

Fact box: Core Strategy policies

Density (Core Strategy policy 5)

The density of developments will be expected to comply with the following ranges:

- Central activities zone: 650-1,100 habitable rooms per hectare
- Urban zone: 200-700 habitable rooms per hectare (see Figure 10)

The only exception to this should be when development has an exemplary standard of design.

Homes for people on different incomes (Core Strategy policy 6 and saved Southwark Plan policy 4.4)

Requiring as much affordable housing on developments of 10 or more units as is financially viable.

Development in the opportunity area will provide a minimum of 1,400 affordable homes between 2011 and 2026.

In schemes of 10 or more homes, at least 35% of homes must be affordable and at least 35% must be private. Of the affordable homes, 50% should be social rented and 50% should be intermediate.

Dwelling mix (Core Strategy policy 7)

- Developments must provide the following in schemes of 10 or more homes:
 - A minimum of 60% of units with two or more bedrooms
 - A maximum of 5% of units as studio flats
 - A minimum of 10% of units with 3 or more bedrooms with directly accessible amenity space

Other than studio flats which must be private, homes of all sizes should provide a mix of private, social and intermediate housing.

All developments must meet the minimum overall floor sizes set out in our Residential Design Standards Supplementary Planning Document. All developments must all be built to Lifetime Homes standards. Developments of 10 or more units must provide a least 10% of the development to be suitable for wheelchair users and must comply with our wheelchair standards.