

Fairer future

Delivering our promises

**NEW SOUTHWARK PLAN
PREFERRED OPTION -
NEW AND AMENDED
POLICIES**

June 2017

Fairer future ✓
Delivering our promises



Foreword

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes and affordable homes for our residents, along with jobs – both in construction and in the completed schemes themselves. At the same time as welcoming new development we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough.

We have previously consulted on a preferred option for our strategic policies, development management policies, area visions and site allocations to guide future development across the borough. This document sets out new ‘preferred option’ policies alongside significantly amended policies. These new and revised policies have been prepared in response to the previous consultation and to reflect changes in national and regional planning policy. This consultation ensures all our residents and visitors have an opportunity to consult on all our emerging policies before the formal ‘proposed submission’ stage of consultation towards the end of 2017.

Cllr Mark Williams

Cabinet Member for Regeneration and New Homes

Introduction

The New Southwark Plan will form part of Southwark's development plan along with the London Plan and area action plans. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications. The New Southwark Plan is being prepared with several stages of consultation taking place between 2013 and 2017. The first stage of consultation was the issues consultation from October 2013 to February 2014. The Options Version set out a detailed strategy for regeneration in Southwark and the council's approach to planning to deliver the Fairer Future promises. Consultation took place from October 2014 to February 2015.

Following the Options Version consultation the document was divided into two sections for the 'Preferred Option Version' consultation. Part One: Strategic Policies and Development Management Policies was consulted on from November 2015 to March 2016. Part Two: Area Visions and Site Allocations was consulted on from February to May 2017.

This document proposes new policies and significant amendments to previously proposed policies. These policies are also 'preferred option' stage policies. These policies have been prepared following consultation responses and in response to changes in national planning policy.

The next stage of consultation, scheduled for autumn 2017 will set out the 'proposed submission' stage policies.

Consultation Details

We welcome your comments on the New Southwark Plan: New and Amended Preferred Option Policies. Please send us your responses by 5pm on Wednesday 13 September 2017. Any responses received after this date will not be accepted.

Comments can be provided on line through Southwark's Consultation Hub:

<https://consultations.southwark.gov.uk/>

You can also send your comments by email to **planningpolicy@southwark.gov.uk** or by letter to:

New Southwark Plan, Planning Policy, 5th Floor, Hub 4, Southwark Council, PO Box 64529, London SE1P 5LX

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**STRATEGIC AND
DEVELOPMENT
MANAGEMENT POLICY
AMENDMENTS**

Strategic Policies

Strategic policies are borough-wide policies which set out the council's strategy to work with local people to improve neighbourhoods and create new opportunities for the future.

New Policy

SP7 Social Regeneration

We will ensure that regeneration and development provide the best outcomes and opportunities for all our residents. We will ensure physical change goes hand in hand with positive social change through using the strategy and policies set out in the New Southwark Plan. All development should contribute towards social regeneration by enhancing the health and wellbeing of our existing residents. This will be achieved through:

- 1 Strengthening and supporting cohesive and empowered local communities;
- 2 Building new and improving existing community facilities for our residents, including schools, health centres and community centres;
- 3 Supporting our residents to take advantage of the employment and education opportunities that new development brings; both in construction and in completed developments;
- 4 Ensuring Southwark remains a vibrant and exciting place to stay by improving accessibility across the borough so residents can easily travel safely, and actively if they choose, to new and improved facilities for leisure, sport, arts, learning and other cultural activities;
- 5 Ensuring new development contributes towards maintaining inclusive environments that encourage healthy behaviours for all, including promoting more physical activity, healthy eating, connection with green spaces and social interaction;
- 6 Ensuring new development reduces avoidable harm to residents, such as air pollution, noise, traffic accidents and crime;
- 7 Ensuring new development provides environments that can adapt to changing life stages, including homes that can change as people age and public realm that is easy to use by all residents.

Reasons

The New Southwark Plan will promote social regeneration through requiring the highest possible standards of design, creating attractive, healthy and distinctive buildings and places. This will be supported by providing green infrastructure and opportunities for healthy activities and improving streets, squares and public places between buildings. This is needed to tackle serious public health issues such as childhood obesity, which is a particular issue in Southwark.

Development Management Policies

Development management policies are detailed planning policies against which planning applications are assessed.

Amended Policy

DM1 Affordable Homes

1 Planning permission will be granted for development providing 11 or more homes which provide:

1.1 A minimum 35% affordable homes, as set out below, subject to viability.

Market Housing	Affordable housing	
Up to 65%	A minimum of 35%	
	Intermediate homes	Social rent homes
	Up to 10%	A minimum of 25%

; or

1.2 Affordable housing contributions set through the Aylesbury Area Action Plan, as set out below:

Market Housing	Affordable housing	
Up to 50%	A minimum of 50%	
	Intermediate homes	Social rent homes
	A minimum 12.5%	A minimum 37.5%

- 2 Planning permission will be granted for development providing 10 homes or fewer where a financial contribution towards the delivery of new council homes is provided.
- 3 The subdivision of sites or phasing of development which has the effect of circumventing affordable housing policy requirements will not be permitted.
- 4 A financial viability appraisal must be submitted to demonstrate the deliverability of affordable housing.
- 5 Use of the 'Vacant Building Credit' will not be accepted.

Reasons

There is a shortage of affordable homes in Southwark and across London. Providing more affordable homes suitable for a range of affordable housing need is our main priority. This includes social housing and intermediate tenure homes. Our evidence shows that Southwark has a net additional housing requirement for 1,472 to 1,824 units per year¹ (2013-2031). Due to the high cost of market housing our annual net affordable housing need is for 799 homes per year (this accounts for approximately 48% of Southwark's total annual housing need)². Low cost home ownership homes must be affordable to Southwark residents.

The affordable housing requirements set out above may be applied flexibly where a development proposal makes a significant contribution towards meeting affordable housing needs.

A range of affordable homes are needed to meet the needs of households which are unable to access suitable housing on the open market. Social homes provide homes to meet the needs of lower-income households (typically households with household incomes up to £20,000) and intermediate homes can provide suitable homes to meet the needs of middle-income households which are unlikely to access social housing and cannot afford suitable homes on the open market. Southwark publishes its own intermediate household income affordability thresholds³. The Mayor considers all households with incomes up to £90,000 are eligible for intermediate housing.

1 Assuming backlog need is met over a 20 year period

2 Southwark's housing need is not the same as Southwark's housing target. Southwark's housing target is set by the Mayor of London and relates to London-wide housing requirement. Southwark's housing need is established through an assessment of local housing needs.

3 Southwark's shared ownership household income affordability thresholds are published in the Affordable Housing SPD (2011) and updated annually). January 2017 thresholds are: £46,136 for 1 beds, £54,513 for 2 beds, £63,281 for 3 beds and £71,766 for 4 beds.

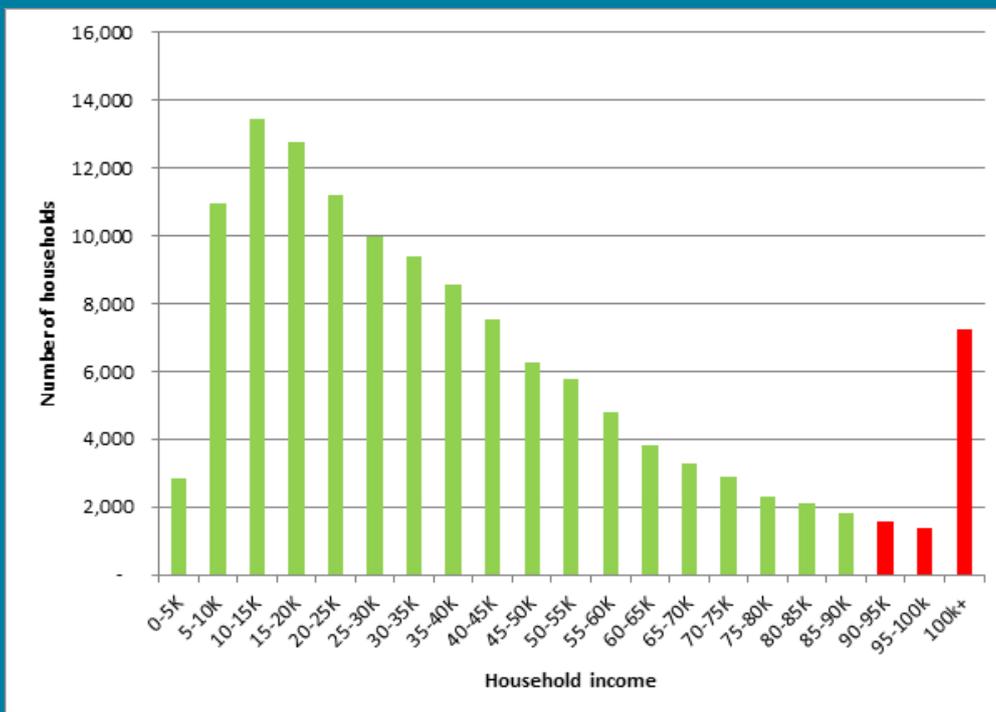
In Southwark eligible households for intermediate housing with household incomes closer to Southwark's thresholds should be prioritised over households with incomes closer to the Mayor's intermediate housing eligibility cap. Only 8% of households in Southwark have a household income that exceeds £90,000, the figure above which households are ineligible for any type of affordable housing.

