings the Rotherhithe War Memorial, St Olaf's Church and the archway to Rotherhithe tunnel approach.
Impacts a Conservation Area	The site is within the setting of King Edward III Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Part of the site lies within the LVMF view 5A.2 Greenwich Park Wolfe Statue to Tower Bridge and St Paul's Cathedral. On the western edge of the site development should respect the LVMF view avoiding any incursion into the Landmark Viewing Corridor including its Wider Setting Consultation Area and respecting the setting of St Olaf Church.

Impacts an Archaeological Priority Area	The site is located outside of an Archaeological Priority Area, but important archaeological deposits have been recorded in this area. The site is also over 0.5ha and as a result should be acknowledged as a tier 4 designation within the APA tier system. An archaeological assessment of this large site is required to assess archaeological significance.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	Canada Water Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site boundary is in proximity to Christopher Jones Square (Other Open Space) and Southwark Park (Metropolitan Open Land).

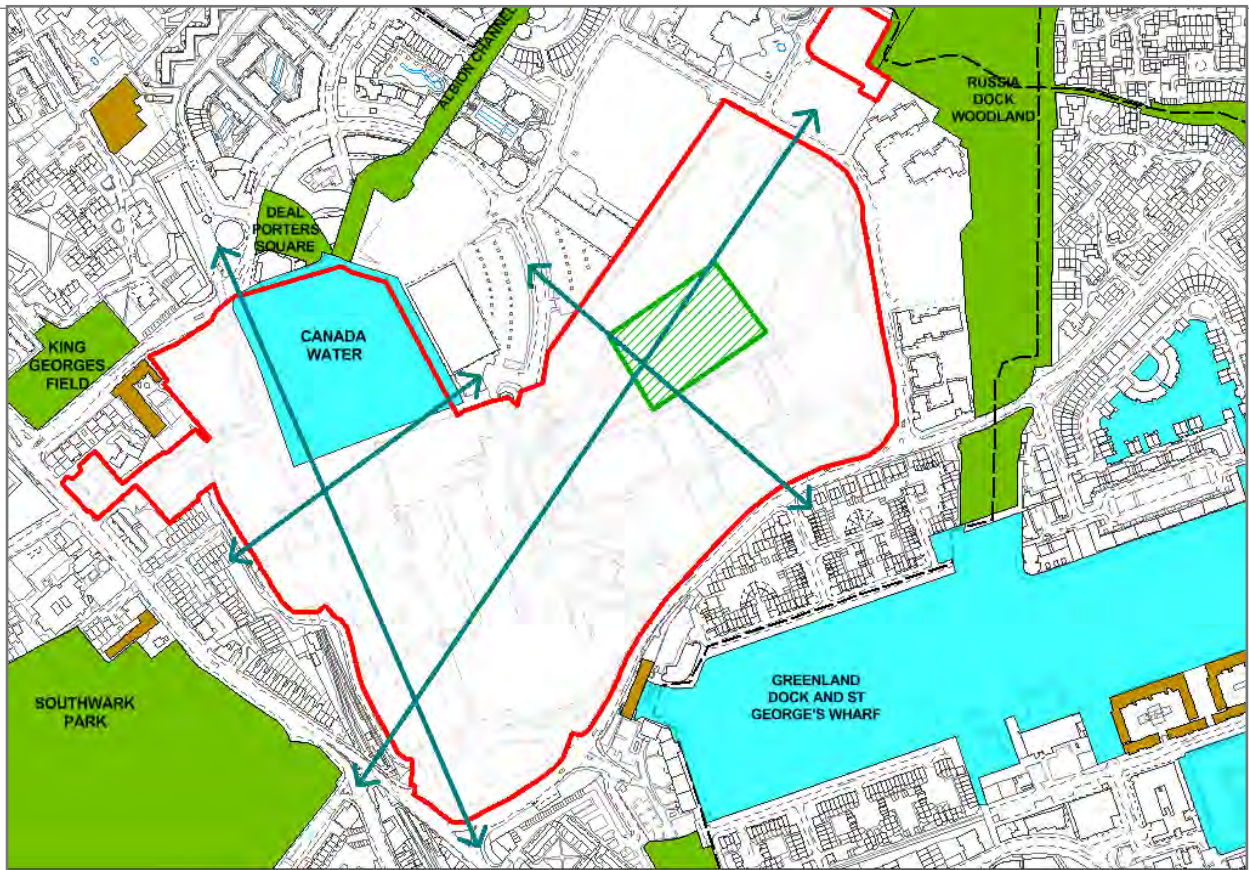


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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 48,520 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Retail (A1) – 8,110 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 1,371 homes 	
Site	<p>Development of the site must:</p> <ul style="list-style-type: none"> • Provide retail uses (A1, A2, A3, A4); and • Provide new homes (C3); and • Provide community uses (D1, D2); and • Provide enhanced public realm and civic space; and • Provide employment floorspace (B use class). <p>Development of the site may:</p> <ul style="list-style-type: none"> • Provide leisure uses (D2); • Provide student accommodation (sui generis). <p>This Site Allocation replaces 'CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park' and 'CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park' in the Canada Water Area Action Plan.</p> <p>Planning applications 12/AP/4126 and 13/AP/1429 are relevant to this site.</p>	
Design and accessibility guidance	<p>Canada Water is a major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking.</p> <p>Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre. The site should accommodate improved walking routes to Canada Water Station and to public open spaces. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).</p>	
The site location		
	Approach to tall buildings	Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and townscape.
	Impacts Listed Buildings or undesignated heritage assets	The site is in the setting of Grade II listed Former Dock Manager's Offices.
	Impacts a Conservation Area	No

Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Canada Water Major Town Centre
Is in an Opportunity Area	Canada Water Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site is in proximity to Deal Porters Square (Other Open Space), Albion Channel (Borough Open Land) and Canada Water Basin (Open Water Space).

NSP78: Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 212,700 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment uses (B1, B2, B8) – 45,706m² (including 44,451m² temporary leisure D2 use) • 2,000 – 3,995 homes • Leisure uses (D2) – 13,172m² • Retail (A1-A5) – 35,435m² • Car parking – 2,150 spaces 	
Indicative residential capacity	<ul style="list-style-type: none"> • 2,000-3,995 homes 	
Site	<p>Development of the site must:</p> <ul style="list-style-type: none"> • Provide retail uses (A1, A2, A3, A4); and • Provide a new health centre (D1) of approximately 2,000 m2; and • Provide new education places for 14-19 year olds (D1); and • Provide new homes (C3); and • Provide enhanced public realm and civic space; and • Provide employment floorspace (B use class); and • Provide leisure uses (D2). <p>Development of the site may:</p> <ul style="list-style-type: none"> • Provide student accommodation (sui generis); • Provide new visitor accommodation (C1); • Provide extra care housing (C2); • Provide community uses (D1, D2). <p>This Site Allocation replaces 'CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park' and 'CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park' in the Canada Water Area Action Plan.</p> <p>Planning application 18/AP/1604 (the Canada Water masterplan) is relevant to this site.</p>	
Design and accessibility guidance	<p>The Canada Water AAP vision is to transform Canada Water into a new major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking.</p> <p>Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities which will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre.</p> <p>The site should accommodate improved walking routes to Canada Water Station and to public open spaces, with redevelopment enhancing Canada Water Basin for people and wildlife. The scheme should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is provided).</p>	
The site location		
Approach to tall buildings	<p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape.</p>	

Impacts Listed Buildings or undesignated heritage assets	The site is in proximity to Grade II listed Former Dock Manager's Offices and Grade II listed turntable and machinery of former swing road bridge.
Impacts a Conservation Area	St Mary's Rotherhithe and the Edward III's Rotherhithe Conservation Areas are located around 400m north of this site.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	Part of the site lies within the LVMF view 5A.2 Greenwich Park Wolfe Statue to Tower Bridge and St Paul's Cathedral.
Impacts an Archaeological Priority Area	Tier 1 APA designation. The site is located in APA1 - North Southwark and Roman Roads.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Canada Water Major Town Centre
Is in an Opportunity Area	Canada Water Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	The site includes Canada Water Basin (Open Water Space) and is within the setting of Greenland Dock. (Open Water Space).



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

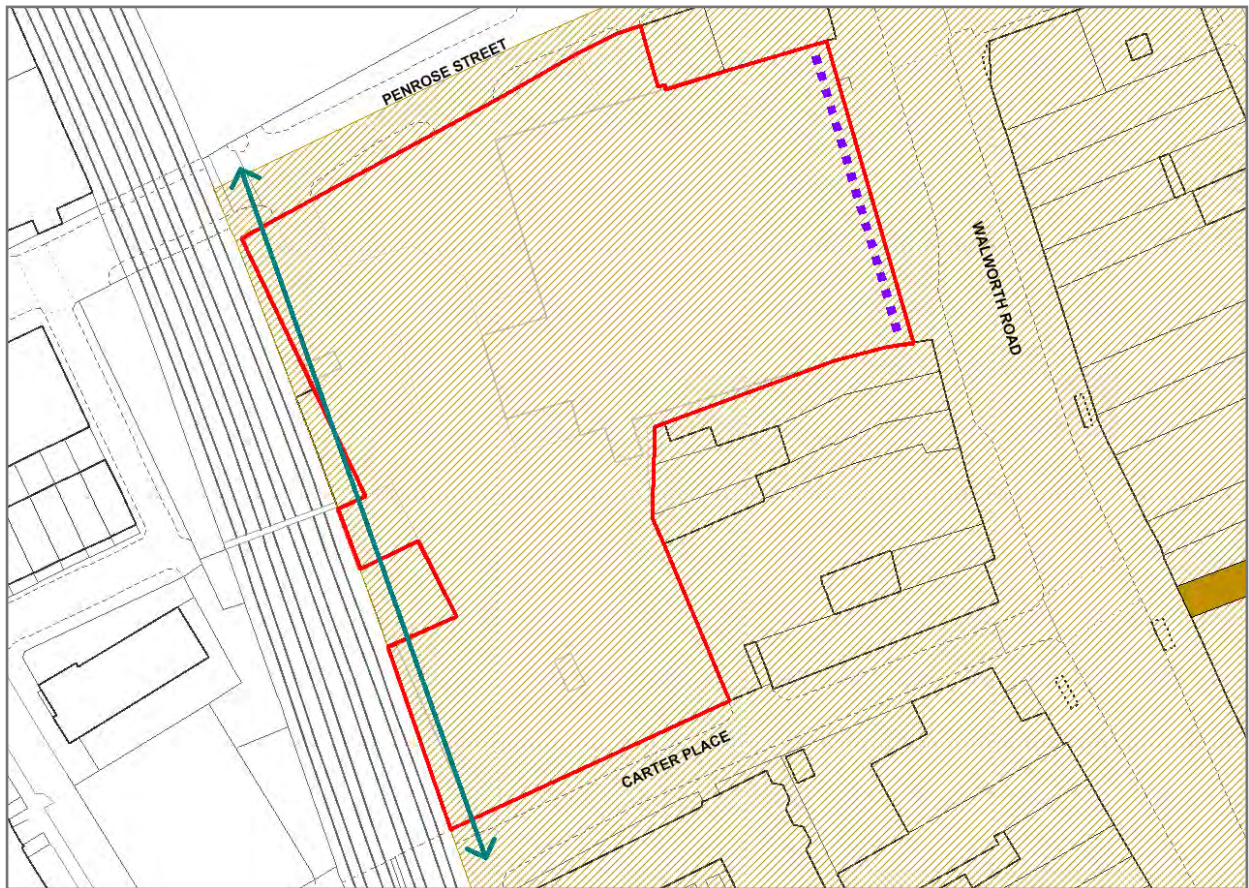
Site Area	4,711 m ²	
Existing uses (GEA)	Employment (B class uses)– 5,175 m ²	
Indicative residential capacity	<ul style="list-style-type: none"> • 56 homes 	
Site	<p>Redevelopment must:</p> <ul style="list-style-type: none"> • Provide at least the amount of employment floorspace currently on the site (B use class) as small business workspace (B1) or a storage depot (B8). <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3). 	
Design and accessibility guidance	<p>The site consists of a depot building and yard on Croft Street. Areas to the north and west in Rotherhithe are mainly residential in character but there are several industrial sites nearby to the south and east in Deptford.</p> <p>Development should provide active edges onto Croft Street whilst retaining and protecting the street trees on Croft Street. Any planning application for redevelopment of the site must be supported by a construction management plan considering development in the local area.</p> <p>Development should consider potential road alterations on Lower Road that may narrow the Croft Street junction and introduce a two-way segregated cycle track across the mouth of Croft Street.</p>	
The site location		
	Impacts Listed Buildings or undesignated heritage assets	No
	Impacts a Conservation Area	No
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
	Impacts an Archaeological Priority Area	Although the site is not located in an Archaeological Priority Area, a Roman coin hoard was reported from Chilton Grove nearby.

