

# Cabinet

Tuesday 20 October 2015

4.00 pm

Ground Floor Meeting Room GO2A, 160 Tooley Street, London  
SE1 2QH

# Addendum

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Date: 20 October 2015

<b>Item No.</b> 15.	<b>Classification:</b> Open	<b>Date:</b> 20 October 2015	<b>Meeting Name:</b> Cabinet
<b>Report title:</b>		New Southwark Plan – Preferred Option – ADDENDUM	
<b>Ward(s) or groups affected:</b>		All	
<b>Cabinet Member:</b>		Councillor Mark Williams, Regeneration and New Homes	

## RECOMMENDATIONS

That cabinet:

1. Note the updated wording of two policies (DM34 Pubs and DM54 Trees) in the Preferred Option of the New Southwark Plan.

## KEY ISSUES FOR CONSIDERATION

2. The updated wording for DM34 Pubs is set out below:

### DM34 Pubs

1. Planning permission will not be granted for development that results in the loss of a pub unless the retention of a pub is financially unviable, as demonstrated through evidence of suitable marketing for a continuous period of at least 18 months.
2. Alterations that do not lead to the loss of a pub but that do lead to loss of cellarge 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 street scene and local character.
4. The registration of a pub as an Asset of Community Value will be treated as a significant material consideration.

### Reasons

3. The number of pubs across London has been declining, while the number of cafes and restaurants has been growing. Many pubs have been demolished, whilst others have been converted into new homes while retaining their existing structure. 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. They provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Many pubs make a strong contribution to the historic character of an area, particularly through the features of the building itself and by historical and cultural connection to the local area. 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.

4. The updated wording for DM54 Trees is set out below :

#### DM54 Trees

Planning permission will be granted for development that:

1. Retains and enhances trees and canopy cover as part of the urban forest. Where trees are lost as a result of development, they should be replaced by new trees which result in no net loss of canopy cover no net loss of amenity, taking into account canopy cover as measured by stem girth. If this is not possible a financial contribution must be provided to improve tree planting as close as possible borough tree planting. Valuation of trees may be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology;
2. Retains and protects existing significant trees:
  - 2.1 Trees designated with Tree Protection Orders (TPOs);
  - 2.2 Trees that have a high amenity value;
  - 2.3 Trees within Conservation Areas;
  - 2.4 Trees within the setting or curtilage of listed buildings;
  - 2.5 Veteran, ancient and notable trees.
3. Plants trees as part of landscaping and public realm schemes that are commensurate to the scale and type of development and the character of the neighbourhood;
4. Ensures that retained trees are protected during the construction process in accordance with best practice guidance;
5. Plants appropriate native species of trees that have a long life and high biodiversity and amenity value.

#### Reasons

5. Southwark's trees are an asset to the borough as they provide many amenity, environmental and financial benefits that include softening of the landscape, 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 and helping wayfinding and are an integral part of the historic townscape. When a development is proposed the overall amenity and landscape value will also be considered. This would include whether the proposed removal of trees would mean a long-term visual loss, whether there were enough existing trees to absorb any potential loss or whether a loss could improve amenity by revealing new views.

#### APPENDICES

No.	Title	Held at
None		

## AUDIT TRAIL

<b>Lead Officer</b>	Eleanor Kelly, Chief Executive	
<b>Report Author</b>	Juliet Seymour, Planning Policy Manager	
<b>Version</b>	Final	
<b>Dated</b>	20 October 2015	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Cabinet Member	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		20 October 2015