Approximately 57% 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 affordable housing 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. For this reason we require a minimum 25% of homes to be provided as social rent housing on all major developments.

Fact box: Affordable housing products

There are a wide range of affordable housing products which meet the needs of households with different affordable housing needs. All affordable housing products fall into two broad categories; social housing and intermediate housing. Social housing is typically most needed by households on lower incomes who least can afford to pay market prices for suitable housing (typically households with incomes up to £20,000 per year). 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 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 whereas households with incomes between £60,000 and £90,000 needs can be met through shared ownership homes (provided the market value of a shared ownership home does not exceed £90,000). Southwark prioritises shared ownership housing for households with incomes close to the locally set shared ownership income eligibility thresholds (£46,136 for a 1-bed, £54,513 for a 2-bed, £63,218 for a 3-bed and £71,766 for a 4-bed)

The following graph shows the distribution of household incomes in Southwark:



Source: CACI Paycheck for Southwark January 2015 to December 2015

This shows 92% of households in Southwark have incomes which require some form of affordable housing (33% of households' incomes are between £0 and £20,000, 52% of households' are between £20,000 and £60,000 and 14% of households' incomes are between £60,000 and £90,000).

Social housing:

Social housing is rented housing that is owned and managed by councils and registered social landlords. Rent levels are subject to caps below market rent.

Social housing products include:

- **Social rent** – homes where rents must not exceed the rent levels determined by the formula set out in the HCA Rent Standard Guidance.
- **Affordable rent** – homes which are let at a rent which must not exceed 80% of the local market rent.
- **London Affordable Rent** – In 2016 The Mayor of London introduced a capped affordable rent product called London Affordable Rent. London Affordable Rent matches the social rent caps set out in the Homes and Communities Agency Rent Standard Guidance rent formula.

Bedrooms	Social rent (formula rent) (exclusive of service charges) (per week) ¹	London Affordable Rent (exclusive of service charges) (per week)	Average private sector market rents (October 2016) (per week)
1 bedroom	£107.32 (29%)	£144.26 (39%)	£369.23
2 bedrooms	£126.08 (27%)	£152.73 (33%)	£461.53
3 bedrooms	£146.11 (28%)	£161.22 (30%)	£530.77
4 bedrooms	£157.46 (24%)	£417.02 (62%)	£667.39

¹ This average formula rent charged by RPs operating in Southwark (March 2016)

Intermediate housing:

Intermediate housing includes 'low cost home ownership' products and 'discount market rent' products.

Low cost home ownership products include:

- **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 unowned share.
- **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. The following table shows average London Living Rent in Southwark.

Bedrooms	London Living Rent (inclusive of service charges) (per week)	Average private sector market rents (October 2016) (per week)
1 bedroom	£210.18 (57%)	£369.23
2 bedrooms	£233.54 (51%)	£461.53
3 bedrooms	£256.89 (48%)	£530.77
4 bedrooms	£280.25 (42%)	£667.39

- **Community Land Trusts** – homes for sale where values are capped by a fixed multiple of household income 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. 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 include:

- **Discount market rent** – homes with sub-market rents least 20% below open market value where the discount is retained in perpetuity. Discount market rent homes are restricted to eligible households (households with incomes up to £90,000 per year) and the tenant has no right to ownership. For dwellings to be considered affordable, annual housing costs rent and service charge should be no greater than 40% of net household income (net household income assumed to be 70% of total, or gross, income). As such, a range of sub-market rents are required to meet affordable housing needs of households eligible for discount market rent.

Amended Policy

DM4 Private Rented Homes

Planning permission will be granted for self-contained, private rented homes which:

- 1 Provide more than 100 homes; and
- 2 Provide a high standard of security and professional on-site management; and
- 3 Provide for a mix of unit sizes to reflect local need for rented property; and
- 4 Meet the same standards of design required for build-to-sale homes; and
- 5 Are secured in perpetuity for the rental market and for a minimum 30 year term; and
- 6 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
- 7 Meet Southwark's Private Rent Standard; and
- 8 Provide affordable homes in accordance with DM1.1; or
- 9 Provide at least 35%¹ affordable homes, as set out below, subject to viability. Affordable discount market rent homes must be provided in perpetuity; and

Market homes	Discount market rent homes		
Up to 65%	A minimum 35%		
	Social rent equivalent	Affordable rent capped at London Living Rent equivalent	Affordable rent for household incomes between £60,000 and £90,000 per year
	A minimum 12% (34%)	A minimum 18% (52%)	A minimum 5% (14%)

¹ Subject to further viability testing

- 10 Affordable discount market rent homes at social rent equivalent must be allocated to eligible households on Southwark's social housing waiting list. All other discounted market rent homes must be allocated to eligible households on Southwark's intermediate housing waiting list¹.
- 11 Discount market rent homes must be provided in perpetuity.
- 12 Where any private rented homes are sold from the private rented sector within 30 years a penalty charge towards affordable housing will be triggered.

Reasons

We recognise that the private rented sector (PRS) meets the housing needs of residents who cannot afford to or do not want to buy private homes in Southwark. Between 2001 and 2011, the PRS in Southwark increased from 15,932 to 29,995 households. In 2011 the PRS represented 24.9% of a total 120,422 households in the borough, up from 15.1% of a total 105,806 households in 2001. 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 PRS 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 PRS 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 than that which is offered by much of the current PRS market. 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 which sets out similar expectations to a competent rental property manager who acts to protect the value of their investment and enhance its income stream.

We want affordable homes provided as part of a private rented scheme to benefit from the same quality and management advantages as the private rented homes provided for the open market. As such, affordable homes should be indistinguishable from private rented homes and should provide a range of discounted rents to reflect local affordability needs across the borough.

¹ Eligibility criteria for Southwark's intermediate housing waiting list will be the subject of a separate consultation.

Amended Policy

DM17 Borough Views

Development must positively enhance the following important borough views:

- 1 The panoramic north facing view from One Tree Hill;
- 2 The linear view of St Paul's Cathedral from One Tree Hill;
- 3 The view of St Paul's Cathedral from Nunhead Cemetery;
- 4 The view of St Paul's Cathedral along Camberwell Road;
- 5 The view of Tower Bridge from Kings Stairs Gardens;
- 6 The view south from the centre of the Millennium Bridge.

Reasons

Borough views are significant views and panoramas that make a positive contribution to experiencing Southwark's position in London, informing how we are located in an historic and important world city.

Amended Policy

DM22 Student Homes

Planning permission will be granted for student homes in Regeneration Areas to support the growth of universities and colleges where:

- 1 Schemes providing direct let student rooms at market rent provide 35% of the Gross Internal Area as conventional affordable housing, and 27% of student rooms let at a rent that is affordable to students.
- 2 Schemes providing affordable student rooms for nominated further and higher institutions provide as much conventional affordable housing as is viable.
- 3 Adequate living space is provided.
- 4 10% of student rooms are easily adaptable for occupation by wheelchair users.
- 5 There is an excellent public transport accessibility level.
- 6 The development would not harm local character or residential amenity through an over-concentration of student homes.

Reasons

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 the second largest number of student homes in London.