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	No
Is in an Opportunity Area	No
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No

Walworth Sites

Detailed development opportunities in Walworth are set out in the Aylesbury Area Action Plan (2010). This includes adopted Site Allocations. The key development opportunities in Walworth are:

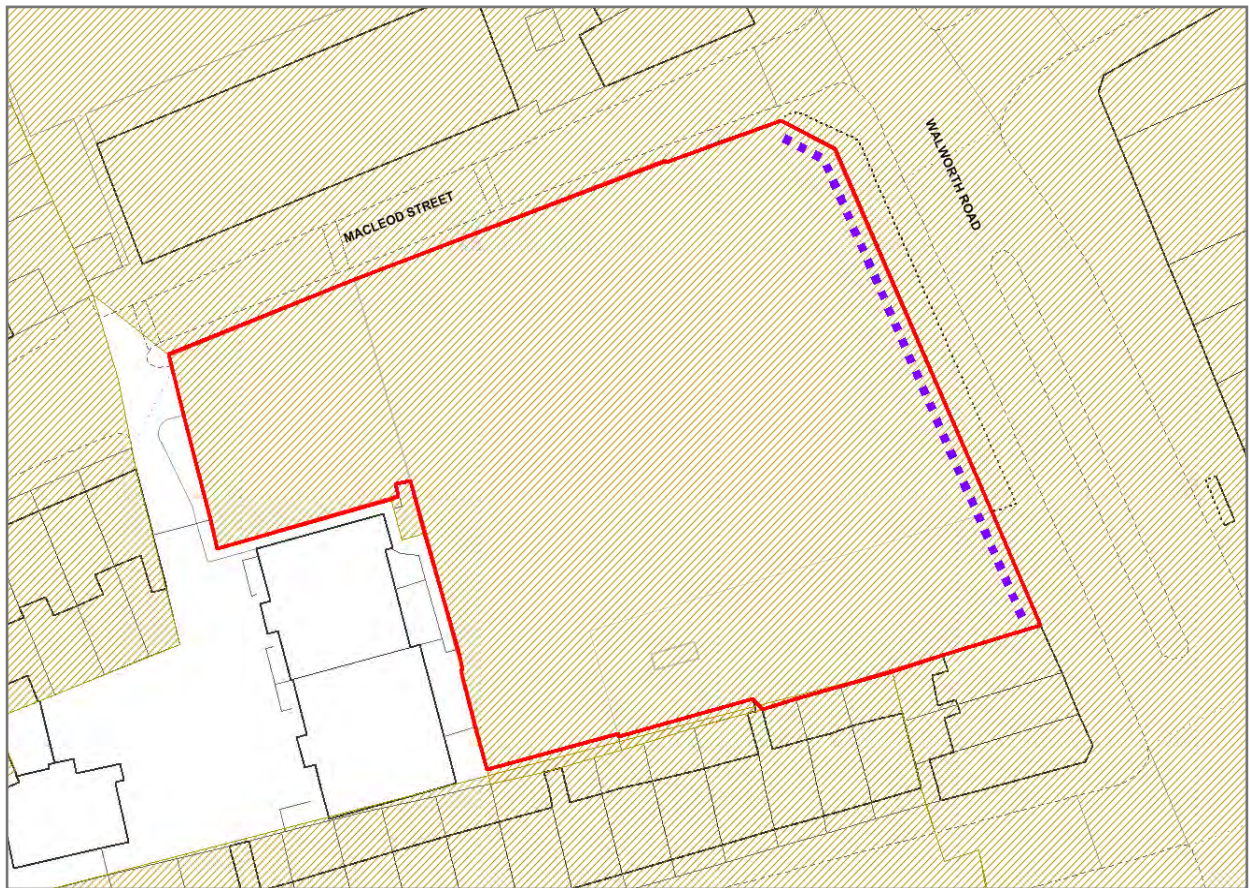
- NSP80: Morrison's, Walworth Road
- NSP81: 330-344 Walworth Road
- NSP82: Chatelaine House, Walworth Road



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 5,114 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Supermarket (A1) – 2,403 m² • Car parking (sui generis) – 2,711 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 129 homes 	
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the supermarket use (A1); and • Provide new homes (C3); and • Support the Low Line walking route adjacent to the railway viaduct. <p>Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide other town centre uses including retail, community and employment uses (A1, A2, A3, A4, D1, D2, B1). 	
Design and accessibility guidance	<p>There is scope for intensification of the site and making more efficient use of the land, principally on the car parking and servicing area to the rear. Redevelopment should enable the Low Line walking route and enhance accessibility to bus stops and the existing cycle network.</p>	
<h3>The site location</h3>		
	Impacts Listed Buildings or undesignated heritage assets	The site is within proximity of Grade II listed building Manor Place Baths and 33 Penrose Street and buildings of townscape merit along Walworth Road. It adjoins the important undesignated heritage asset of the railway viaduct to the rear. The site is within the Walworth Heritage Action Zone (HAZ).
	Impacts a Conservation Area	The site lies within the Walworth Road Conservation Area.
	Impacts a distinctive Borough View or London View Management Framework View (LVMF)	The site lies just outside of the Borough View of St Paul's Cathedral along Camberwell Road.

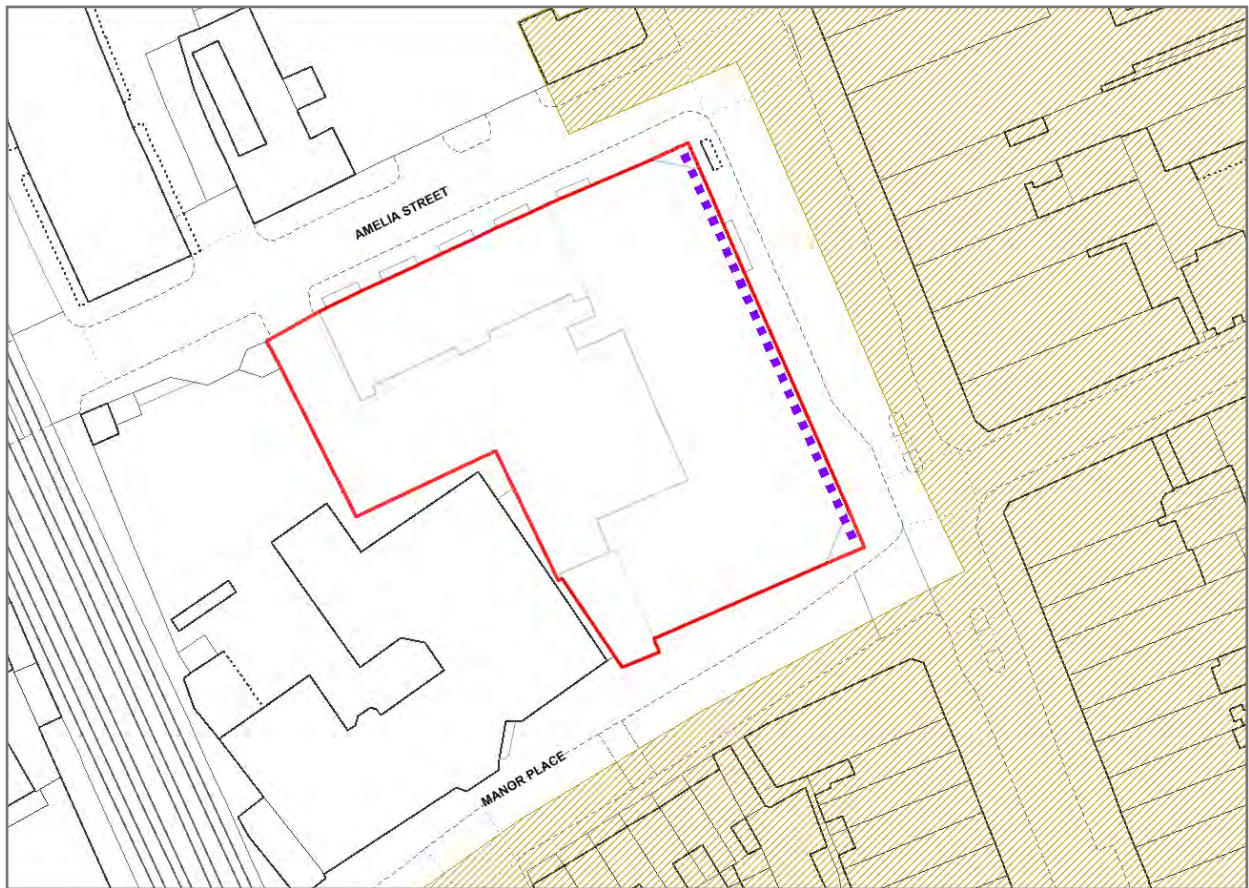
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA2 - Walworth Village.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	Yes
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 2,961 m² 	
Existing uses (GEA)	<ul style="list-style-type: none"> • Retail (A1) – 2,339 m² including affordable retail space (small supermarket) • Gym (D1) – 1,800 m² 	
Indicative residential capacity	<ul style="list-style-type: none"> • 46 homes 	
Site requirements	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide town centre uses (A1, A2, A3, A4, D1, D2) on the ground floor with active frontages on Walworth Road; and • Re-provide affordable retail space; and • Provide new homes (C3); and • Support the Low Line walking route adjacent to the railway viaduct. 	
Design and accessibility guidance	<p>The site is suitable for a residential led mixed-use development. Redevelopment should provide active frontages at ground floor level. Redevelopment should support delivery of the Low Line, access to the Southwark Spine cycle network, and enhanced access to walking routes.</p>	
The site location		
Impacts Listed Buildings or undesignated heritage assets	<p>The site is in proximity to Grade I listed Church of St Peter, Grade II listed buildings on Sutherland Square and Liverpool Grove, and within the setting of buildings of townscape merit. The site is within the Walworth Heritage Action Zone (HAZ).</p>	
Impacts a Conservation Area	<p>The site lies within the Walworth Road Conservation Area.</p>	
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	<p>The site partially lies within the Borough View of St Paul's Cathedral along Camberwell Road.</p>	

Impacts an Archaeological Priority Area	The site is not within a borough designated Archaeological Priority Area but an archaeological assessment is required for this large site.
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	No



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| Site Boundary | Improved connectivity for pedestrians and cyclists |
| Conservation Area | Open Spaces |
| Grade I Listed Building | Buildings of architectural and historic merit |
| Grade II Listed Building | Buildings of townscape merit |
| Grade II* Listed Building | Locally Significant Industrial Sites |
| Opportunity for Active Frontages | Strategic Protected Industrial Land |
| Cycleways | New Public Open Space |

Site Area	<ul style="list-style-type: none"> • 3,163 m²
Existing uses (GEA)	<ul style="list-style-type: none"> • Employment uses (B) - 2,803 m² • Retail uses (A1, A3) - 452 m²
Indicative residential capacity	<ul style="list-style-type: none"> • 54 homes
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide town centre uses (A1, A2, A3, A4, B1, D1, D2) on the ground floor with active frontages on Walworth Road; and • Provide new homes (C3). <p>Planning application 13/AP/1122 is relevant to this site.</p>
Design and accessibility guidance	Redevelopment should provide enhanced accessibility to bus stops, improve walking routes and improve accessibility to existing and planned cycle networks.

The site location

Impacts Listed Buildings or undesignated heritage assets	The site is in proximity of Grade II listed civic cluster including The Walworth Clinic, the former Southwark Town Hall and the Church of St John the Evangelist. The site lies within the Walworth Heritage Action Zone (HAZ).
Impacts a Conservation Area	The site is within the Walworth Road Conservation Area.
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	Tier 2 APA designation. The site is located in APA2 - Walworth Village.

Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	No
Is in a Town Centre	Elephant and Castle Major Town Centre
Is in an Opportunity Area	Elephant and Castle Opportunity Area
Is in the Central Activity Zone (CAZ)	Yes
Can provide Low Line walking routes	No
Impacts a designated open space	No

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Annex 1 – Borough Views

1. Application of the Borough Views policy

- 1.1 We will apply the Borough Views policy on all development that may have an impact on the significance of our designated views.

2. View definitions and terminology

2.1 Methodology

The methodology and terminology we have used to identify and define our Borough Views is consistent with the methodology used for the Mayor of London's adopted London Views Management Framework (LVMF) (2012).

2.2 Scope of policy

The scope of our Borough View policy relates only to our borough. It does not cross beyond our borough boundaries or designate policy for the City of London, the London Borough of Lambeth or the London Borough of Tower Hamlets. However, as the focal point of our London Panorama and two Linear Views is St Paul's Cathedral, which lies within City of London, we illustrate how the view geometry extends from our borough boundary across the City of London to the Cathedral.

2.3 Assessment Points

Each of our Borough Views has a defined Assessment Point. This is the location from which any proposed development within the view must be assessed. Each Assessment Point has coordinates (Easting, Northing and Height (AOD)) that define its exact location.

Accurate Visual Representation (AVR) photography must utilise these coordinates with a camera height of 1.6m for consistent analysis. Proposals should also use the Assessment Point to understand and assess heritage significance within views by undertaking a Qualitative Visual Assessment using the Phase A 'Baseline Analysis' and a Phase B 'Assessment of Impact' that is defined in Historic England's Seeing History in the View (2011).

