

Item No. 9.	Classification: Open	Date: 5 March 2013	Meeting Name: Planning Committee
Report title:		Dulwich Supplementary Planning Document	
Wards or groups affected:		College, East Dulwich, Village and Peckham Rye wards	
From:		Interim Director of Planning	

RECOMMENDATIONS

That the Planning Committee:

1. Provide comments on the draft Dulwich supplementary planning document (SPD) as set out in Appendix A.
2. Note the interim consultation report (Appendix B), the consultation plan (Appendix C), the equalities analysis (Appendix D) and the sustainability appraisal (Appendix E).

BACKGROUND INFORMATION

3. We are preparing a supplementary planning document (SPD) for Dulwich which will form part of our planning framework. The Core Strategy (2011) and the saved Southwark Plan policies (2007) together with the London Plan form the statutory development plan for the borough. SPDs can provide additional guidance on policies in the development plan.
4. A previous version of the SPD was consulted on in 2009 however this draft document was not adopted. An earlier draft Dulwich SPD was also consulted on in 2004. An updated version of the Dulwich SPD is required to reflect recent changes in national, regional and local policy including the adoption of the Core Strategy in April 2011 and the London Plan in July 2011. This will replace the 2004 and the 2009 drafts of the Dulwich SPD.
5. The SPD will provide further guidance on the policies set out in the Core Strategy and the saved Southwark Plan. The Core Strategy is a development plan document (DPD) that provides a vision and objectives for the future development of the borough and a plan that sets out how these will be achieved. It sets out strategic planning policies for the borough and reflects the aims and objectives of Southwark: 2016, the Sustainable Community Strategy. Whilst some of the Southwark Plan policies have been 'saved' and these policies continue to apply, some of these policies have been replaced by the Core Strategy. The SPD provides a factual update on the policies which should be applied to Dulwich to provide clarity on this. It is a requirement that the Dulwich SPD is in conformity with the strategic policies in the Core Strategy, the saved Southwark Plan and the London Plan.
6. We have also previously prepared an SPG for Lordship Lane Town centre. This guidance will be replaced by the draft Dulwich SPD 2013

7. The Dulwich SPD will provide additional planning guidance for College, East Dulwich, Village and part of Peckham Rye wards.

CONSULTATION

8. Consultation on the Dulwich SPD will take place from 28 January 2013 to 22 April 2013 as set out in the consultation plan (Appendix C) and in accordance with our adopted Statement of Community Involvement (2008). We will consult on the Dulwich SPD with a wide range of organisations, local groups and residents.
9. We have also previously consulted on a draft Dulwich SPG based on the emerging UDP policies from October 2004 and January 2005. Responses received during this round of consultation have been used to inform the current version of the draft Dulwich SPD.
10. As part of the consultation process, a draft sustainability appraisal scoping report has already been prepared and was consulted on from March to April 2009.
11. All consultation responses to the sustainability appraisal scoping report, including comments by members of planning committee were used to inform the 2009 draft of the SPD.
12. A draft Dulwich SPD was consulted on from May to September 2009 alongside an equalities impact assessment, a sustainability appraisal and a consultation plan. Responses received during this round of consultation have been used to inform the current version of the draft Dulwich SPD.
13. An interim consultation statement (Appendix B) explaining how the community and other stakeholders have been engaged at each stage of the preparation process has been prepared. The interim consultation statement sets out all the comments we received on the 2004 SPG and 2009 SPD drafts and the SA scoping report as well as our officer responses to these comments. The consultation statement will be updated again and reported to members along with the final version of the Dulwich SPD. This will set out a summary of the responses received on the SPD and how these have been taken into consideration in preparing the final SPD. It is anticipated that the SPD will be reported to cabinet for adoption in July 2013.

KEY ISSUES FOR CONSIDERATION

14. The Dulwich SPD sets out additional planning guidance for the area to make sure that future development is carried out in the best possible way. The Dulwich SPD sets out key issues relevant to development in Dulwich that should be taken into consideration during the determination of planning applications. The additional guidance set out in the SPD provides information on how to implement the policies in the Core Strategy and the saved Southwark Plan.
15. The purpose of the SPD is to ensure that development is appropriate for Dulwich and that the Core Strategy and saved Southwark Plan policies are applied correctly to ensure that development respects the historical context and important open spaces of the area. This includes social, economic and environmental impacts. The intention of the SPD is to highlight issues that relate specifically to development in Dulwich. Setting out this additional guidance

should ensure that the impacts of development proposals are appropriately addressed.