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.

Where there are applications for 'collective living' then these will be considered in the same way as student homes including affordable housing.

Deleted Policy

~~DM23 Transition of preferred industrial locations to mixed use neighbourhoods~~

~~The Southwark Core Strategy designates preferred industrial locations on Old Kent Road, South East Bermondsey, Mandela Way and Parkhouse Street. The New Southwark Plan will review these designations. Site specific policies (site allocations for this land will be set out in the Old Kent Road AAP and the New Southwark Plan. These will aim to intensify development, increase job numbers and promote growth of business uses within new mixed use neighbourhoods. In the meantime there will be no loss of employment space unless there are community or other uses that will develop the local infrastructure. In addition, financial contributions will be required for future infrastructure funding for the Bakerloo Line extension.~~

Amended Policy

DM24 Office and Business Development

- 1 Planning permission will be granted for development that provides new business floorspace (Use Class B1);
- 2 Planning permission will be granted for development that retains existing levels of business (B Use Classes) and/or other employment generating floorspace (sui-generis Use Class) except where there is no demand for either the continued use of the site for business or for redevelopment involving re-provision. This needs to be demonstrated by a rigorous marketing exercise for 18 months, immediately prior to any planning application, for both its existing state and as an opportunity for improved space.

Reasons

Our evidence suggests that around 47,000 new office jobs will be created in Southwark over the period leading up to 2036 and this would require around 530,000sqm of new office space. Significant growth in offices will be concentrated in the Central Activities Zone and town centre locations. In Regeneration Areas, mixed use neighbourhoods will incorporate new types of flexible business workspace across a range of sectors including light manufacturing, technology, science, creative and cultural industries and the digital economy.

Across the borough, the retention and growth of existing small and medium enterprises will support jobs to remain in Southwark and allow established local economies to grow alongside new uses. We want to promote the creation of new jobs whilst ensuring that there is a supply of sites and premises for businesses to grow.

Amended Policy

DM26 Small Business Units

- 1 Planning permission will be granted for development that retains small business units except where there is no demand for provision.
- 2 Planning permission will be granted for development that includes small businesses units where these incorporate a range of unit sizes and types and are well designed and flexible. Opportunities for long term management of the units by a company specialising in the management of space for small businesses should be fully explored. Furthermore there should be consideration of the feasibility of clustering non-residential uses in single use buildings (horizontal mixed use) and a full fit out.
- 3 Where existing small 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.
- 4 Where re-provision of existing businesses cannot be provided for in the completed development, a relocation strategy should be provided in consultation with existing occupiers.

Reasons

Small and medium sized enterprises (SMEs) are vulnerable to displacement by other uses and therefore need protection. They are the majority of businesses in Southwark providing jobs for local people and opportunities for business start-ups and self-employment. It is important that units are flexible and designed to meet the needs of local businesses. The management of small business units by specialist companies will help ensure the success and long term retention of the space. Southwark is home to a diverse range of businesses. Development proposals should take into account the needs of existing occupiers to support the ongoing success of small businesses and local employment opportunities.

Amended Policy

DM27 Town and Local Centres

- 1 New developments for retail and other town centre uses should be located in town and local centres:

Designation	Town centre
Major Town Centres	<ul style="list-style-type: none">• Elephant & Castle (including Walworth Road)• Peckham• Canada Water• Old Kent Road
District Town Centres	<ul style="list-style-type: none">• Bankside and The Borough• London Bridge• Camberwell• Lordship Lane• Herne Hill
Local Centres	<ul style="list-style-type: none">• The Blue• Dulwich Village• Nunhead• Tower Bridge Road

- 2 In town and local centres, planning permission will be granted for a range of town centres uses, markets, community, civic and cultural uses and residential homes, provided that:
 - 2.1 The scale and nature of the proposal is appropriate to the role and catchment of the centre; and
 - 2.2 A Use Classes are retained or replaced by an alternative use that provides a service to the general public and would not harm the vitality and viability of the centre; and
 - 2.3 The proposals would not harm the amenities of surrounding occupiers or result in a concentration of uses that harms the character of the area; and
 - 2.4 The proposal provides an active use at ground floor in locations with high footfall; and
 - 2.5 Large schemes for town centre uses that are 1,000sqm or over provide public toilets, public drinking fountains and public seating.

Reasons

Town and local centres provide important services and facilities for the borough's residents and should be the main focus for new developments for town centre uses. Our aim is to increase the amount of shopping space in our centres and improve the choice of goods and services, particularly at Elephant and Castle/Walworth Road, Canada Water and Peckham which have the most capacity for growth. The regeneration of Old Kent Road also presents major opportunities for growth in retail and services for local people. As well as improving choice, this should reduce the number of trips made to places further away and also boost the local economy. Our town and local centres are changing and whilst their role as shopping destinations are still very important, other activities and uses, such as offices, community facilities, cultural uses and new homes will also help make them more vibrant and sustainable places.

Fact box:

Major Centres:

Major centres are typically found in inner and some parts of outer London with a borough-wide catchment. They 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 are distributed more widely than the Metropolitan and Major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000 – 50,000 sqm of retail, leisure and service floorspace. Some District centres have developed specialist shopping functions.

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 play a key role in addressing areas deficient in local retail and other services.

Amended Policy

DM48 Car Parking

Residential

1 Planning permission will be granted for development that:

1.1 Minimises the number of spaces provided for car parking and adheres to the standards in the following table:

PTAL Zone	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 for new developments.
PTAL 3 and 4	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 spaces 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.

1.2 Provides all car parking spaces within the development site and not on the public highway;

- 1.3 Provides a minimum of three years free membership per eligible adult to a car club if a car club bay is located within 850m of the development; and / or; a contribution towards the provision of new car club bays that is proportionate to the size and scale of the development;

Town Centre

- 1.4 Ensures car parking within town centres for retail and leisure uses are shared with public parking and are not reserved for customers of a particular development;
- 1.5 Ensures off-street town centre car parking:
 - a) Is appropriately located and sized to support the vitality of the town centre and ensures the use of the site is optimised;
 - b) Supports the rapid turnover of spaces;
 - c) Includes maximum stay restrictions;
 - d) Provides alternative access to the use of a car by providing the required amount of parking spaces within the site for car club bays

Controlled Parking Zones

- 2 Development within existing or planned CPZs will not be eligible for on street resident and business car-parking permits;
- 3 The subdivision of existing properties into smaller dwellings within a CPZ will only be eligible for one parking permit per original dwelling.
- 4 The demand for parking within Controlled Parking Zones (CPZ) and the impact on surrounding streets must also be taken into account when car parking is proposed.

Electric Vehicle Charging

- 5 All parking bays within a development must provide facilities for the charging of electric vehicles.

Reasons

Southwark will grow sustainably without adverse environmental impacts through car free development in highly accessible areas and reduced reliance on the private car.

New Policy

DM70 Self and Custom Build

Planning permission will be granted for serviced plots of land suitable for self and custom build homes, in appropriate locations for housing, 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; and
- 3 Development of the plots for self and custom build housing would make efficient use of land.

Reasons

We are required to grant planning permission for enough serviced plots of land to meet demand for self-build and custom housebuilding. 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.

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.

We will monitor self and custom build permissions and development progress to keep the local market under review.

New Policy

DM71 Small Shops

- 1 In town centres, small retail units should be retained except where it can be demonstrated there is no demand for continued use.
- 2 Where existing small retail units 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.
- 3 Where re-provision of existing retailers cannot be provided for in the completed development, a relocation strategy should be provided in consultation with existing occupiers. The relocation strategy must prioritise space in the vicinity of the displaced business.
- 4 Developments proposing 2,500 sqm or more GIA of retail space shall provide at least 10% of this space as 'small retail units', each with a maximum GIA of 80 sqm.
- 5 In Elephant and Castle Opportunity Area there is a requirement to provide affordable retail space as set out in the Elephant and Castle Supplementary Planning Document.
- 6 Where appropriate, the council will attach conditions to permissions for small shop units, requiring planning permission to be sought for the future amalgamation of units into larger premises.

Reasons

To maximise diversity and consumer choice within town centres a range of shop units sizes should be provided in large retail developments, suitable to accommodate a range of occupiers such as large multiple stores and independent small and medium sized (SME) operators. 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.