2.4 Landmark Viewing Corridor (LVC)

A Landmark Viewing Corridor is a triangular area that lies between an Assessment Point and a Strategically Important Landmark. In Southwark, our London Panorama and two Linear views all focus on St Paul's Cathedral as the Strategically Important Landmark. The Threshold Planes we have defined for our Landmark Viewing Corridors are derived from the direct lines of sight linking the viewer at our Assessment Points to specific target points on St Paul's Cathedral. Development that exceeds a Threshold Plane is likely to harm a viewer's ability to recognise and appreciate St Paul's Cathedral and is therefore likely to be refused. Applications will be expected to demonstrate that this is the case. If existing buildings located within a Landmark Viewing Corridor are demolished, any replacement building should be designed so that no part of the building envelope or element fixed to its structure

exceeds the Threshold Plane.

2.5 Wider Setting Consultation Area (WSCA)

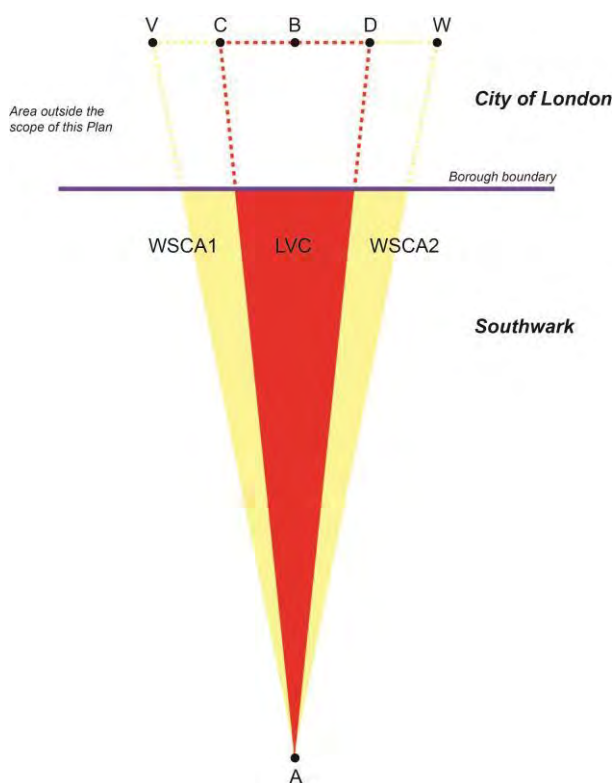
Each Landmark Viewing Corridor is enclosed on both sides by two Wider Setting Consultation Areas that are in the foreground and middle ground of the view. These areas are integral to the viewer's ability to recognise and appreciate St Paul's Cathedral and are sensitive to new development. Any development that exceeds the Threshold Plane of the Wider Setting Consultations Area must be designed and sited so that it preserves or enhances the viewer's ability to recognise and appreciate St Paul's Cathedral. Applications will be expected to demonstrate that this is the case.

We have not proposed Background Assessment Areas as part of our Wider Setting Consultation Areas. This is because Background Assessment Areas for our London Panorama and Linear views would extend to the north of St Paul's Cathedral which is an area beyond our borough boundary (City of London, London Borough of Camden), and therefore beyond the scope and remit of this Plan.

2.6 Borough View geometry for Landmark Viewing Corridors (LVC) and Wider Setting Consultation Areas (WSCA1 and 2)

The Landmark Viewing Corridors (LVC) and Wider Setting Consultation Areas (WSCA1 and 2) are each defined by a series of three coordinates that create a three triangular-shaped assessment areas. The coordinates for each piece of geometry are set out in in Section 5 of this annex and will be available to download from our website.

Annex 4, Diagram 1: View Geometry



Annex 4, Table 1: View Geometry Descriptions

View Geometry Coordinate Point	Description
A	Assessment Point. The designated location where the view is seen and assessed from.
B	Central point of the strategic landmark within the view. e.g. the centre of St Paul's Cathedral that is the focal point of the view and the centre of the Landmark Viewing Corridor (LVC).
C	Western point of Landmark Viewing Corridor (LVC) at St Paul's Cathedral.
D	Eastern point of the Landmark Viewing Corridor (LVC) at St Paul's Cathedral.
V	Western point of Wider Setting Consultation Area 1 (WSCA1) at St Paul's Cathedral.
W	Eastern point of Wider Setting Consultation Area 2 (WSCA2) at St Paul's Cathedral.

2.7 Threshold Plane of Landmark Viewing Corridors and Wider Setting Consultation Areas

To ensure consistency with the London Plan, the methodology set out in Appendix E of the Mayor's London Views Management Framework (LVMF) Supplementary Planning Document (2012) and the Assessment Point coordinates set out in Section 5 must be used to determine the precise height of the Threshold Plane for our Landmark Viewing Corridors and Wider Setting Consultation Areas. It is important to note that the Curvature of the Earth compensation will require more detailed analysis to determine the precise Threshold Plane that applies if a site lies within a Landmark Viewing Corridor.

New development proposals should form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the requirements and constraints of the Landmark Viewing Corridors and Wider Setting Consultation Areas.

2.8 London View Management Framework and St Paul's Heights Designation

Four of our borough views benefit from the existing height thresholds and view geometry that is already adopted in the Mayor of London's London Views Management Framework (LVMF) and the City of London's existing St Paul's Heights planning policy designation. Both of these designations restrict the height of new development around St Paul's Cathedral that could impact or harm its setting and

limit the ability to appreciate and recognise its significance. Both of these designations should ensure that development within the City of London that could harm the significance of our own Borough Views will be restricted.

2.9 Working with others

We will continue to work with London Boroughs, Historic England and the Statutory Consultees identified in the LVMF to ensure that development that may impact upon the significance of our Borough Views is appropriate and has regard to the purpose and scope of our view designations.

We will also work closely with adjoining London Boroughs and have regard to their adopted local or borough views that may be affected by development in Southwark.

3. What we require from applicants

Where development proposals would appear within a designated Borough View, applicants must submit the following information as part of their Townscape Visual Impact Assessments (TVIAs).

3.1 Scoping process

Applicants should determine and illustrate whether their proposal is likely to impact upon *any* of our designated Borough Views. Taller proposals may be visible in a number of designated views. Consideration should be given to the foreground and middle ground of the view, the relationship with a specified landmark and the impact upon the general skyline.

3.2 A description of the proposal and Qualitative Visual Assessment

Applicants should describe how their proposal would impact a designated Borough View. The description should have regard to:

- The designated Borough View Landmark Viewing Corridors and Wider Setting Consultation Areas
- The London View Management Framework views
- Any landmarks and existing features in the view
- Heritage assets and townscape
- The skyline and the relationship with existing, proposed or consented developments, especially tall buildings
- Lighting, seasonal changes, the weather, shadowing and any other material considerations that may be visible within or impact the view.

A Qualitative Visual Assessment using the Phase A 'Baseline Analysis' and a Phase B 'Assessment of Impact' that is defined in Historic England's Seeing History in the View (2011) will also be required to ensure we have a clear understanding of any impact on heritage significance. The assessment should include a 'Magnitude of Impact against Value' assessment.

Borough Views

Annex 4, Map 2: Borough Views map



4. Visual Management Guidance and View Geometry

View 1: One Tree Hill London Panorama

View Management Guidance

The view's Landmark Viewing Corridor and Wider Setting Consultation Areas ensure that the ability to recognise and appreciate St Paul's Cathedral within the wider panorama is preserved and enhanced.

Development that exceeds the Threshold Plane of the view's Landmark Viewing Corridor will be refused.

Development in the foreground and middle ground of this view should provide an appropriate setting for St Paul's Cathedral by not crowding in too close to it and by not contributing to a canyon effect either side of the Landmark Viewing Corridor or Wider Setting Consultation Areas.

New development proposals should form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the requirements and constraints of the Landmark Viewing Corridor and Wider Setting Consultation Areas.

New tall buildings in the Panorama should consolidate and improve the composition of existing and emerging clusters of tall buildings. The panorama is sensitive to large-scale development in the foreground and middle ground in Peckham, the Old Kent Road, Bankside, Borough and London Bridge. Development should also fit within the prevailing pattern of buildings and spaces and should not detract from the Panorama as a whole.

Development in the foreground and middle ground that is overly intrusive, unsightly or prominent, to the detriment of the view as a whole, will likely be refused.

The width of the view changes in size and form owing to the seasons and pruning management. This should be taken into account as part of any assessment.

Description of the View

The London Panorama view from the summit of One Tree Hill provides one of the best views of central London and its suburbs from one of Southwark's highest public open spaces. St Paul's Cathedral is the Strategically Important Landmark that is the focus of the view and provides orientation and legibility within the Panorama. From this location, the full silhouette of St Paul's Cathedral and its Western towers are visible.

The topography of north London frames the silhouette of the city. The viewer can see a number of complementary and prominent elements, in particular the tall buildings at London Bridge, the City of London, Blackfriars Road and Elephant and Castle. The Shard with its distinctive shape and materials provides a strong orientation point to allow the viewer to recognise St Paul's Cathedral within the wider panorama.

The immediate foreground of the view consists of the mature wooded area on the northern slopes of One Tree Hill. The view flows northward through the lower residential areas of North Peckham,

The following landmarks are visible in the view:

- St Paul's Cathedral and its western towers
- Palace of Westminster World Heritage Site
- Tate Modern chimney
- Tall buildings at Elephant and Castle
- Tall buildings on Blackfriars Road
- The Shard and Guys Hospital at London Bridge
- City Hall
- City of London Eastern Cluster of tall buildings
- Barbican
- Witcombe Point, Peckham

Other features visible in the view:

- Burgess Park
- North London hills

Assessment Point and View Geometry

This table of co-ordinates defines the Landmark Viewing Corridor and Wider Setting Consultation Areas for the view and is expressed in terms of OS Northings and Eastings and height Above Ordnance Datum (AOD).

Annex 4, Table 3: View 1 Assessment Point and View Geometry

One Tree Hill Landmark Viewing Corridor (LVC)			
A	535432.5 E	174185.9 N	92.3m AOD including 1.6m camera height
C	531968.9 E	181100.7 N	45.0m
D	532117.4 E	181172.8 N	45.0m
Length at AB			7733.0m
Width at St Paul's Cathedral (CD)			165.0m
Defining point at St Paul's Cathedral			
B	532054.4 E	181142.2 N	45.0m
Wider Setting Consultation Area 1 (WSCA1) Western side of Landmark Viewing Corridor			
A	535432.5 E	174185.9 N	92.3m
V	531919.5 E	181076.7 N	45.0m
C	531968.9 E	181000.7 N	45.0m
Width at St Paul's Cathedral (CV)			55.0m
Wider Setting Consultation Area 2 (WSCA2) Eastern side of Landmark Viewing Corridor			
A	535432.5 E	174185.9 N	92.3m
D	532117.4 E	181172.8 N	45.0m

W	532189.3 E	181207.7 N	45.0m
Width at St Paul's Cathedral (DW)			80.0m

Viewing Location and Assessment Point

Map showing the Viewing Location and Assessment Point at One Tree Hill. The map is oriented with North at top of page.

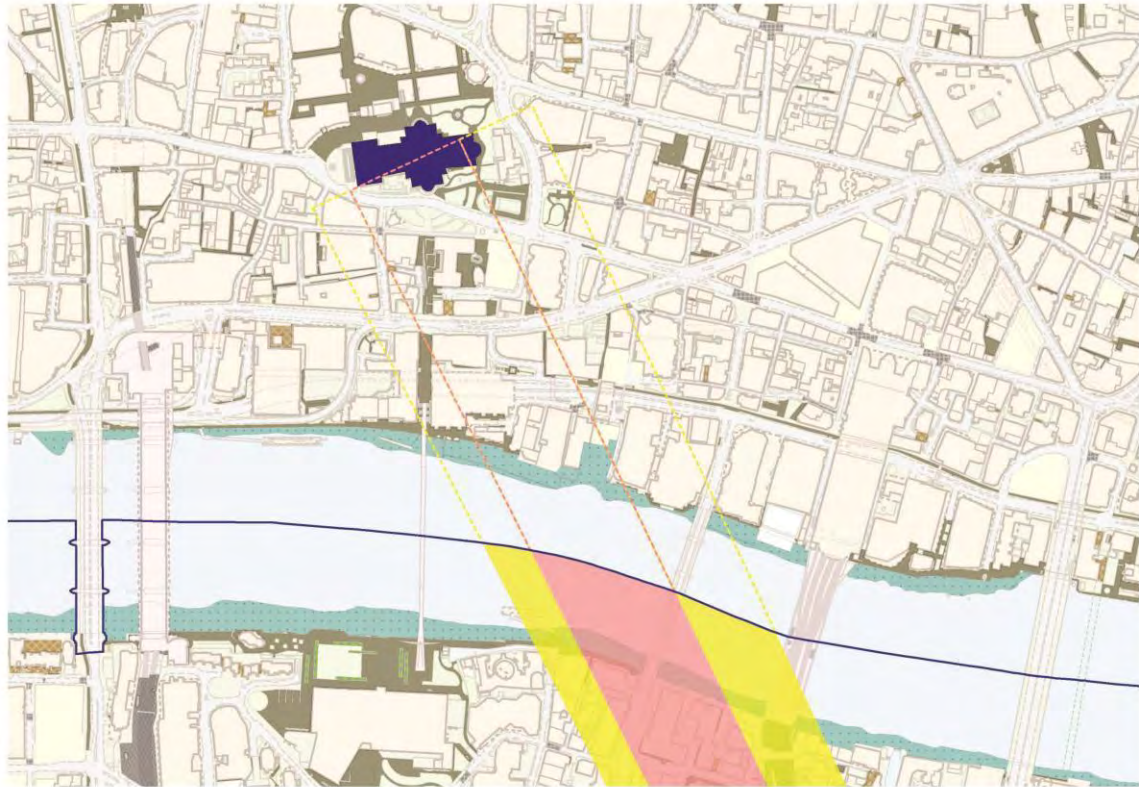
Annex 4, Map 3: One Tree Hill London Panorama Viewing Location and Assessment Point



Borough boundary and St Paul's Cathedral

Map showing the extent of the designated view close to St Paul's Cathedral and the borough boundary between Southwark and the City of London. Map is oriented with North at top of page.

