

<b>Item No.</b> 8.	<b>Classification:</b> Open	<b>Date:</b> 5 March 2013	<b>Meeting name:</b> Planning Committee
<b>Report title:</b>		Camberwell Supplementary Planning Document Vision and Issues Paper	
<b>Wards or groups affected:</b>		Brunswick Park, Camberwell Green, South Camberwell	
From:		Interim Director of Planning	

## RECOMMENDATION

1. That planning committee provide comments on the Camberwell supplementary planning document vision and issues paper.

## BACKGROUND INFORMATION

2. We are preparing a supplementary planning document (SPD) for Camberwell. Supplementary planning documents (SPDs) are one of a number of documents used to make decisions on planning applications. Our existing planning policies for Camberwell are set out in our development plan which consists of the London Plan (2011), the Core Strategy (2011) and the saved Southwark Plan (2007).
3. The Camberwell SPD will provide further guidance to these development plan policies and will replace our draft Camberwell Green supplementary planning guidance (2002). The SPD will explain and elaborate on the policies in the development plan, bringing together information specific to Camberwell. The SPD must be consistent with the development plan and cannot create new policy, only provide guidance on how to implement our existing planning policies.
4. It will be an important planning document because SPDs can provide more detail than the development plan, explaining how policies in the development plan should be applied in Camberwell. The SPD will be a material consideration in deciding planning applications. It will help ensure that the council makes decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in Camberwell.
5. The proposed SPD boundary is the whole of the Camberwell community council boundary, covering the three wards of Brunswick Park, Camberwell Green and South Camberwell.
6. This is the first stage of consultation on the SPD. By of virtue paragraph 1, Part 3P of the Constitution and in accordance with paragraph 3 of Part 3P, the Camberwell SPD vision and issues paper was agreed for consultation by the interim director of planning in consultation with the cabinet member for regeneration and corporate strategy.

## CONSULTATION

7. Our Statement of Community Involvement (SCI) (2008) sets out our requirements for consultation on planning policy documents. It requires ongoing and informal consultation to guide the overall approach to consultation on SPDs. It sets out the requirements for consulting on the draft SPD.

8. This is an additional stage of early informal consultation. It is our first stage of consultation on the SPD, looking to engage the community at the beginning of the SPD preparation to ensure the SPD reflects their views and needs. We will be carrying out two further stages of consultation:
  - Sustainability appraisal scoping report: April 2013
  - Draft SPD: September 2013
9. We are carrying out extensive informal consultation on this vision and issues paper as part of a wider council consultation for another four projects in Camberwell. More information on the consultation being carried out can be viewed on our website at: <http://www.southwark.gov.uk/camberwellregen>
10. The SPD vision and issues paper will be available to the public for comment from 21 January to 12 April 2013. We will look at all the comments we receive on this early stage of consultation in preparing both the sustainability appraisal scoping report and the draft SPD. We will also prepare an interim consultation report alongside the SPD to set out detail on the consultation we have carried out on the SPD vision and issues paper, and a summary of the responses and our officer comments to these responses.

#### **KEY ISSUES FOR CONSIDERATION**

11. This SPD vision and issues paper is the very first stage of consultation on the SPD, and offers the community a chance to get involved in the SPD preparation from a very early stage. As yet no decisions have been made in terms of the content of the SPD to be consulted on in September 2013. The SPD vision and issues paper therefore sets out the following for each of the key topics we think the SPD should cover:
  - A brief description of current situation.
  - The issues we expect the SPD to provide guidance on.
  - Questions to help focus people's responses, asking whether we have covered all the correct issues or whether there are other issues we should look at.
12. The SPD vision and issues papers covers the following topics:
13. *Explanation of the SPD vision and issues paper.* The paper sets out why we are consulting on this document, explaining that it is a very early stage of preparing the SPD.
14. *Explanation of what is a SPD.* The paper explains what a SPD is and how it fits in within the wider planning framework.
15. *The area covered by the SPD.* The paper includes a map of the proposed boundary of the SPD. We propose that the guidance in the SPD covers the whole of Camberwell community council area.
16. *A vision for Camberwell.* The paper sets out the existing Core Strategy (2011) vision for Camberwell action area. We ask whether we should update this vision to cover the whole of the community council area through our New Southwark

Plan or whether we should continue to focus on the area where most change will take place.