London Plan Policy 4.9 states that boroughs should “develop local policies where appropriate to support the provision of small shop units”, typically for large retail developments over 2,500sqm. The London Small Shops Study (June 2010) defines a 'small shop' as being one of around 80sqm gross internal floorspace or less, occupied by an independent retail or service outlet which has nine units or less (as per the Goad definition).

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Delivering our promises

**AREA VISIONS AND
SITE ALLOCATIONS
AMENDMENTS**

Area Visions

Area Visions provide the strategic vision for the future of Southwark's distinct places. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities. Area Visions also identify the prevailing character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant Area Vision and should demonstrate how they contribute towards realising the strategic vision for that area.

1. Crystal Palace and Gipsy Hill

1.1. Crystal Palace and Gipsy Hill Area Vision

1.1.1. Crystal Palace and Gipsy Hill are:

- On the boundary of Lambeth, Croydon and Bromley;
- An edge of town centre location situated to the north of Upper Norwood District Town Centre;
- 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 types;
- An area with plentiful public open spaces and in close proximity to Crystal Palace Park, Dulwich Upper Wood and Norwood Park offering panoramic views towards Central London.
- Accessible by rail from mainline stations to Gipsy Hill station and bus routes, however there is no tube connection and the area is less well served by public transport than many other parts of Southwark.

1.1.2. Development in Crystal Palace and Gipsy Hill should:

- Preserve and enhance the character of Crystal Palace and Gipsy Hill;
- Complement, and not detract from, the economic function 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 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.

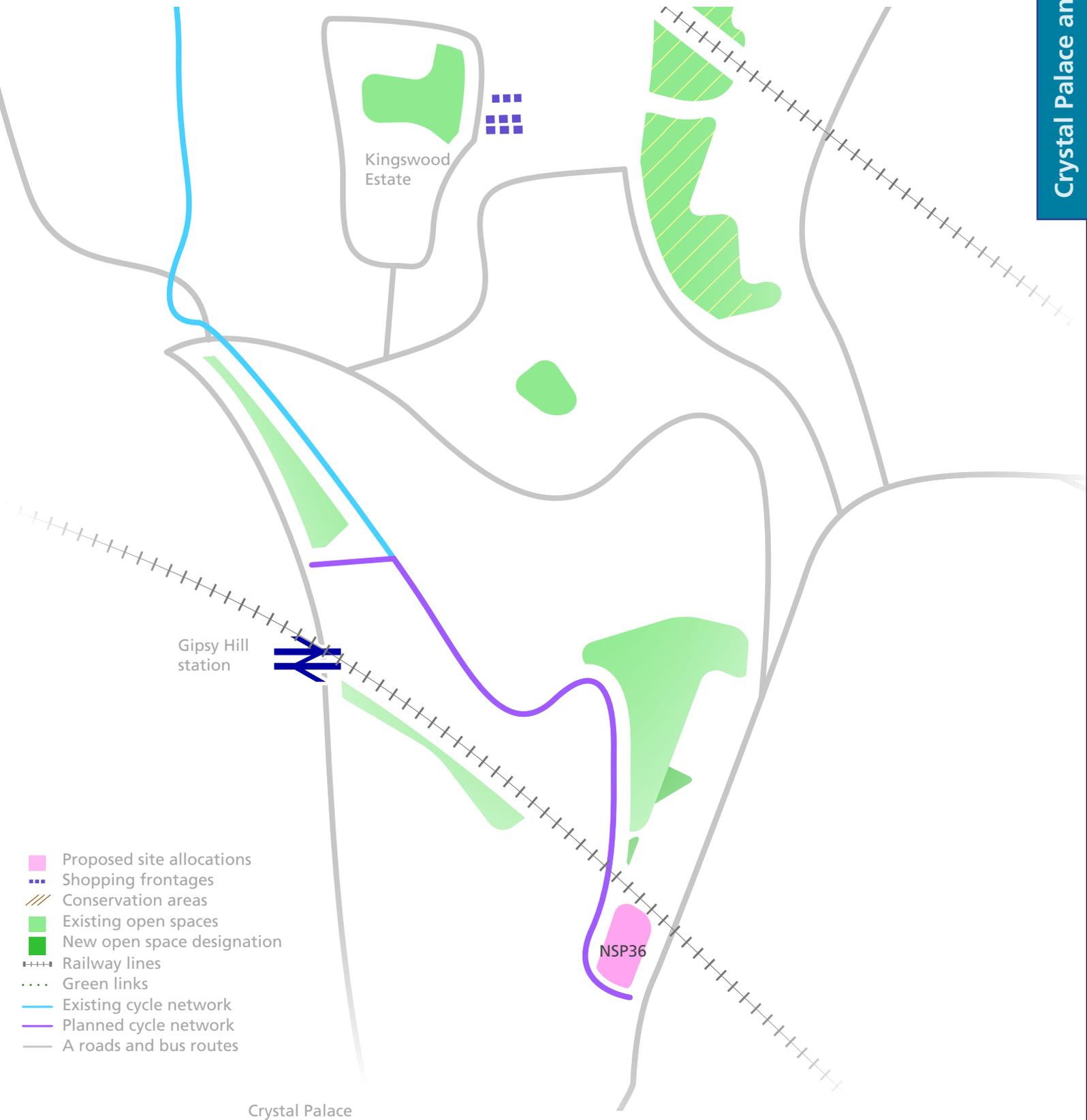
1.1.3. Growth opportunities in Crystal Palace and Gipsy Hill:

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.

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

- NSP36: Guys and St Thomas Trust Rehabilitation Centre, Crystal Palace

1.2. Crystal Palace and Gipsy Hill Area Vision Map



Site Allocations

Site Allocations are planning policies which apply to potential development sites of strategic importance. Site Allocations are needed to ensure that when strategic sites come forward for redevelopment they integrate into their surroundings and contribute towards meeting the local area's spatial needs. Site allocations are also needed to demonstrate the New Southwark Plan has been developed in conformity with the London Plan, which requires boroughs to identify strategic development sites which can meet housing targets and future infrastructure and land use needs.

Site Allocations set out land use requirements that must be provided as part of any redevelopment alongside other acceptable land uses. Site Allocations may specify development provides new public open space, public access routes or social infrastructure, such as health or education facilities. Site Allocations are not required for sites which are likely to be redeveloped acceptably under the development management policies of the New Southwark Plan.

Amended policy

Area Vision: Bankside and the Borough

NSP06: Land bounded by Southwark Street, Redcross Way and Crossbones Graveyard



Description of site

This site is currently in use as a large private car park and service yard, situated off Southwark Street and bounded by Redcross Way and Crossbones graveyard to the west and south.