Annex 4, Map 4: One Tree Hill Landon Panorama: Borough boundary and St Paul's Cathedral



Photographs of One Tree Hill London Panorama towards St Paul's Cathedral



Annex 4, Photograph 1



Annex 4, Photograph 2

View 2: Nunhead Cemetery Linear view

View Management Guidance

The view's Landmark Viewing Corridor and Wider Setting Consultation Areas ensure that the ability to recognise and appreciate St Paul's Cathedral is preserved and enhanced. From this location, the full silhouette of St Paul's Cathedral and its western towers are visible.

This is a strong linear view and is sensitive to any intrusion. Development that exceeds the Threshold Plane of the view's Landmark Viewing Corridor will be refused.

Development in the foreground and middle ground of this view is likely to have an immediate impact on the view of St Paul's Cathedral and should provide an appropriate setting by not crowding in too close to the Cathedral and by not contributing to a canyon effect either side of the Landmark Viewing Corridor or Wider Setting Consultation Areas.

New development proposals should form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the requirements and constraints of the Landmark Viewing Corridor and Wider Setting Consultation Areas.

Development in the foreground and middle ground that is overly intrusive, unsightly or prominent, to the detriment of the view as a whole, will likely be refused.

The aperture of the view changes in size and form owing to the seasons and pruning management. This should be taken into account as part of any assessment.

Description of the View

The linear view from Nunhead Cemetery provides a tight, focussed view of St Paul's Cathedral from one of Southwark's most historic locations that is fully-framed by mature trees. St Paul's Cathedral is set prominently in the centre of the view. The lantern, dome, drum and peristyle are all clearly visible, alongside the Western front and towers. Guy's Cancer Centre sits adjacent to the Drum of the Cathedral in the mid ground.

The immediate foreground of the view consists of the mature wooded area of the Cemetery. The view extends northward to the lower residential and industrial areas of the Old Kent Road, where the industrial chimney at Latona Road provides a distinct landmark. Beyond is the predominantly low rise area of Borough and Bankside.

The following landmarks are visible in the view:

- St Paul's Cathedral and its western towers
- Guy's Cancer Centre and Hospital
- Industrial chimney at Latona Road

Assessment Point and View Geometry

This table of co-ordinates defines the Landmark Viewing Corridor and Wider Setting Consultation Areas of the view and is expressed in terms of OS Northings and Eastings and height Above Ordnance Datum (AOD).

Annex 4, Table 4: View 2 Assessment Point and View Geometry

Nunhead Cemetery Landmark Viewing Corridor			
A	535366.4 E	175380.4 N	61.0m AOD including 1.6m camera height
C	531972.0 E	181094.9 N	45.0m
D	532089.1 E	181162.1 N	45.0m
Length at AB			6646m
Width at St Paul's Cathedral (CD)			135.0m
Defining point at St Paul's Cathedral			
B	532054.4 E	181142.2 N	45.0m
Wider Setting Consultation Area 1 (Western side of Landmark Viewing Corridor)			
A	535366.4 E	175380.4 N	61.0m
V	531924.4 E	181067.4 N	45.0m
C	531972.0 E	181094.9 N	45.0m
Width at St Paul's Cathedral (CV)			55.0m
Wider Setting Consultation Area 2 (Eastern side of Landmark Viewing Corridor)			
A	535366.4 E	175380.4 N	61.0m
D	532089.1 E	181162.1 N	45.0m
W	532184.4 E	181217.0 N	45.0m
Width at St Paul's Cathedral (DW)			110.0m

Viewing Location and Assessment Point

Map showing the Viewing Location and Assessment Point at Nunhead Cemetery. Map is oriented with North at top of page.

Annex 4, Map 5: Nunhead Cemetery Linear View Viewing Location and Assessment Point



Borough boundary and St Paul's Cathedral

Map showing the extent of the designated view close to St Paul's Cathedral and the borough boundary between Southwark and the City of London. Map is oriented with North at top of page.

Annex 4, Map 6: Nunhead Cemetery Linear View: Borough boundary and St Paul's Cathedral



View 2: Photographs of the Nunhead Cemetery Linear View towards St Paul's Cathedral



Annex 4, Photograph 3



Annex 4, Photograph 4

View 3: Camberwell Road Linear View

View Management Guidance

The view's Landmark Viewing Corridor and Wider Setting Consultation Area ensure that the ability to recognise and appreciate St Paul's Cathedral is preserved and enhanced.

Development that exceeds the Threshold Plane of the view's Landmark Viewing Corridor will likely be refused.

Development in the foreground and middle ground of this view is likely to have an immediate impact on the view of St Paul's Cathedral. Development should provide an appropriate setting by not crowding in too close to the Cathedral and by not contributing to a canyon effect either side of the Landmark Viewing Corridor or Wider Setting Consultation Areas. Development in the foreground and middle ground that is overly intrusive, unsightly or prominent, to the detriment of the view as a whole, will likely be refused.

Proposals should form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the requirements and constraints of the Landmark Viewing Corridors and Wider Setting Consultation Areas.

Description of the View

The linear view from Camberwell Road provides a northward view along Camberwell Road with St Paul's Cathedral as focal point at the centre of the view. The Cathedral's dome and peristyle are clearly visible above the existing middle ground townscape and create a distinctive silhouette with clear sky on both sides.

In the middle ground, Wesson Mead Estate forms a strong presence on the western side of Camberwell Road. Street trees either side of Camberwell Road will change the view in size and form owing to the seasons and pruning management.

The following landmarks are visible in the view:

- St Paul's Cathedral
- Wesson Mead Estate

Assessment Point and View Geometry

This table of co-ordinates defines the Landmark Viewing Corridor and Wider Setting Consultation Areas and is expressed in terms of OS Northings and Eastings and height Above Ordnance Datum (AOD).

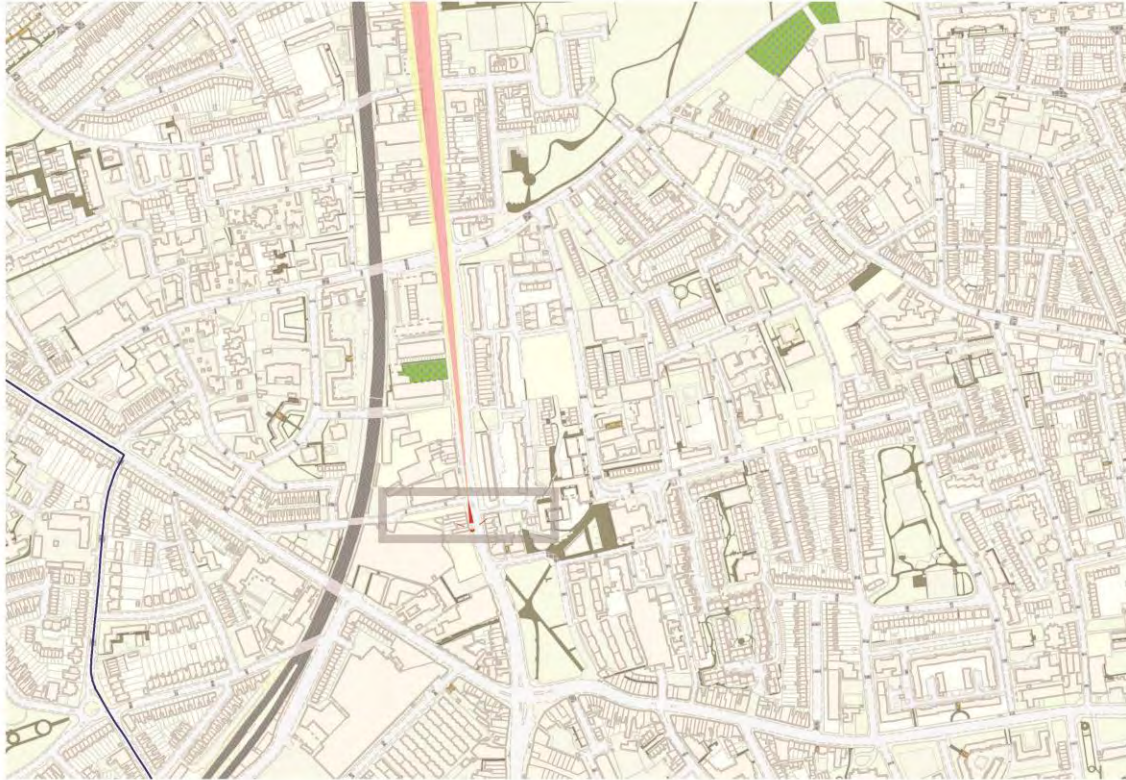
Annex 4, Table 5: View 3 Assessment Point and View Geometry

Camberwell Road Landmark Viewing Corridor			
A	532474.5 E	176947.6 N	6.50m AOD including 1.6m camera height
C	532009.6 E	181137.7 N	58.1m
D	532099.2 E	181146.7 N	58.1m
Length at AB			4215.8m
Width at St Paul's Cathedral (CD)			90.0m
Defining point at St Paul's Cathedral			
B	532054.4 E	181142.2 N	58.1m
Wider Setting Consultation Area 1 (Western side of Landmark Viewing Corridor)			
A	532474.5 E	176947.6 N	6.50m
V	531989.7 E	181135.7 N	58.1m
C	532009.6 E	181137.7 N	58.1m
Width at St Paul's Cathedral (CV)			20.0m
Wider Setting Consultation Area 2 (Eastern side of Landmark Viewing Corridor)			
A	532474.5 E	176947.6 N	6.50m
D	532099.2 E	181146.7 N	58.1m
W	532119.1 E	181148.7 N	58.1m
Width at St Paul's Cathedral (DW)			20.0m

Viewing location and Assessment Point

Map showing the Viewing Location and Assessment Point on Camberwell Road. Map is oriented with North at the top of the page.

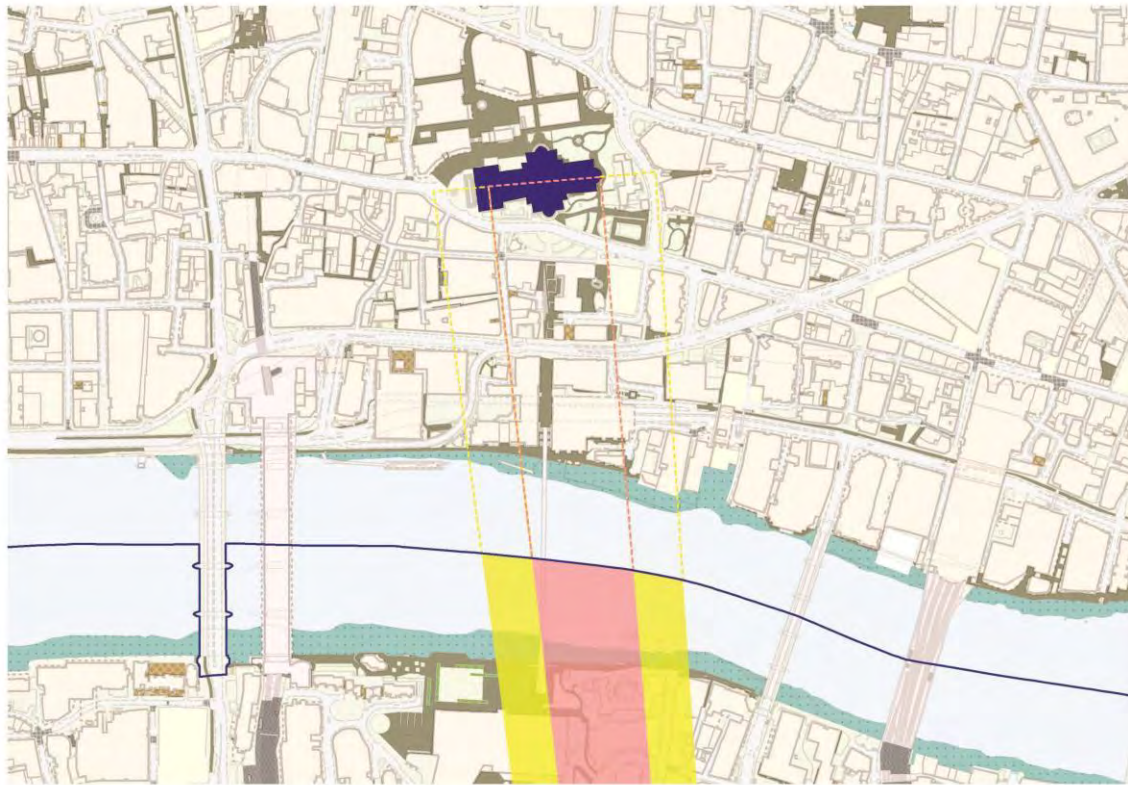
Annex 4, Map 7: Camberwell Road Linear View Viewing Location and Assessment Point



View at borough boundary and St Paul's Cathedral

Map showing the extent of the designated view close to St Paul's Cathedral and the borough boundary between Southwark and the City of London. Map is oriented with North at the top of the page.