17. *Design and heritage:* The paper sets out design and heritage is likely to be one of the most detailed sections of the SPD as we want to maximise the opportunity to ensure development takes into account Camberwell's unique character, including its many conservation areas. We propose that the SPD will describe Camberwell's current character and set out detailed guidance to ensure good quality design and further protection of our important local heritage assets such as the conservation areas and listed buildings. Some of the types of things we will look at providing guidance for are how to improve shop fronts, whether we should restrict back land development in some parts of Camberwell, and guidance on infill development.
18. *Public realm:* This is also likely to be one of the most detailed sections in the SPD. The paper proposes that the SPD will provide greater detail and identify opportunities in Camberwell where its public squares, streets and spaces can be improved. We propose that the SPD will seek to formalise the public realm projects that are currently being carried out in Camberwell town centre into an adopted planning policy framework.
19. *Transport:* The paper sets out that the SPD will bring together information about transport projects already underway as part of the RevitaliseSE5 programme, including the streetscape and pocket places projects. The role of the SPD will be to highlight ongoing work in Camberwell, to identify priority areas for improving the town centre and access to it and to set out how new development in the community council area can contribute to improving travel choice.
20. *Shopping:* The paper sets out that the SPD will identify whether there is capacity for new shops and set out ways in which we can support existing traders by improving the retail environment. We think the SPD should focus on how we can improve the existing shops because there are very limited opportunities for additional shopping space. Through the preparation of the SPD we will also consider whether we should set limits on the number of new takeaways that we allow in the town centre.
21. *Business and employment:* The paper sets out that the SPD will identify whether there is capacity for new and improved employment floorspace in Camberwell. We think this will be focused in the town centre and the surrounding roads, which comprise the Camberwell action area.
22. *Housing:* The paper sets out that we propose that the SPD will identify a minimum housing target for new homes in Camberwell. The SPD is likely to include a map and a list of sites to show where we think most of the new housing could be developed.
23. *Community facilities:* The paper sets out that the Core Strategy and saved Southwark plan provide borough-wide policies on community facilities. The SPD is likely to bring together information on community facilities in Camberwell including providing factual information on the refurbished leisure centre and forthcoming new library.
24. *Environment: Environmental standards and open spaces:* The paper sets out that we already have many borough-wide policies on achieving high environmental standards and that we do not think the SPD needs to provide

additional guidance to these existing documents. We also set out that our Open Spaces Strategy (2012) identified that there is potential to improve linkages between open spaces. We will look at whether we can provide further guidance on this through the SPD.

25. *Implementation:* In order to be clear on what the SPD can and cannot do, the paper sets out that there are limitations of what the SPD can provide guidance on. It is important that we make it clear that the SPD does not allocate funding for projects and that many of the aspirations in the SPD will be delivered by a wide range of our partners and developers. The SPD does not directly deliver the improvement, but rather sets guidance and brings together other work to improve Camberwell. This could simply be by cross-referring to other council strategies and plans, such as our emerging work on our borough-wide community infrastructure levy (CIL), or those of partner organisations such as Transport for London. We will include detail on who is delivering particular projects, how they will be delivered and the likely timescales.
26. *The consultation and SPD preparation process:* The paper sets out the different stages of consultation and provides information on how people can comment on the SPD vision and issues paper. It also provides information on some of the consultation we are carrying out and provides a link to our website for more information.

### **Community impact statement**

27. The purpose of the SPD is to facilitate regeneration and improve Camberwell, delivering the vision of the sustainable community strategy, Southwark 2016, ensuring that community impacts are taken into account.
28. We will be preparing an equalities analysis alongside the SPD to assess the impact the SPD will have on groups with protected characteristics. We will also be preparing a sustainability appraisal to help identify the environmental, social and economic issues that the SPD needs to address. We will be consulting on the first stage of the sustainability appraisal (the scoping report) in April 2013. We will consult on the draft equalities analysis and the draft sustainability appraisal alongside the consultation on the SPD in September 2013.

### **Financial implications**

29. There are no immediate resource implications arising from this report as any additional work required to complete the work will be carried out by the relevant policy team staff and budgets without a call on additional funding.
30. However, any potential additional costs from any specific proposals emerging from the adoption of the planning document initial consultation or any queries thereof shall be submitted as separate reports for consideration and approval.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Finance and Corporate Services**

31. The departmental finance manager notes the recommendation for the planning committee to provide comments on the Camberwell supplementary planning document vision and issues paper.

32. It is also noted there are no immediate financial implications arising from the adoption of the recommendation and that any additional work necessary to complete the SPD will be contained within existing budgets.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2011	Chief Executive's Department 160 Tooley Street, SE1 2QH <a href="http://www.london.gov.uk/priorities/planning/londonplan">http://www.london.gov.uk/priorities/planning/londonplan</a>	Alison Squires 020 7525 5644 <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
Southwark Statement of Community Involvement 2008	Chief Executive's Department 160 Tooley Street, SE1 2QH <a href="http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci">http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci</a>	Alison Squires 020 7525 5644 <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
Saved Southwark Plan 2007	Chief Executive's Department 160 Tooley Street, SE1 2QH <a href="http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan">http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan</a>	Alison Squires 020 7525 5644 <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>
The Core Strategy 2011	Chief Executive's Department 160 Tooley Street, SE1 2QH <a href="http://www.southwark.gov.uk/info/200210/core_strategy">http://www.southwark.gov.uk/info/200210/core_strategy</a>	Alison Squires 020 7525 5644 <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix A	Camberwell supplementary planning document vision and issues (Circulated separately to planning committee members)

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Interim Director of Planning	
<b>Report Author</b>	Alison Squires, Planning Policy Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	20 February 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	20 February 2013	