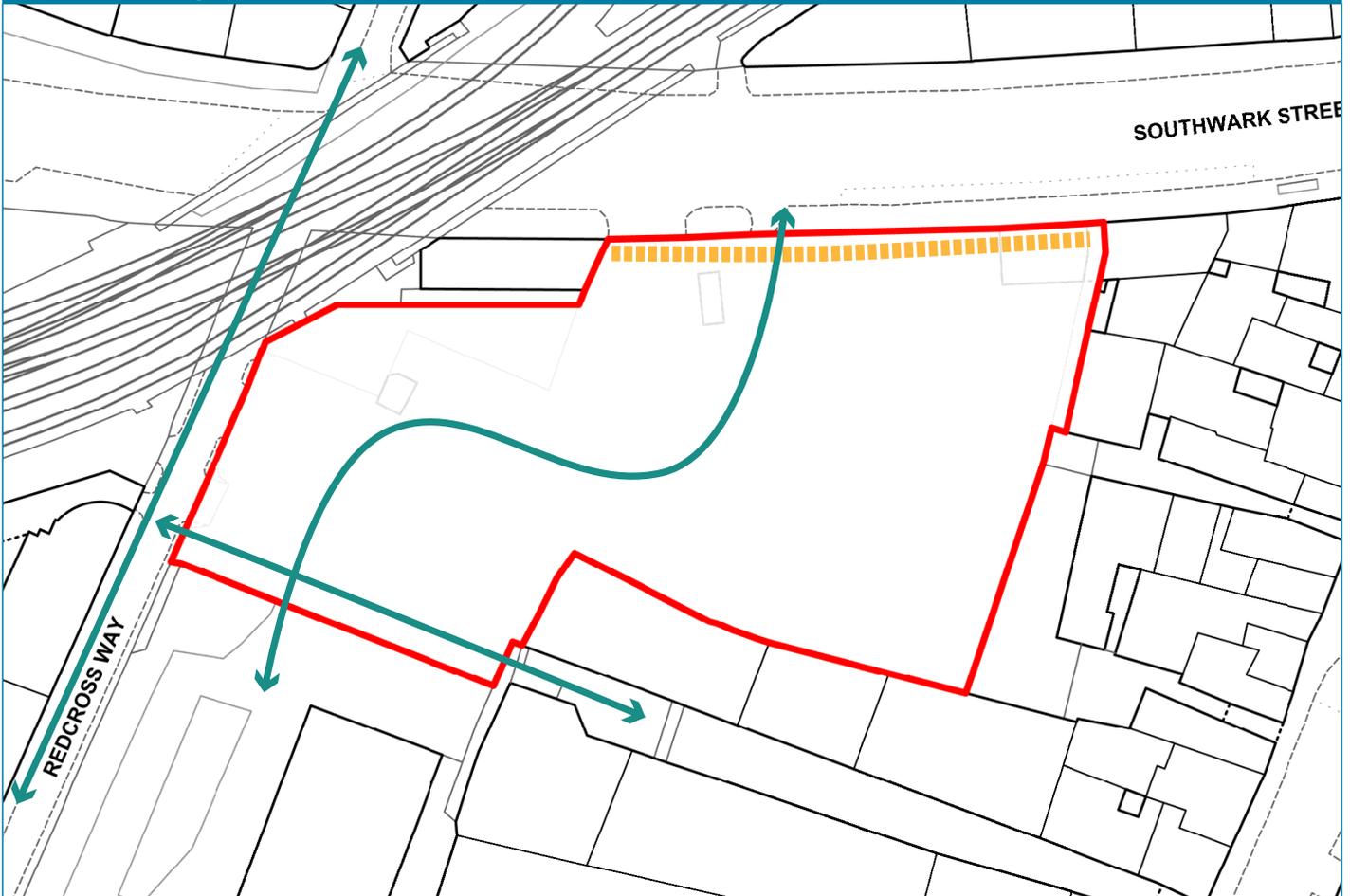
Site area

- 5,241 m²

Existing uses

- Car Park (sui generis)

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide new offices;
- Provide a pedestrian green link between Southwark Street, Redcross Way and the Crossbones Graveyard open space to improve the areas permeability and legibility;
- Provide opportunities for a pedestrian green link between Redcross Way and Maidstone Buildings Mews;
- Provide active frontages on Southwark Street, including shops, restaurants and bars.

Redevelopment of the site may:

- Provide new homes;
- Provide new visitor accommodation.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6b • Central Activities Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Office (B1) – 12,251 m² • Town centre uses (A1, A2, A3, A4, D1, D2) – 2,450 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Office (B1) • Town centre uses (A1, A2, A3, A4, D1, D2) at ground floor facing Southwark Street 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Housing (C3) • Hotel (C1)
<p>Design and accessibility guidance</p>	<p>The site partially falls within the borough view of St Paul’s from Nunhead Cemetery viewing corridor and the Alexandra Palace Viewing Terrace to St Paul’s Cathedral background viewing corridor.</p> <p>Any redevelopment should be sensitive to the surrounding historical context, sustaining, enhancing and better revealing historical assets.</p> <p>The site is within the ‘Borough High Street’ conservation area and 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 also within the setting of undesignated heritage assets, including Crossbones Cemetery.</p> <p>The site lies within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone. 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.</p>		

Deleted policy

Area Vision: Bermondsey

NSP10: Land between West Lane, Jamaica Road and Marigold Street



Description of site

The site is located north of Jamaica Road and close to Bermondsey tube station. The site currently includes a community centre and a private car park.

Site area

- 1,758 m²

Existing uses

- Community Centre (D1) – 584 m²
- Car Park – 1,000 m²

Site vision diagram



-  Site boundary
-  Opportunity for active frontages
-  Opportunity for public open space
-  Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:-

- Provide new homes.

Redevelopment of the site may:

- Provide a new community centre.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 4 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 47 Homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Residential (C3) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Community Centre (D1)
<p>Design and accessibility guidance</p>	<p>The site is located within the setting of Grade II listed war memorial on West Lane and Wilson's Grove conservation area.</p> <p>The site lies within the 'Borough, Bermondsey and Rivers' archaeological priority zone but is not located within a conservation area. Excavations in the area have revealed multi-phase archaeological sites.</p>		

Amended policy

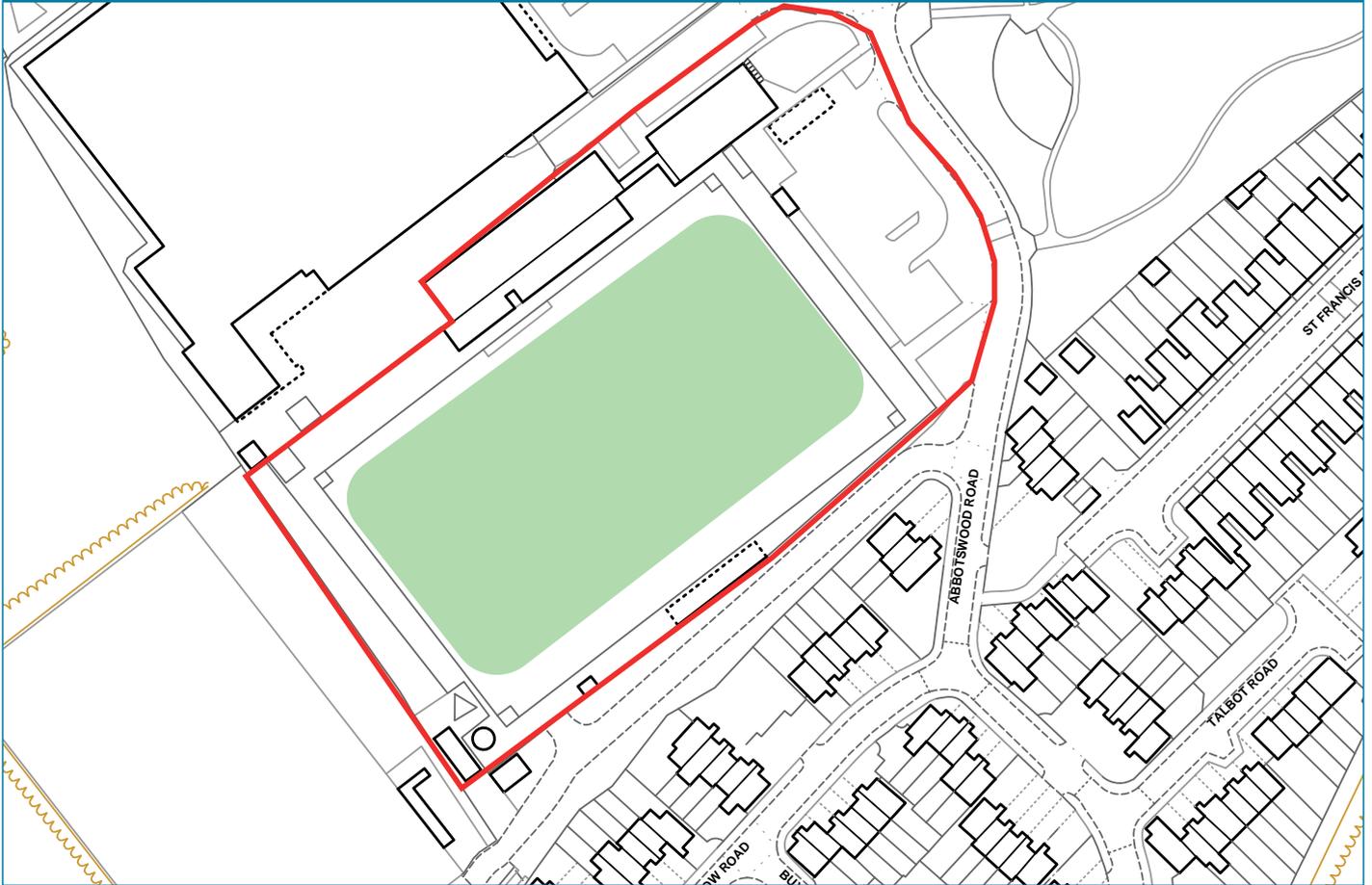
Area Vision: East Dulwich

NSP38: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill



<p>Description of site</p>	<p>The site comprises a mix of commercial and recreational uses, with Dulwich Hamlet football ground and associated facilities occupying the west section and a car wash occupying the east section. The location is suburban, with public open space and playing fields bordering much of the site alongside a large supermarket. The wider surrounding area is predominantly residential and characterised by housing estates in cul-de-sacs and mansion blocks.</p>		
<p>Site area</p>	<ul style="list-style-type: none"> • 14,640 m² 	<p>Existing uses</p>	<ul style="list-style-type: none"> • Football Club Facilities (D2) – 1,696 m² • Football pitch (D2) – 7,685 m²

Site vision diagram



- Site boundary
- Opportunity for public open space
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Retain the football ground and associated facilities.