Annex 4, Map 8: Camberwell Road Linear View: borough boundary and St Paul's Cathedral



Photographs of Camberwell Road Linear View towards St Paul's Cathedral



Annex 4, Photograph 5



Annex 4, Photograph 6

View 4: Kings Stairs Gardens River Prospect

View Management Guidance

This view ensures the ability to recognise and appreciate some of London's most famous landmark buildings and the River Thames.

The foreshore is sensitive, so development must step down to the River in line with the existing scale of development, and show how it would contribute to the settings of spaces and buildings immediately fronting the River Thames. Taller development must complement the existing tall building clusters set back from the River Thames.

New development must form attractive features in their own right and not obscure significant landmarks.

Description of the View

The river prospect view from Kings Stairs Gardens provides a characterful view of some of London's most famous landmark buildings including Tower Bridge, St Paul's Cathedral and the River Thames. Guys Hospital, The Shard, Blackfriars Road cluster and the City of London's tall building cluster are also visible. These skyline features combine to create an undulating skyline and silhouette that steps down at the northern and southern foreshores and rises back above Tower Bridge.

The view offers a clear narrative of the different periods of London's development. The low-rise foreground of Kings Stairs Gardens leads the viewer upstream past the former warehouses of Shad Thames to Tower Bridge and beyond. The low-rise foreshore of Wapping in Tower Hamlets is visible in the nearer middle ground on the northern side of the River. A series of floating docks punctuate the River Thames in the foreground.

The following landmarks are visible in the view:

- River Thames
- Guy's Hospital
- The Shard
- 1 Blackfriars
- Tower Bridge
- St Paul's Cathedral
- 20 Fenchurch Street
- City of London tall building clusters

Assessment and Defining Points

This table of co-ordinates defines the Assessment and Defining Points of the view and is expressed in terms of OS Eastings and Northings and height Above Ordnance Datum (AOD).

Annex 4, Table 6: View 4 Assessment and Defining Points

Viewpoint coordinates and angle of view			
A	534865.9 E	179765.7 N	6.95m AOD including 1.6m camera height
Defining point at centre of Tower Bridge			
B	533670.9 E	180265.7 N	n/a
Length at AB			1292m
Angle between Viewpoint and Defining Point (Clockwise, 0 degrees at north)			293 degrees
Field of View			120 degrees

Viewing Location

Map showing the designated Viewing Location and Assessment Point at Kings Stairs Gardens. The map is oriented with North at top of page

Annex 4, Map 9: Kings Stairs Gardens River Prospect Assessment and Defining Points



Photograph of Kings Stairs Gardens River Prospect view towards Tower Bridge



Annex 4, Photograph 7

View 5: Millennium Bridge Townscape view

View Management Guidance

This view ensures the ability to recognise and appreciate one of London's most famous landmark buildings, the Tate Modern modern art gallery. The building utilises the former Bankside Power Station that was originally designed by Sir Giles Gilbert Scott with later extensions by Jacques Herzog and Pierre de Meuron.

The prominence of the Tate Modern, its iconic chimney and extensions, must not be challenged by development appearing in its backdrop. Proposals must not harm or compromise the distinctiveness and silhouette of the chimney, and must form attractive features in their own right.

Building heights should step down from established Blackfriars Road and London Bridge tall building clusters to ensure that the Tate Modern, its chimney and extensions is the principal building in the view.

Inappropriate development will not be acceptable in the foreground of the view.

Description of the View

The view from the Millennium Bridge south towards the Tate Modern provides a unique townscape of one of London's most famous landmark buildings. The silhouette of the horizontal massing of the original power station, its further extensions and its distinctive chimney creates a unique skyline of national and international importance.

In the foreground, the gentle curve of the Millennium Bridge leads the viewer to its southern bridgehead where it meets the tree-lined open spaces of the Thames Path that are located between the Tate Modern's and the River Thames foreshore.

The following landmarks are visible in the view:

- Millennium Bridge
- Tate Modern, its extensions and chimney

Other features visible in the view:

- Falcon Point
- Neo Bankside

Assessment and Defining Points

This table of co-ordinates defines the Assessment and Defining Points of the view and is expressed in terms of OS Northing and Easting and height Above Ordnance Datum (AOD).

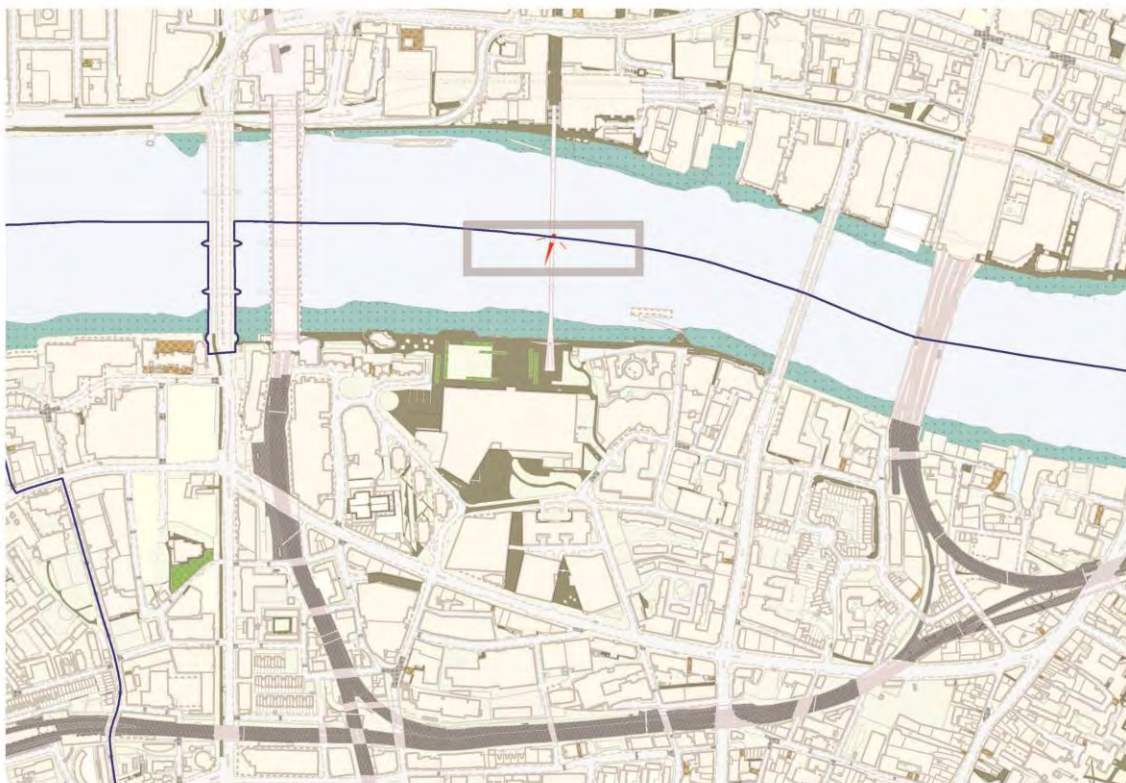
Annex 4, Table 7: View 5 Assessment and Defining Points

Viewpoint coordinates and angle of view			
A	532052.3 N	180677.4 N	15.0m AOD including 1.6m camera height
Defining point at centre of Tate Modern chimney			
B	532001.9 E	180486.9 N	n/a
Length at AB			197m
Angle between Viewpoint and Defining Point (Clockwise, 0 degrees at north)			195 degrees
Field of view			120 degrees

Viewing location

Map showing the designated Assessment and Defining Points. The map is oriented with North at the top of page.

Annex 4, Map 10: Millennium Bridge Townscape View Assessment and Defining Points



View 5: Photograph of Millennium Bridge Townscape View of Tate Modern and chimney



Annex 4, Photograph 8

Annex 2 - Housing Trajectory April 2018-March 2033

1 Summary

1.0 The Housing Trajectory presented under Policy SP1 as a graph and table of the source supply per year provides a summary of the [5 and 15 Year Housing Land Supply \(September 2019\)](#).

1.1 Tables 1 and 2 below illustrate the housing supply against our housing target.

Table 1 - Housing pipeline and trajectory against targets (5 and 15 year housing land supply September 2019 version)

	March 2018 to March 2023 - Delivery in years 1-5	April 2023 to March 2033 - Delivery in Years 6-15
Net additional housing target	14,130	23,550
Projected housing supply	18,715	30,612
Number above the housing target	+4,585	+7,062

Table 2 - Housing pipeline and trajectory against targets (updated site allocation capacities in July 2020)

	March 2018 to March 2023 - Delivery in years 1-5	April 2023 to March 2033 - Delivery in Years 6-15
Net additional housing target	14,130	23,550
Projected housing supply	18,974	34,219
Number above the housing target	+4,844	+10,669

1.2 Table 3 details the sites that will deliver our housing supply. These sites include site allocations within the NSP, adopted AAPs and Saved Southwark Plan for years 0-5 and years 6-15. This is up to date as of August 2020. Further details can be found in Appendix 1 of the 5 and 15 Year Land Supply Report.

Table 3 – Housing trajectory of site allocations within the NSP, adopted AAPs and Saved Southwark Plan for years 0-5 and years 6-15

Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/ indicative capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	5 years	6-15 years
NSP sites: Bankside and Borough												
NSP01	Site Bordering Great Suffolk Street and Ewer Street	13120	Site allocation		166							166
NSP02	62-67 Park Street	3951	Site allocation		80							80
NSP03	185 Park Street	4584	Under construction	14/AP/3842	163			63	50	50	163	
NSP04	London Fire and Emergency Planning Authority	8800	Under construction	17/AP/0367	199			66	66	67	199	
NSP05	Southwark Bridge Road and Red Lion Court	7887	Site allocation		261							261
NSP06	Landmark court	6223	Approved with legal agreement	19/AP/0830	36							36
NSP07	Land between Great Suffolk Street and Glasshill Street	6004	Site allocation		132							132
NSP08	Swan Street Cluster	8845	Site allocation		98							98
NSP09	19, 21 and 23 Harper Road, 325 Borough High Street, 1-5 and 7-11 Newington Causeway, SE1	3048	Approved with legal agreement	18/AP/0657	13			13			13	
NSP sites: Bermondsey												
NSP10	Biscuit Factory and Campus	78900	Approved with legal agreement		1548							1548
NSP11	Tower Workshops	7344	Site allocation		178							178
NSP12	Chambers Wharf	14010	Under construction	07/AP/1262	180							180
			Approved	07/AP/1262	407							407
NSP sites: Blackfriars Road												
NSP13	Conoco House, Quadrant House, Edward Edwards House and Suthring House	6663	Site allocation		124							124
NSP15	Land enclosed by Colombo Street, Meymott Street and Blackfriars Road	3737	Site allocation		198							198
NSP16	Ludgate House, 64 Hopton Street	31100	Under construction	12/AP/3940	257			85	85	87	257	
	Sampson House, 64 Hopton Street		Approved subject to S106	18/AP/1603	341				170	171	341	
NSP17	Southwark Station and 1 Joan Street	6466	Live application	20/AP/0969	16							16
NSP18	McLaren House, St George's Circus	4377	Site allocation		215							215
NSP19	Land between Paris Gardens, Colombo Street, Blackfriars Road and Stamford Street	7218	Under construction	16/AP/5239	288			96	96	96	288	
NSP sites: Camberwell												
NSP22	Burgess Business Park	38010	Live application	19/AP/2011	100							100
			Live application	19/AP/0469	33							33
			Live application	20/AP/0858	128							128
			Site allocation		420							420
NSP23	Butterfly Walk and Morrisons Car Park	13840	Live application	19/AP/7057	146							146
NSP24	Valmar Trading Estate	6021	Live application	19/AP/0864	43							43
NSP25	Camberwell Bus Garage	17090	Site allocation		264							264
NSP26	Walworth Bus Garage, Camberwell	11330	Site allocation		196							196
NSP27	Land Between Camberwell Station Road and Warner Road	4135	Site allocation		64							64
NSP28	Iceland, 120-132 Camberwell Road	2930	Site allocation		39							39
NSP29	49 Lomond Grove	3162	Site allocation		39							39
NSP30	83 Lomond Grove	2104	Site allocation		50							50

Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/ indicative capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	5 years	6-15 years
NSP31	123 Grove Park	5798	Under construction	17/AP/4124	9			9			9	
NSP32	Camberwell Green Magistrates Court	4814	Site allocation		150							150
NSP sites: Crystal Palace and Gipsy Hill												
NSP34	Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace	5027	Site allocation		51							51
NSP site: Dulwich												
NSP35	The Grove Tavern, 520 Lordship Lane	4965	Site allocation		63							63
NSP sites: East Dulwich												
NSP36	Kwik Fit and Gibbs and Dandy, Grove Vale	3266	Site allocation		19							19
NSP37	Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill	14460	Approved subject to S106	19/AP/1867	219							219
NSP38	Railway Rise, East Dulwich	7849	Site allocation		53							53
NSP40	Goose Green Trading Estate	4976	Site allocation		83							83
NSP sites: Elephant and Castle												
NSP41	Newington Triangle	10930	Site allocation		438							438
NSP42	Bakerloo Line Sidings and 7 St George's Circus	11670	Site allocation		100							100
NSP43	63-85 Newington Causeway	3784	Site allocation		93							93
NSP44	Salvation Army Headquarters, Newington Causeway	2607	Site allocation		57							57
NSP45	Elephant and Castle Shopping Centre and London College of Communication	36010	Approved with legal agreement	16/AP/4458	977				240	241	481	496
NSP47	1-5 Westminster Bridge Road	773	Site allocation		21							21
NSP sites: Herne Hill and North Dulwich												
NSP48	Bath Trading Estate	15390	Site allocation		45							45
NSP sites: London Bridge												
NSP50	Land between Melior Street, St Thomas Street, Weston Street and Fenning Street	3814	Approved subject to S106	18/AP/0900	362*				181	181	362	
NSP51	Land between St Thomas Street, Fenning Street, Melior Place and Snowsfields	4033	Site allocation		121							121
NSP sites: Old Kent Road												
NSP54/ OKR2	Crimscott Street and Pages Walk	37660	Under construction	15/AP/2474	406				203	203	406	
			Approved	19/AP/1286	9				9		9	
			Live application	20/AP/1120	8							
			Approved	17/AP/3170	55				55		55	
			Site allocation		200							
NSP55/ OKR3	Mandela Way	120400	Site allocation		1955							1955
NSP56/ OKR4	107 Dunton Road (Tesco store and car park) and Southernwood Retail Park	40590	Approved subject to S106	18/AP/3551	724				270	271	541	183
			Site allocation		876							876
NSP57/ OKR5	Salisbury estate car park	1037	Approved	19/AP/1506	26				26		26	
NSP58/ OKR6	96-120 Old Kent Road (Lidl store)	5374	Site allocation		180							180
NSP59/ OKR7	Former petrol filling station, 233-247 Old Kent Road	870	Under construction	18/AP/0928	24			24			24	
NSP60/ OKR8	Kinglake Street Garages	750	Under construction	16/AP/4589	21				21		21	
NSP61/ OKR9	4/12 Albany Road	1080	Site allocation		24							24
NSP62/ OKR12	Former Southern Railway Stables	6248	Site allocation		103							103

Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/ indicative capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	5 years	6-15 years		
NSP63/ OKR10	Land bounded by Glengall Road, Latona Road and Old Kent Road	111250	Approved subject to S106	17/AP/2773	1300				210	210	420	880		
			Approved	17/AP/2952	9			9			9			
			Approved	17/AP/4612	181					90	91	181		
			Approved	18/AP/0564	5					5		5		
			Approved subject to S106	17/AP/4596	153						76	77	153	
			Approved subject to S106	18/AP/3246	1113						94	94	188	925
			Approved subject to S106	18/AP/4003	10						10		10	
			Approved subject to S106	18/AP/3284	372						93	93	186	186
			Live application	20/AP/0009	117							59	59	58
			Approved subject to S106	20/AP/0039	270*							135	135	135
			Live application	19/AP/7610	71							35	35	36
						Site allocation		1199						
NSP64/ OKR11	Marlborough Grove and St James's Road	39600	Live application	19/AP/6395	15					15	15			
			Approved on appeal	18/AP/0156	100*				50	50	100			
			Site allocation		65								65	
			Site allocation		1020								1020	
NSP65/ OKR13	Sandgate Street and Verney Road	127600	Approved	18/AP/0897	1152				288	288	576	576		
			Approved	18/AP/2895	74				37	37	74			
			Approved subject to S106	17/AP/4508	338					169	169	338		
			Approved subject to S106	18/AP/0196	111						55	55	56	
			Approved subject to S106	19/AP/1710	262					65	66	131	131	
			Live application	19/AP/7550	57						28	28	29	
			Site allocation		3249									3249
NSP66/ OKR18	Devon Street and Sylvan Grove	44170	Live application	19/AP/2307	219					109	109	110		
			Approved subject to S106	19/AP/1239	565				141	141	282	283		
			Site allocation		636								636	
NSP67/ OKR16	Hatcham Road and Penarth Street and Ilderton Road	66840	Under construction	16/AP/1092	9			9			9			
			Approved	17/AP/3757	86				50	36	86			
			Under construction	17/AP/4546	84		42	42				84		
			Approved	18/AP/1049	56					56		56		
			Approved	17/AP/4819	130					65	65	130		
			Approved	17/AP/4649	33					33		33		
			Approved	18/AP/2761	46						23	23	23	
			Approved subject to S106	18/AP/2497	314					78	79	157	157	
			Approved subject to S106	19/AP/1773	254					63	64	127	127	
			Site allocation		1179							1179		

Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/ indicative capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	5 years	6-15 years
NSP68/ OKR17	760 and 812 Old Kent Road (Toyrus store) and 840 Old Kent Road (Aldi store)	14500	Approved subject to S106	19/AP/1322	168				42	42	84	84
			Live application	19/AP/0994	154							154
			Site allocation		678							678
NSP69/ OKR15	684-698 Old Kent Road (Kwikfit garage)	1500	Site allocation		65							65
NSP70/ OKR14	636 Old Kent Road	900	Under construction	17/AP/1646	42				42		42	
NSP sites: Peckham												
NSP71	Aylesham Centre and Peckham Bus Station	31330	Site allocation		850							850
NSP72	Blackpool Road Business Park	17580	Site allocation		250							250
NSP74	Copeland Industrial Park and 1-27 Bournemouth Road	11630	Site allocation		270							270
NSP sites: Rotherhithe												
NSP75	Rotherhithe Gasometer	9597	Site allocation		160							160
NSP76	St Olav's Business Park, Lower Road	5384	Site allocation		125							125
NSP77	Decathlon Site and Mulberry Business Park	48520	Under construction	12/AP/4126	1030	232	233	292	273		1030	
NSP78	Decathlon Site and Mulberry Business Park	48520	Under construction	13/AP/1429	341	68	68	68	68	69	341	
NSP78	Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close	212000	Approved with legal agreement	18/AP/1604	3000					265	265	2735
NSP79	Croft Street Depot	4711	Site allocation		56							56
NSP sites: Walworth												
NSP80	Morrisons, Walworth Road	5114	Site allocation		129							129
NSP81	330-344 Walworth Road	2961	Site allocation		46							46
NSP82	Chatelaine House, Walworth Road	3163	Site allocation		54			54			54	
Peckham and Nunhead AAP sites												
PNAAP5	Site of the former Wooddene estate	19100	Under construction	13/AP/0876	10					10	10	
PNAAP7	Copeland Road car park	2662	Under construction	16/AP/3503	67					67	67	
PNAAP 8	Cator Street/Commercial Way	4947	Site allocation		153						0	153
PNAAP16 and PNAAP 9	Sumner House and Land at south of Sumner Road (Flaxyards site)	11800	Approved with legal agreement	16/AP/4018	168				84	84	168	
PNAAP17	Land to west of Lister health centre, 97 Peckham Road	883	Site allocation		15							15
PNAAP20	190 Rye Lane	1200	Under construction	15/AP/4857	20					20	20	
PNAAP21	180 Rye Lane	471.2	Site allocation		8							8
PNAAP22	Asda Supermarket	3100	Site allocation		15							15
PNAAP23	269-273 Rye Lane	1500	Under construction		28				28		28	
PNAAP24	Peckham Rye Baptist Church	3000	Site allocation		23				23		23	
PNAAP26	Former Acorn/Peckham neighbourhood office, 95A Meeting House Lane	2600	Under construction	16/AP/4124	29				29		29	
Canada Water AAP sites												
CWAAP4	Albion Primary School	6000	Under construction	15/AP/0647 & 17/AP/1234	50				50		50	
CWAAP9	23-25 Rotherhithe Old Road, London, SE16 2PP	794.6	Site allocation		16							16
CWAAP10	41-55 Rotherhithe Old Road	695	Under construction	11/AP/0963	17				17		17	
CWAAP 15	Former Odessa Street Youth Club, Commercial Pier Wharf, Odessa Street, London SE16	2940	Under construction	16/AP/2681	74				74		74	

Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/ indicative capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	5 years	6-15 years
Aylesbury AAP area												
N/A	Aylesbury Estate, Land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London SE17	44000	Approval of Full/ Under construction	14/AP/3843	276			276			276	
N/A	Aylesbury Estate, Land bounded by Albany Road, Portland Street, Bagshot Street, Alvey Street, East Street and Dawes Street, London SE17	265000	Remaining capacity of outline approval	14/AP/3844	665							665
N/A	Plot 18 (Phase 2a in original application) – Aylesbury Estate, Land bounded by Albany Road, Portland Street, Bagshot Street, Alvey Street, East Street and Dawes Street, London SE17	265000	Approval of Reserved Matters/ Under construction	16/AP/2800	122					122	122	
Heygate masterplan (Elephant Park, Site 39P in Saved Southwark Plan)												
N/A	Plot H2 West Grove within Land Bounded by Plot H1 of the Elephant Masterplan to the north, Plot H7 of the Elephant Masterplan to the east, Heygate Street to the South, and Walworth Road to the west	5200	Remaining capacity of outline approval	12/AP/1092	0						0	
N/A	Plot H2 West Grove within Land Bounded by Plot H1 of the Elephant Park Masterplan to the North, Plot H7 of the Elephant Park Master to the East, Heygate Street to the South and Walworth Road to the West	17100	Completed	14/AP/3438	192	192					192	
N/A	PLOT H3 WEST GROVE WITHIN LAND BOUNDED BY HEYGATE STREET TO THE NORTH PLOT H6 OF THE ELEPHANT PARK MASTERPLAN TO THE EAST, THE OLD TOWN HALL TO THE SOUTH AND WALWORTH ROAD TO THE WEST	17100	Completed	14/AP/3439	120		120				120	
N/A	Plot H2 West Grove within land bounded by Plot H1 of the Elephant Park Masterplan to the North, Plot H7 of the Elephant Park Master to the East, Heygate Street to the South and Walworth Road to the West	N/A	Completed	17/AP/1718	1		1				1	
N/A	Plot H4 within land bounded by New Kent Road to the North, Plot H5 of the Elephant Park Masterplan to the East, the Elephant Park to the South and Elephant One to the West	17100	Under construction	17/AP/0693	233			77	77	79	233	
N/A	Plot H5 within land bound by New Kent Road (A201) to the North, Rodney Place and Rodney Road to the East, Wansey Street to the South and Walworth Road (A215) and Elephant Road to the West, London SE17	17100	Under construction	17/AP/2269	201			67	67	67	201	
N/A	Plot H11A within land bound by New Kent Road to the North, Rodney Place to the East, Plot H11B and Elephant Park to the South and Plot H5 to the West	5400	Under construction	18/AP/1862	117			39	39	39	117	
N/A	Plot H11B within land bound by plot H11A and Elephant Park to the North, Rodney Place and Rodney Road to the East, Heygate Street to the South and Plot H7 to the West	4200	Approval	18/AP/1863	136				68	68	136	
N/A	Plot H7 Heygate Street within land bounded by Elephant Park to the North, Plot H2 to the West, Heygate Street to the South and H11B to the East, London SE17	7500	Approval	19/AP/1166	222				111	111	222	

Site reference number	Address	Site area (m2)	Status	Planning approval reference	Net unit/indicative capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	5 years	6-15 years
SHLAA												
N/A	Remaining SHLAA sites after those checked against approved applications and site allocations ¹		SHLAA		184							184
					Total	492	464	1294	4232	4429	10911	28409

¹ The SHLAA sites have been checked against approved planning permissions and site allocations. Any remaining site SHLAA site capacity have been added up.

1.3 As set out under Policy SP1 of the New Southwark Plan, Graph 1 and table 4 below present the indicative overall housing trajectory through different sources of supply by year. The timeline assumptions are set out for each source of supply as follows:

Delivered in 2018/2019 and 2019/2020

- Completed dwellings (including site allocations) in 2018/2019 and 2019/2020 (partially completed due to annual completions taking place in Autumn every year).