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 3 • Suburban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 30 homes • Football ground and associated facilities (D2) – 7,685 m²
<p>Required uses</p>	<ul style="list-style-type: none"> • Football ground and associated facilities (D2) – 7,685 m² 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Extra care housing (C2)
<p>Design and accessibility guidance</p>	<p>The design, layout and accessibility requirements for this site are dependent on the proposed mix and location of land uses and their relationships to each other within the site. Proposals should that the site functions successfully for all land uses.</p> <p>Redevelopment should complement the setting of existing open spaces, and enhance walking routes and connectivity to Lordship Lane and East Dulwich.</p> <p>The site is not within a borough designated archaeological priority zone or conservation area.</p>		

New policy

Area Vision: Camberwell

NSP65: Camberwell Green Magistrates Court



Description of site

The site is located to the north east of Camberwell Green and to the rear of Camberwell Library. The site contains the buildings of the Camberwell Green Magistrates Court and a hard landscaped plaza in front.

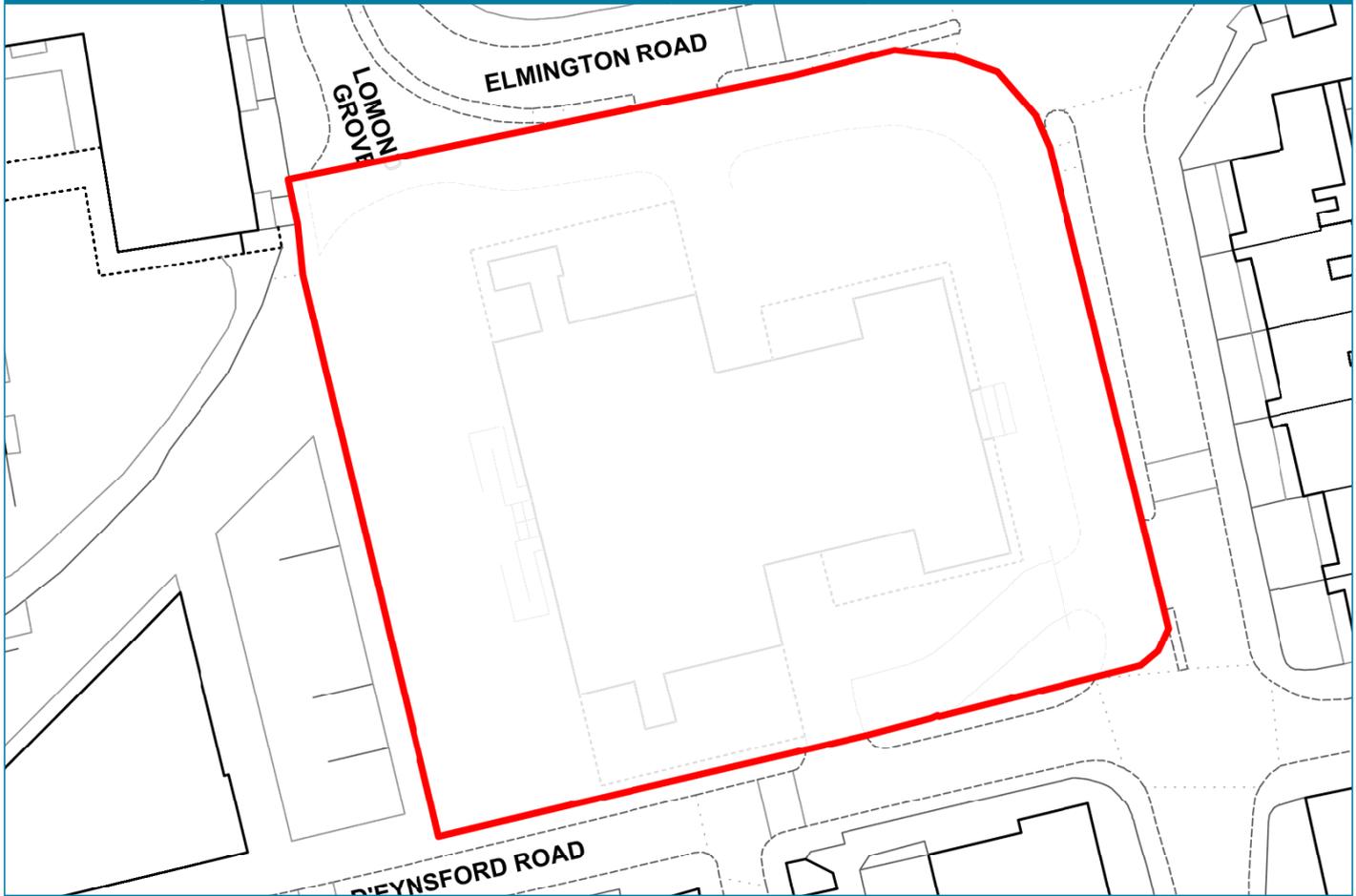
Site area

- 4,814 m²

Existing uses

- Law court (D1) – 9,732 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least 50% of the development as employment floorspace.

Redevelopment of the site may:

- Provide new homes;
- Provide town centre uses.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 5 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Small Business space (B1) – 6,105 m² • Residential (C3) – 96 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business workspace (B1) –at least 50% of development • Enhanced landscaping and public realm 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Town centre uses (A1, A2, A3, A4, D1, D2)
<p>Design and accessibility guidance</p>	<p>The plaza area should be re-landscaped to provide enhanced green infrastructure, retaining the existing mature trees, and improved public realm. Active frontages should complement the new open space.</p> <p>Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>Redevelopment must enhance the setting of the important unlisted Peabody Buildings. The site lies just to the north of the Camberwell Green archaeological priority zone and has the potential to contain multi-phase archaeological deposits that will require protection.</p>		

New policy

Area Vision: Bermondsey

NSP66: Discovery Business Park and Railway Arches



Description of site

The site includes a business park located in the railway viaduct arches between Dockley Road and St James's Road as well as the yards on the north side of the railway. The site is a Strategic Industrial Location (SIL) and part of a wider industrial area in South East Bermondsey but is adjacent to residential areas to the north and south.

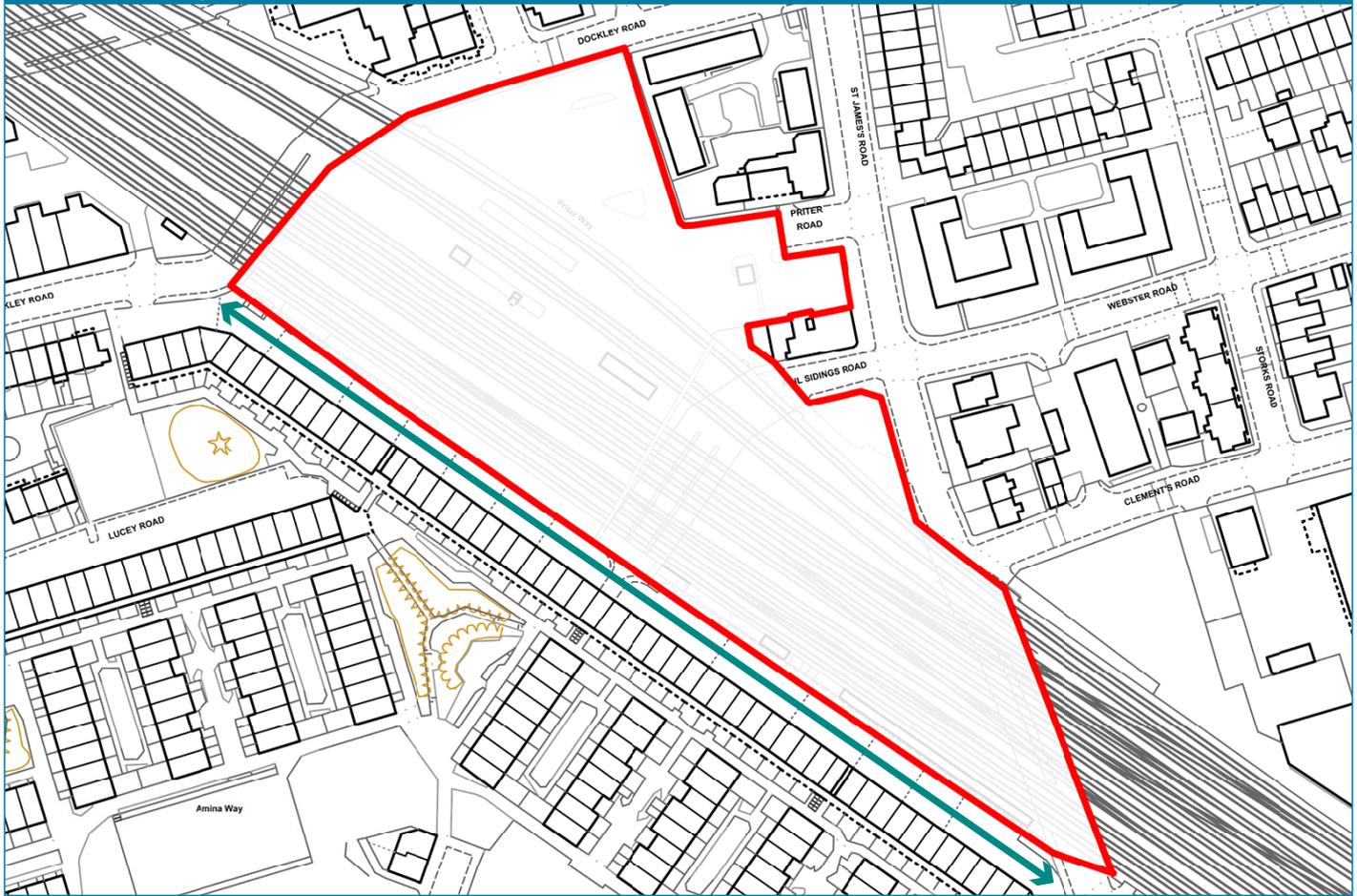
Site area

- 19,460 m²

Existing uses

- Business and industrial uses (B1, B2, B8) – 11,600 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide business and industrial space.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 3 • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • N/A
<p>Required uses</p>	<ul style="list-style-type: none"> • Business and industrial space (B1, B2, B8) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • None.
<p>Design and accessibility guidance</p>	<p>The site should improve pedestrian access, contributing towards development of the Low Line public realm corridor adjacent to the railway viaduct.</p> <p>The site is not located within a designated archaeological priority zone or conservation area.</p>		

New policy

Area Vision: Bankside and the Borough

NSP67: Swan Street Cluster



Description of site

The cluster is made of up three neighbouring sites to the south east of Borough High Street, one each on either side of Swan Street and one facing the end of Swan Street on the other side of Great Dover Street. The sites contain four office buildings: Conoco House at 200 Great Dover Street, Pegasus House at 7-14 Great Dover Street, Avon House at 275-287 Borough High Street and Britannia House at 7 Trinity Street. Occupiers include the British School of Osteopathy and King's College.

Site area

- 8,873 m²

Existing uses

- Office (B1) – 9,100 m²
- Education (D1) – 6,800 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- ↔ Improved connectivity for pedestrians and cyclists

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Site vision

- Redevelopment of the site must:
- Contribute towards the thriving employment cluster in Bankside and The Borough by providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;
 - Provide improved accommodation for the British School of Osteopathy
 - Provide a new east west pedestrian and cycle link between Borough High Street and Swan Street
 - Enhance Borough High Street and Swan Street with active frontages including restaurants, shops and bars
 - Provide new public open space
- Redevelopment of the site may:
- Provide new homes;
 - Provide new visitor accommodation.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6b • Central Activities Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Office (B1a) - 9,100 m² • Higher education (D1) – 6,800 m² • Town centre uses (A1, A2, A3, A4, D1, D2) – 4,148 m² • Residential (C3) – 143 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Employment uses (A1, A2, A3, A4, B1, D1, D2) – at existing level of provision or at least 50% of the total floor area (whichever is greater) • British School of Osteopathy (D1) • Town centre uses (A1, A2, A3, A4, D1, D2) – at ground floor active frontages • Open Space – (at least 15% of development site area) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Hotel (C1) • Health centre
<p>Design and accessibility guidance</p>	<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. New public open spaces and green infrastructure should be provided at locations that enhance the area’s heritage and the new role for Swan Street.</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 cycle link between Borough High Street and Swan Street via Avon Place.</p> <p>The site falls within the Alexandra Palace viewing terrace to St Paul’s Cathedral background viewing corridor. Comprehensive mixed-use redevelopment of the site could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p> <p>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, Liberty of the Mint and Borough High Street conservation areas. Existing mature landscaping provides significant amenity and screening value to the conservation areas.</p> <p>The site is within the ‘Borough, Bermondsey and Rivers’ archaeological priority zone and 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.</p>		

New policy

Area Vision: Rotherhithe

NSP68: Croft Street Depot



Description of site

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.

Site area

- 4,711 m²

Existing uses

- Storage and distribution (B8) – 5,175 m²

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

- Redevelopment of the site must:
- Provide small business workspace.
- Redevelopment may:
- Provide new housing;
 - Re-provide a storage depot.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 4 • Suburban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Small business space (B1) - 5,175 m² • Residential (C3) – 56 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Small business workspace (B1) – at existing level of depot or at least 50% of the development (whichever is greater) 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Residential (C3) • Storage and distribution (B8)
<p>Design and accessibility guidance</p>	<p>Development should retain and protect street trees on Croft Street.</p> <p>Croft street is not within a within a an archaeological priority zone or conservation area. A Roman coin hoard was reported from Chilton Grove nearby.</p>		

New policy

Area Vision: Dulwich

NSP69: Dulwich Telephone Exchange, 512 Lordship Lane



Description of site

The site is located on Lordship Lane in a mainly residential area, with Dulwich Park to the south, and contains a telephone exchange.