Coming forward over coming three years between 2020/2021 and 2022/2023

- Homes under construction in different areas:
 - Outside site allocations*
 - New Southwark Plan, Canada Water and Peckham and Nunhead AAP sites (excluding Old Kent Road and Aylesbury sites)*
 - Old Kent Road AAP Opportunity Area*
 - Aylesbury AAP Action Area*
 - Elephant Park redevelopment (saved Southwark Plan site 39P)*
- Planning approvals in the pipeline including within all site allocations*

Coming forward in Years 6-15 period (2023/2024 – 2032/2033)

- Remaining capacity for sites in different areas:
 - NSP and AAP sites (excluding OKR and Aylesbury sites)*
 - OKR AAP*
- Potential growth identified by SHLAA
- Windfall allowance for small sites (determined through historic delivery of small sites)

*The site capacities have been updated along with the sites methodology paper in July 2020.

1.4 In addition to the evidence set out in 5 and 15 Year housing supply, further information on the deliverability, the stage of implementation and the predicted delivery timeframe of the site allocations are demonstrated in Appendix 2 of the updated Site Allocations Methodology Paper (July 2020).

Graph 1 - Indicative New Southwark Plan housing trajectory (2018 – 2033)

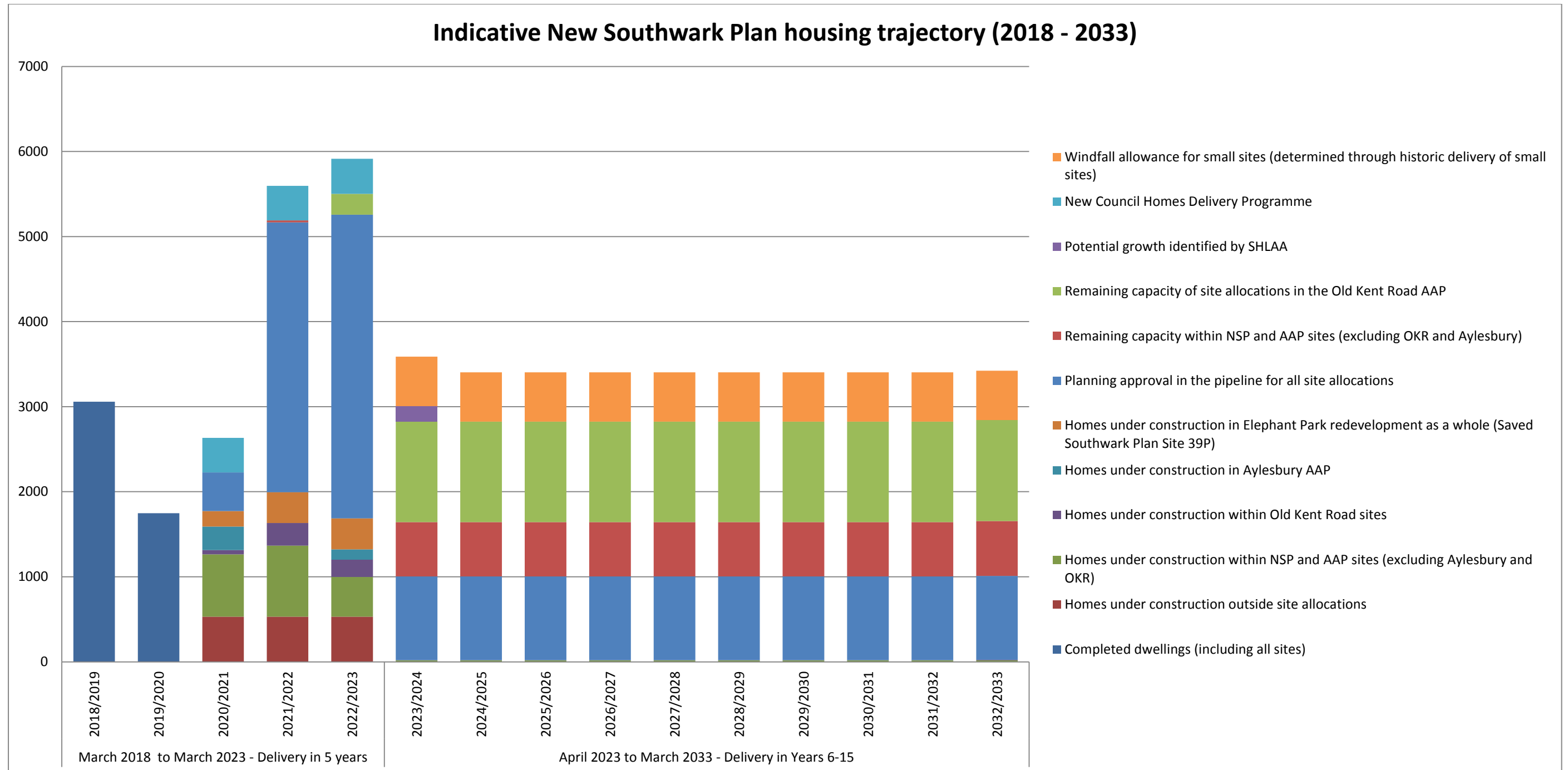


Table 4: Source of supply by year

Source of supply/ Year	March 2018 to March 2023 - Delivery in 5 years					April 2023 to March 2033 - Delivery in Years 6-15									
	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Completed dwellings (including all sites) ⁱ	3059	1747													
Homes under construction outside site allocations			530	530	532										
Homes under construction within NSP and AAP sites (excluding Aylesbury and OKR)			733	836	466				180						
Homes under construction within Old Kent Road sites			75	266	203										
Homes under construction in Aylesbury AAP			276		122										
Homes under construction in Elephant Park redevelopment (Saved Southwark Plan Site 39P)			183	362	364										
Planning approvals in the pipeline for all site allocations			455	3173	3570	985	985	985	985	985	985	985	985	985	987
Remaining capacity within NSP and AAP sites (excluding OKR and Aylesbury)				23		637	637	637	637	637	637	637	637	637	644
Remaining capacity of site allocations in the Old Kent Road AAP					246	1181	1181	1181	1181	1181	1181	1181	1181	1181	1187
Potential growth identified by SHLAA						184									
New Council Homes Delivery Programme ⁱⁱ			406	406	411										
Windfall allowance for small sites (determined through historic delivery of small sites)						581	581	581	581	581	581	581	581	581	581
Total housing supply for the period	18974					34219									
London Plan annual housing target	14130					23550									

ⁱ The LDD completions report, forming part of the completion figure, covers only five months for financial year 2019/2020 between April 2019 and September 2019. Completions in the remaining months of the year will be captured in 5 and 15 year supply 2020 version following the annual LDD completions survey in Autumn.

ⁱⁱ The pipeline for 6 – 15 years has yet been confirmed for New Council Homes Delivery Programme. Update will be provided in the refreshed 5 and 15 year supply 2020 version.

Glossary

New Southwark Plan Glossary

This glossary provides guidance on the meaning of terms which are specific to the New Southwark Plan. Refer to the National Planning Policy Framework and the London Plan for terms not defined here.

Action Areas are the parts of Southwark which are expected to undergo change in the coming years. These include Peckham and Nunhead, Old Kent Road, Canada Water, Camberwell, Aylesbury and Bermondsey. We may produce Area Action Plans or supplementary planning documents to ensure that development happens in the most beneficial way within our Action Areas.

Action Area Cores are the areas within Action Areas with the capacity for significant change in the coming years.

Active design is an approach to the development of buildings, streets, and neighbourhoods that uses architecture and urban planning to make daily physical activity more accessible and inviting.

Active frontages add interest, life and vitality to the street and public realm. Buildings should have active frontages that have:

- Frequent doors and windows without blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Concentrations of activity at particular points.

Air quality neutral means that a development must neutralise nitrogen oxides (NO_x) and particulate matter (PM10) emissions against the benchmarks set out in the Mayor's Sustainable Design and Construction SPG.

Alteration Work intended to change the function or appearance of a place

Amenity A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Amenity Space is a garden or balcony that is used for the day-to day activities of a household, such as clothes drying, relaxation, play and gardening.

Ancient Woodland has been continually wooded since 1600 and is generally considered to have never been cleared since prehistoric times. These old woodlands on London Clay feature English Oak forming the prevalent tree canopy, interspersed with Hornbeam, Ash, Wild Cherry, Field Maple, Crab Apple and the less common Wild Service Tree. Below the canopy, the under-storey typically comprises of Hazel, Yew, Hawthorn, Holly and Willow.

Archaeological Priority Zones (or Area) are areas 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 an assessment of the potential impact of the proposed development on the significance of archaeological remains.

Archaeology refers to buried archaeological finds, layers and features which are buried below the ground and not visible

Archaeological interest there will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them (NPPF definition). There can be an archaeological interest in buildings and landscapes as well as earthworks and buried remains.

Architectural interest in listed buildings this refers to buildings that are important to the nation because of their architectural design, decoration and craftsmanship. Important examples of significance includes plan forms, particular building types and techniques such as using cast iron, the early use of concrete and early prefabricated buildings.

Area Action Plans are development plan documents that provide a planning framework for a designated Action Area.

Asset of Community Value is a building or other land which it main used currently or was recently used to further the social wellbeing or social interests of the local community. The Localism Act 2011, Chapter 3 states that 'social interests' include cultural, recreational and sporting interests.

Authority Monitoring Report (AMR) is a report produced by the council to monitor the performance of planning policies using a range of different indicators, including housing delivery.

Borough Open Land is designated open space of borough importance. It must meet all of the following criteria:

- An area of borough importance to Southwark;
- A clearly distinguishable open space;
- Land that contains features or landscapes of historic or recreational 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.

Built Heritage means all the heritage places and features that survive as buildings or structures above ground and are visible and visit-able.

Business space refers to uses including offices (Use Class B1), factories (Use Class B2) and warehouses (Use Class B8).

Carbon footprint is the amount of carbon emitted by an individual or organisation in a given period of time, or the amount of carbon emitted during the manufacture of a product

Carbon neutrality, or having a **net zero carbon footprint**, refers to achieving net zero carbon dioxide emissions by balancing carbon emissions with carbon removal (often through carbon offsetting) or simply eliminating carbon emissions altogether (the transition to a "post-carbon economy"). It is used in the context of carbon dioxide-releasing processes associated with transportation, energy production, agriculture and industrial processes.

Central Zone areas are mixed use areas including a range of commercial uses alongside housing. They are typically characterised by denser development and tend to have excellent levels of public transport accessibility

Circular economy produces no waste and pollution, by design or intention. It keeps products, parts and materials at their highest use and value at all times. It offers a sustainable alternative to our current linear economy. This is one in which we make, use and then dispose of products, parts and materials. A circular economy also uses fewer new resources and energy. That means there is less cost to the environment.

Climate change is a pattern of change affecting global or regional climate, as measured by average temperature and rainfall, and how often extreme weather events like heatwaves or heavy rains happen. This variation may be caused by both natural processes and by humans. Global warming is an informal term used to describe climate change caused by humans

Climate change adaptation is adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation is action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Code for Sustainable Homes (CfSH) is a national standard to guide the sustainable design and construction of homes. The Code was withdrawn on March 2015 and only applies to legacy cases. 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.

Co-living developments are similar to student halls of residence but not restricted to students. Typically a collective living scheme will be a large block which provides a range of communal areas that fulfil different functions (such as libraries, kitchens, gyms, games rooms etc.) which are available to all residents. Residents typically rent a small en-suite bedroom. Unlike halls of residence, collective living is intended to be a primary residence.

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

- Leisure and culture facilities (including arts, entertainment and sport facilities)
- Community centres and meeting places (including places of worship)
- Libraries
- Facilities for children (from nursery provision to youth clubs)
- Education (including adult education)
- Healthcare facilities

Conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF definition).

Conservation Areas are areas 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 refers to the setting of a site or area, including factors such as townscape, built form, land use, activities, heritage and vehicular and pedestrian movement.

Core strategy is Southwark's adopted development plan document which sets out a spatial strategy, strategic policies and a monitoring and implementation framework with clear objectives for achieving delivery. The Core Strategy will be replaced by the New Southwark Plan.

Council house is a type of Social Rented Housing where the Council is the landlord.

Creative and cultural industries is classified by the Department for Culture Media and Sport (DCMS) and includes the following industries: 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.

Critical Drainage Areas are areas where multiple and interlinked sources of flood risk cause flooding in one or more Local Flood Risk Zones during severe weather (usually a hydrological catchment).

Density is the amount of internal floor space of a building in relation to an area of land. Density can be expressed in terms of plot ratio (floor to area ratio (FAR)) for commercial and mixed use development and number of units or habitable rooms per hectare for residential development.

Designation is the recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values

Designated Heritage Asset is a term used in the NPPF to refer to heritage places that have been selected under a range of relevant legislation or criteria for formal recognition of their heritage value and significance, including registration, listing, scheduling and inscription.

Dwelling may be a house, bungalow, flat, maisonette or converted farm building.

Ecological resilience refers to the ability of an ecosystem to maintain key functions and processes in the face of stresses or pressures, by resisting and then adapting to change.

Emissions are any release of gases such as carbon dioxide which cause global warming, a major cause of climate change

Energy recovery from waste means the conversion of (non-recyclable) waste into usable heat, electricity, or fuel through a variety of processes

Exemplary standard of design comprises of an excellent standard of living accommodation; and a significant contribution to environmental improvements in the area.

Equality Implications are the responsibility of public bodies for ensuring that their plans, policies and activities do not unfairly discriminate against a group protected by equalities legislation. It is the responsibility of the public bodies that we advise to ensure that they have paid due regard to local equality implications when implementing our advice.

Evaluation (archaeology) an archaeological field evaluation is the initial stage of investigation, by the excavation of archaeological trial trenches. It is carried out in support of a planning application to enable an informed decision. Evaluation will seek to define and characterise the archaeological remains on a site. Where archaeological remains are discovered or predicted, and the proposed scheme has an impact on those remains, further archaeological work will be necessary. This may be a mitigation strategy for

remains that would be undisturbed, full excavation, or a combination of the two. Evaluation can involve different methods and practices. Evaluation can also be non-intrusive, for example, geophysical, chemical or survey techniques or intrusive, for example, auger, borehole, monitoring of geotechnical work, test pits or trenches.

Flatted development refers to homes which have neighbouring homes above and/or below. Maisonettes and duplexes are flatted development.

Flood Risk Zones are areas at risk of flooding. Flood Risk Zones are categorized as Zone 1 (low probability), Zone 2 (medium probability), Zone 3a (high probability) and Zone 3b (the functional floodplain).

Freedom of Information we are subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold or for which we are responsible. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. We will consult with external parties as necessary prior to releasing information.

Global warming is the steady rise in global average temperature in recent decades, which experts believe is largely caused by human-produced greenhouse gas emissions

Good Growth refers to the Good Growth by Design set out by the Mayor of London to deliver a united programme of work to enhance the design of buildings and neighbourhoods for all Londoners. This means new development should benefit everyone who lives here. As such, it should be sensitive to the local context. It should also be environmentally sustainable and physically accessible.

Green and brown roofs are roofs with vegetation cover and/or landscaping over a drainage layer. They are designed to provide insulation, increase biodiversity and retain rain water and reduce the volume of surface water runoff.

Green building (also known as **green construction** or **sustainable building**) refers to both a structure and the application of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from planning to design, construction, operation, maintenance, renovation, and demolition. This requires close cooperation of the contractor, the architects, the engineers, and the client at all project stages.

Green infrastructure is a network of habitats which is often multifunctional and can provide a range of benefits to improve mental health, active lifestyles, recreation, food growing, enhanced biodiversity and ecological resilience, flood risk management, temperature regulation and improved air and water quality.

Green links are areas of linked but separate open spaces and the footpaths between them.

Gross External Area (GEA) is the whole area of a building taking each floor into account.

Gross Internal Area (GIA) is the enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.

Group value (buildings) refers to buildings which have an important architectural or historical unity or are a fine example of planning. This includes squares, terraces, model villages and model courtyard farms. The list includes other structures of special

architectural or historical interest such as monuments, bridges, garden buildings, telephone kiosks, gate piers, walls, fountains, milestones and gravestones.

Harm in planning terms means something that may damage a heritage asset or result in a loss of significance. This should not be permitted.

Heritage includes all inherited resources which people value for reasons beyond mere utility. These are cultural inherited assets which people identify and value as a reflection and expression of their evolving knowledge, beliefs and traditions, and of their understanding of the beliefs and traditions of others.

Heritage ('place' or 'asset') the term 'heritage place' goes beyond physical form to involve all of the individual characteristics that can contribute to giving somewhere a distinctive 'sense of place'. Certain places hold special meanings for people and a strong 'sense of place' that can be deeply felt by local inhabitants and appreciated by visitors. It reflects the knowledge, beliefs and traditions of diverse communities and provides a sense of inclusivity, continuity and a source of identity. It is a social and economic asset and a resource for learning and enjoyment. Understanding the historic character of a place is an essential starting point for deciding its future.

Heritage (natural) includes inherited habitats, species, ecosystems, geology and landforms, including those in and under water, to which people attach value.

Higher education provider is defined as an education institution that provides a designated course that has been approved by the Department for Education for higher education study which allows the student to apply for government-financed student loans.

Higher education study is at qualification Level 4 or above (i.e. above A-level or equivalent). The Office for Students provides a register listing all the English higher education providers that it officially recognises. This register can be used to determine if a higher education provider deliver designated courses and thus satisfies the above definition.

Hierarchy of town centres is a ranking of town centres based on size and importance. The three types of town centre in Southwark are Major Centres, District Centres (both defined in the London Plan) and Local Town Centres.

Historic Environment is a very general term used to refer to everywhere around us that has something significant about it. It is defined by the NPPF as: 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged and landscaped and planted or managed flora.'

Historic Environment Record (HER/GLHER) is a public, map-based data set, primarily intended to inform the management of the historic environment. This includes information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Historic England maintains the Historic Environment Record for Greater London.

Historical interest (buildings) refers to buildings that have important aspects of the nation's social, economic, cultural or military history, such as industrial buildings, railway stations, schools, hospitals, theatres, and town halls.

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

Infrastructure includes educational infrastructure (such as early years facilities, schools, facilities for children and young people), social infrastructure (such as community buildings, faith premises, leisure facilities, cultural facilities), health infrastructure (such as health and emergency services), utilities (power, gas, water, sewerage and telecommunications (digital)), transport infrastructure (such as roads, railways, bridges, cycle routes, walking routes, tunnels) and environmental infrastructure such as (green links (open spaces), Sustainable Urban Drainage Systems (SUDs), Waste Management facilities and consolidation centres).

Integrated Impact Assessment is a method of estimating the potential environmental, social or economic implications of planning policies. Planning documents must be assessed to identify the extent to which they may have any unfair impacts on groups in the community, such as people of different gender, ethnic group, age, religion, belief, sexual orientation, or disability.

Landscape refers to the character and appearance of land, including its shape, topography, form, ecology and natural features.

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

Listed Building is a building or structure which is considered to be of 'special architectural or historic interest. This includes a wide variety of structures and buildings. There are three grades of listing depending on the importance of the building.

Local Town Centres are the smallest town centres in the Town Centre Hierarchy. Local Town Centres have good access and include 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 Scheme (LDS) sets out the council's timetable for preparing planning documents over a three year period and the purpose and scope of each document.

Locally Listed Building is a building, structure or feature which is not statutorily listed but is important in the local context owing to its special architectural or historic interest or its townscape or group value. The protection of local heritage is important because it enhances the value of Southwark's built environment, but also maintains a sense of local distinctiveness which can assist with regeneration and place-making.

London Plan is the Mayor's strategic development plan for London and it forms part of Southwark's Development Plan.

Maintenance includes routine work necessary to keep the fabric of a place in good order

Material (assessment) is relevant to and having a substantial effect on a decision, therefore demanding consideration

Major development means development involving any one or more of the following:

- the winning and working of minerals or the use of land for mineral-working deposits; or
- waste development; or
- the provision of homes where the number of homes to be provided is 10 or more; or the development is to be carried out on a site having an area of 0.5 hectares or more; or
- the provision of a building or buildings where the floor space to be created by the

- development is 1,000 square metres or more; or
- development carried out on a site having an area of 1 hectare or more.

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

Meanwhile uses refers to a range of temporary uses of vacant buildings of land for social or economic gain until they can be brought back into commercial use.

Metropolitan Open Land is a designation equivalent to the Green Belt. The designation is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.

Mitigation is a measure introduced to avoid or reduce an effect.

Natural Capital refers to all the distinctive natural features of the landscape that add to the sense of character and distinctiveness of a place.

Net Internal Area (NIA) is the Gross Internal Area of a building less the floor areas taken up by lobbies, enclosed machinery rooms on the roof, stairs and escalators, mechanical and electrical services, lifts, columns, toilet areas (other than in domestic property), ducts, and risers.

Observed Adverse Effect (Level of noise) refers to an observed harmful level of noise exposure. A significant observed adverse effect level is the level of noise exposure above which significant adverse effects on health and quality of life may occur. The lowest observed adverse effect level is the level of noise exposure above which adverse effects on health and quality of life can be detected. No observed effect level is the level of noise exposure below which no effect at all on health or quality of life can be detected.

Other Open Space (OOS) refers to a designation that is not MOL or BOL, but meets one of the following criteria in that it is: an allotment; a public open space such as public parks and gardens; playing fields and sports ground whether publicly or privately owned; a private open space which is of benefit to the local community; open space that has been created and secured through planning obligations; or a site of ecological importance.

Point of landmark significance is where a number of important routes converge, where there is a concentration of activity and which is or will be the focus of views from several directions.

Potable water is water that is safe to drink.

Preserve is to keep safe from harm

Protected species are a species of animal or plant which it is forbidden by law to harm or destroy

Private (or market) housing is available to either buy or rent privately on the open market.

Public realm is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

Public transport includes busses, trains and river boats that operate on fixed routes for fixed fares.

Publicly accessible is accessible from the public realm, including streets, squares, forecourts, parks and open spaces.

Registered Providers (RPs) are housing providers that are registered with the Homes and Communities Agency. Most RPs are housing associations, but some RPs are trusts, co-operatives and companies.

Renewable energy is energy that is collected from renewable resources, which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services.

Restoration is to return a place to a known earlier state, on the basis of compelling evidence, without conjecture

Saturation means a particular type of use (e.g. night clubs, bars or HMOs for instance) has become too dominant in a particular area which is causing negative impacts on local amenity.

Scale refers to the relationship of the relative size of a building or structure to another.

Scheduled Ancient Monument (SAM) is a legally protected (generally archaeological) site that is considered to be of national importance. Scheduled monuments are described here because of the high level of legal protection that is afforded them. Not all of Southwark's SAMs are archaeological monuments, for example the pumping engine house for Brunel's Thames tunnel at Rotherhithe. Also, not all scheduled sites are ancient.

Scheduled Monument is protected by law, and any development that affects a scheduled monument requires formal written Scheduled Monument Consent (SMC) from the Secretary of State for DCMS. Historic England's Inspector of Ancient Monuments gives advice to the government on each application and administers the consent system. In assessing applications, the Secretary of State will aim to ensure that the significance of protected sites is safeguarded for the long term.

Secured by Design is a police initiative that seeks to encourage the construction industry to adopt crime prevention measures in the design of developments, to assist in reducing the opportunity for, and fear of, crime.

Setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Sensitivity is the likelihood of typical development impacts causing significant harm to assets of National, Regional and Local Interest. Sensitivity is closely allied to significance and potential but also takes account of an asset's vulnerability and fragility.

Significance is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Social Regeneration is about ensuring that the places where people live, now and in the future, create new opportunities, promote wellbeing and reduce inequalities so that people have better lives, in stronger communities, and achieve their potential.

Sites of Importance for Nature Conservation (SINCS) provide valuable wildlife 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 and Medium Sized Enterprises (SMEs) are small businesses which typically operate from business units with a floorspace under 235 sqm.

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

Strategic Flood Risk Assessments (SFRA) assess risks from flooding, including from the River Thames, surface water runoff and drainage overflow.

Student is a person following a course in higher education as recognised by the Office for Students (as defined in the London Plan).

Studios and bedsits are homes with only one main room with no separate bedroom. They are not suitable for meeting general housing needs.

Suburban Zone areas are predominantly residential areas characterised by lower density development and tend to have relatively poor public transport.

Supplementary Planning Documents (SPDs) explain how current planning policies in the Local Plan will be applied. They also contain background information applicants may find useful when preparing their planning applications.

Sustainable is a state of being capable of meeting present needs without compromising ability to meet future needs.

Sustainable drainage system is an environmentally-friendly way of dealing with surface water runoff to avoid problems associated with conventional drainage practice. These problems include exacerbating flooding. This approach may also be termed "SuDS" (or sustainable urban drainage systems)

Temperature regulation (see Global warming)

Tall Buildings are above 30m except where they are 25m in the Thames Special Policy Area, and also where they are significantly higher than surrounding buildings or their emerging context.

Transparent means something is open to public scrutiny.

Travelers and Gypsies (TBC once the needs assessment has been completed).

Town centre uses included housing, retail development (such as warehouse clubs and factory outlet centres), leisure, entertainment facilities, sport and recreation uses (such as cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls), offices and arts, culture and tourism (such as theatres, museums, galleries and concert halls, hotels and conference facilities) development.

Undesignated Heritage Asset places which do not have formal recognition, but may

nevertheless be demonstrably equivalent in value to formally recognised assets, and in some cases should be treated in the same way. Southwark has a range of undesignated heritage assets and we have selected the key ones below. The value of places can change over time and heritage value and significance may become apparent when new evidence or knowledge is revealed.

Urban design involves the design of buildings, spaces and landscapes at a variety of scales. It can involve the establishment of frameworks and processes which facilitate successful development.

Urban grain is the pattern and arrangement of the plots, streets and blocks.

Urban Zone areas are predominantly residential areas characterised by relatively dense development and tend to have higher levels of public transport accessibility.

Value includes an aspect of worth or importance, attached by people to the quality of places.

Waste management facilities are facilities where waste is processed including sorting, composting, recycling, and biological treatment.

Water sensitive urban design is an approach to designing the built environment that seeks to provide integrated solutions to flood risk management, sustainable water use and supply and the improvement of water quality.