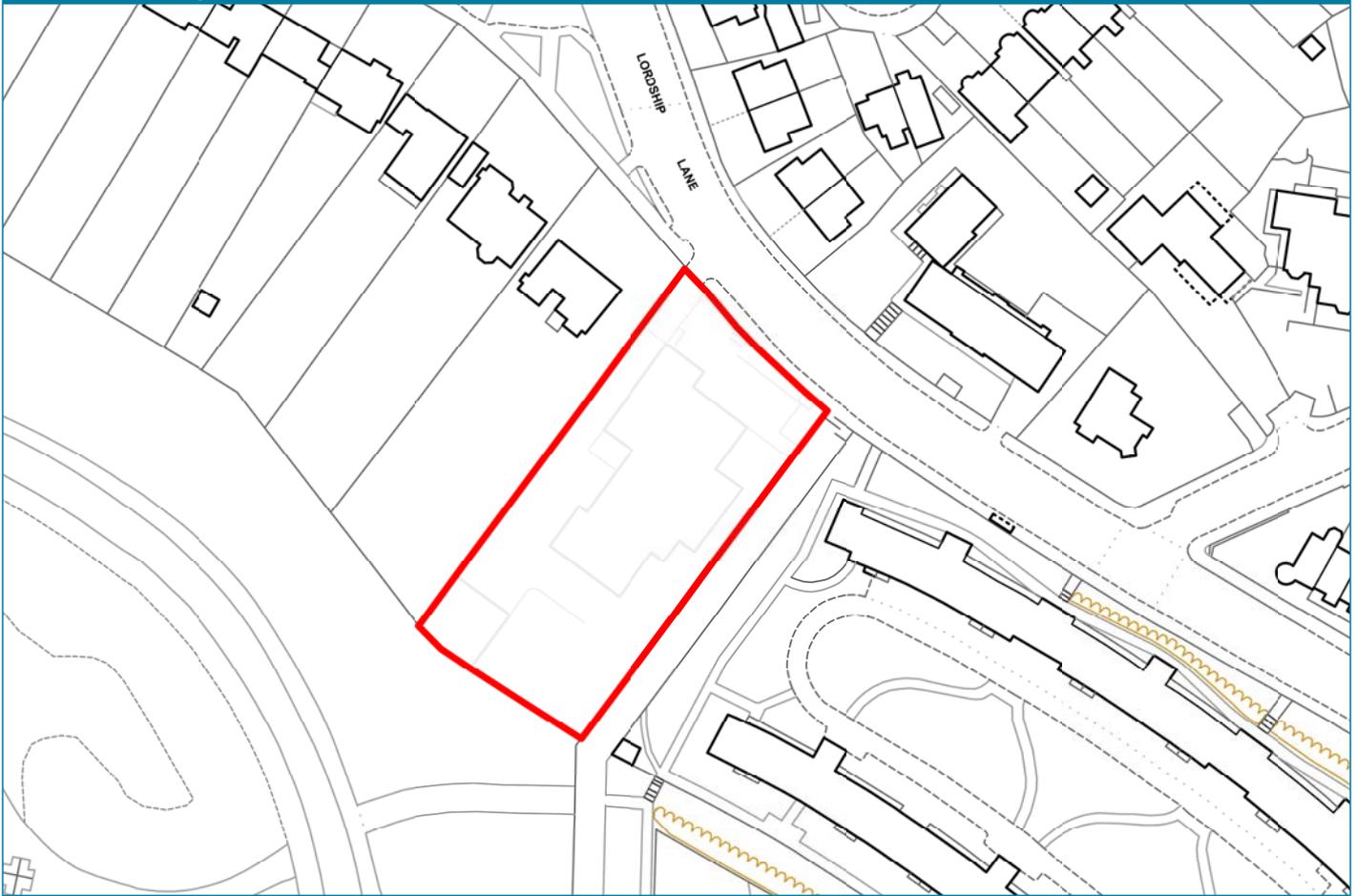
Site area

- 2,894 m²

Existing uses

- Telephone exchange (sui generis) – 1,513 m²

Site vision diagram



- Site boundary
- Opportunity for public open space
- Opportunity for active frontages
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide new housing or extra care housing.

Redevelopment may:

- Re-provide a telephone exchange.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 2 • Suburban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • Residential (C3) – 85 homes
<p>Required uses</p>	<ul style="list-style-type: none"> • Residential (C3) or • Extra care housing (C2). 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Telephone exchange (sui generis)
<p>Design and accessibility guidance</p>	<p>Development must ensure that mature trees on the edge of and overhanging the site are protected.</p> <p>Development must protect or enhance the setting of adjacent Dulwich Village and Dulwich Wood conservation areas.</p>		

New policy

Area Vision: Camberwell

NSP70: Denmark Hill Campus East



Description of site

The site is located on the eastern side of Denmark Hill and contains part of the King's College Denmark Hill campus and the Maudsley Hospital. Denmark Hill Station is located immediately to the south.

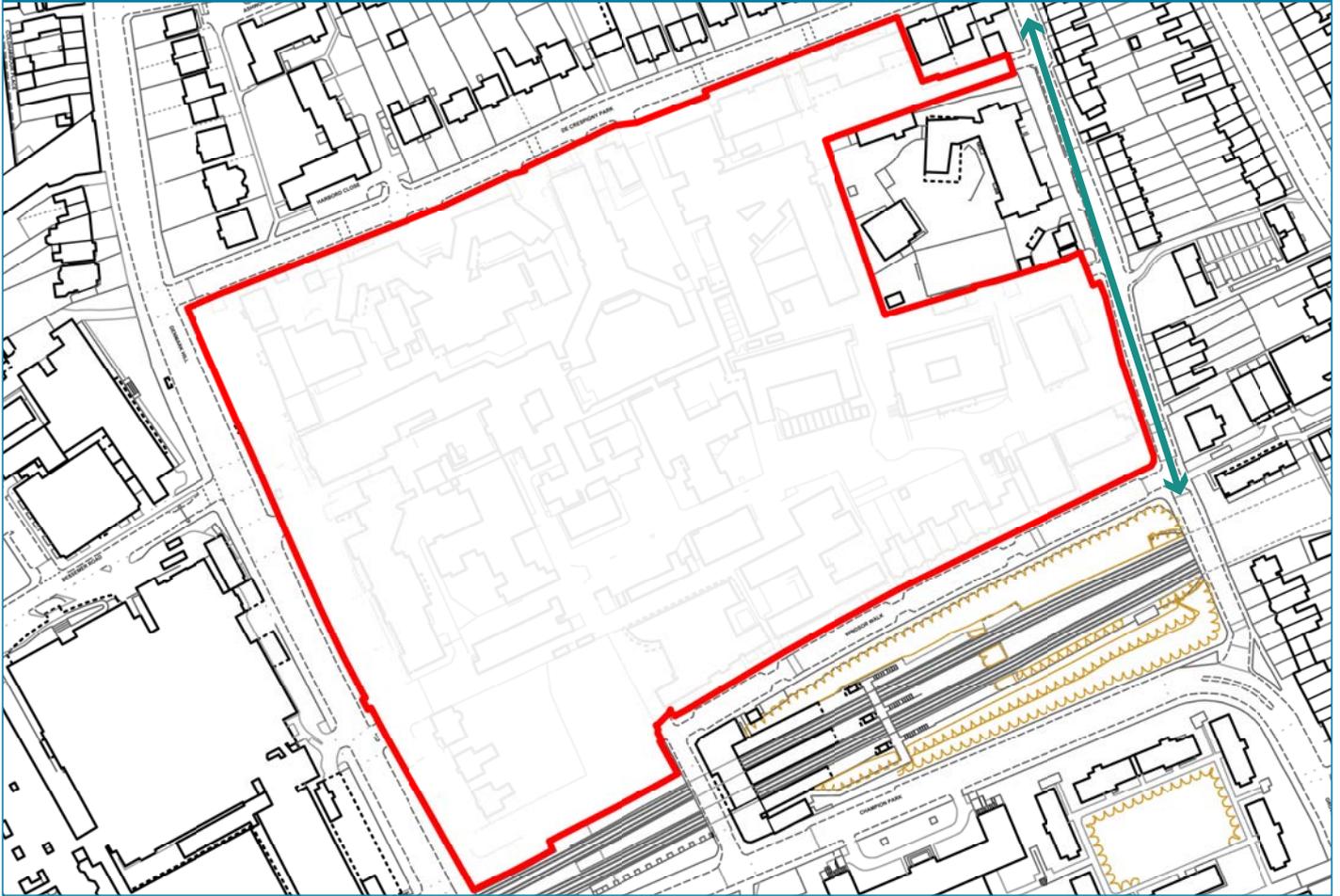
Site area

- 62,860 m²

Existing uses

- N/A

Site vision diagram



- Site boundary
- Opportunity for active frontages
- Opportunity for public open space
- Improved connectivity for pedestrians and cyclists

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Site vision

Redevelopment of the site must:

- Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster.

Redevelopment of the site may:

- Provide student or key worker housing.

<p>PTAL and Density Area</p>	<ul style="list-style-type: none"> • 6a • Urban Density Zone 	<p>Indicative development capacity</p>	<ul style="list-style-type: none"> • N/A
<p>Required uses</p>	<ul style="list-style-type: none"> • Health, research and education facilities or uses that would otherwise support the functioning of the Denmark Hill health cluster. 	<p>Other acceptable uses</p>	<ul style="list-style-type: none"> • Student or key worker housing (C3)
<p>Design and accessibility guidance</p>	<p>Parts of the site may be redeveloped and intensified to support the functioning of the two hospitals to enhance their services. The site is located within Camberwell Grove conservation area and contains several grade II listed buildings, which should be protected or enhanced.</p>		

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