16. The Dulwich SPD sets out our vision for the Dulwich community council area as well as part of Peckham Rye Ward. It provides a framework which will guide development over the next 15 years, ensuring that new development is appropriate to the area, respects its historical context and important open spaces.
17. Dulwich has a character which is distinct from many other parts of Southwark. It has a range of historic qualities and a strong local identity, with a large number and wide range of open spaces. In the south of Dulwich, the Dulwich Estate manages 1500 hectares of land on which there are approximately 5800 properties. As a result of the important historic environment and the high quality open space, Dulwich has a unique character that we want to enhance and maintain. This SPD will ensure that new development is appropriate for the area and that it adds to its unique attractive character.
18. This SPD provides guidance on:
 - Conserving heritage assets
 - Appropriate types of new development
 - Protecting and improving open spaces
 - Reducing traffic and parking issues
 - Protecting and improving shopping areas
 - Development opportunities
 - Section 106 planning obligations
19. The Core Strategy sets out policies for the conservation and enhancement of the historic environment. The Dulwich SPD sets out additional guidance on the type of development that will be considered appropriate in the conservation areas in Dulwich. The SPD also sets out further guidance on the location of listed buildings and how development proposals should take into consideration the impacts on the archaeology around Dulwich Village.
20. The Core Strategy sets out policies for the type and location of new development in the borough. The Dulwich SPD sets out further guidance for development in Dulwich including where the sub-division of large properties, back-land and in-fill development may not be considered acceptable in order to protect the historic pattern of development.
21. The Dulwich SPD also sets out additional guidance on the type of extensions including basement developments that may be permitted in the area. The SPD sets out guidance where proposals that exceed the 3 metre height by 3 metre depth maximum set out in the residential design standards SPD may be considered.
22. Further guidance has been included in the SPD on the protection of open spaces, sites of importance for nature conservation and geodiversity. This includes more detail of the inclusion of a number of parks as part of the South East London Green Chain walking route and the possible designation of Dulwich Mill Pond as a locally important site for geomorphology.

23. Dulwich is a well known area of bat activity and guidance has been included in the SPD on when bat surveys may be required including where development proposals affect areas with significant tree coverage. Further guidance on the retention and enhancement of trees in the area is also provided.
24. The Core Strategy and saved Southwark Plan policies set out our approach to traffic and parking in the borough. Additional guidance is provided in the SPD which sets out how we will seek to ensure new development does not have a negative impact on the transport network and parking provision in Dulwich.
25. There are two district town centres and one local centre within the area covered by the Dulwich SPD. The SPD sets out additional guidance on how development will be required to protect and improve the vitality and viability of these centres. The SPD also sets out additional guidance on where we may consider proposals for night-time and evening economy activities provided that the proposal is in a suitable location within a district town or local centre and that the location of residential neighbours, the proposed hours, activities and any potential disturbance arising is taken into account.
26. We have also set out some guidance on specific sites in Dulwich, including the Herne Hill Velodrome and the East Dulwich Hospital site. It should be noted that there is an adopted planning brief for the East Dulwich Hospital site. The draft SPD cross refers to the adopted brief and the council does not propose to reconsult on issues covered in the brief.
27. The Dulwich SPD will be part of our framework of planning documents. It will be a material planning consideration in deciding planning applications in the area. It will help ensure that the council makes decisions transparently and provides clarity for members of the public and developers.
28. The 2013 version of the SPD will replace the 2002 Lordship Lane Town Centre SPG, the 2004 draft Dulwich SPG and the 2009 draft Dulwich SPD. Alongside general updates to reflect the new Core Strategy, the main changes from the 2009 version of the SPD, include:
 - Additional guidance on in-fill development setting out where in-fill development may be considered acceptable. The SPD also states that mews developments are not considered appropriate in the area.
 - Additional guidance on extensions including roof extensions especially in conservation areas. The SPD states that excessive extension to properties will be resisted.
 - Additional guidance on subterranean development. The SPD states that proposals for subterranean development may require a structural engineering report to be submitted.
 - Additional guidance on development on school sites where land is protected open space. The SPD states that proposals on school sites should be of an exceptional design standard, and include public access.
 - An additional section on working with neighbouring boroughs has been added to highlight the importance of a joined up approach, especially for areas such as Herne Hill.

Community impact statement

29. An Equalities Analysis (Appendix D) scoping of the draft SPD has been prepared to identify how the Dulwich SPD will affect people with protected characteristics.

Protected characteristics are sexual orientation, sex, religion or belief, race, pregnancy and maternity, marriage and civil partnership, gender reassignment, disability and age. As the Dulwich SPD does not set new policy the document itself it only has a limited impact on equality issues in the borough.

30. The SPD will, on the whole, have positive implications for the community. In particular it will help to protect and enhance the natural and historic environment in Dulwich, which will have benefits to the community in terms of:
 - Improved access to open spaces for health, leisure and recreation.
 - Increased social well-being through strengthening the local identity and sense of place, this may in turn have a positive impact on safety and crime in the area.
 - Providing for more family housing where there is an identified need and enabling more young families to stay in the area.
31. However some possible negative impacts of the draft SPD were recognised, specifically the limited opportunity for new development from the conservation areas and protected open spaces may mean that some people cannot afford to live in the existing housing or the existing housing is not suitable for their needs and therefore some people, especially young families may have to move away from the area. Controls to alterations and extensions to buildings may impact on the ability for existing properties to be converted to meet the needs of disabled people.
32. The public consultation carried out on the draft SPD will provide the opportunity for all members of the community to contribute to the preparation of the document.

Sustainability considerations

33. Officers have prepared a sustainability appraisal (Appendix E) and an appropriate assessment (Appendix F) to assess and inform the draft SPD. The sustainability appraisal has been carried out as a further iteration to the version that was published alongside the Dulwich SPD 2009.
34. The SPD performs well against environmental objectives in the appraisal. In particular the SPD scores well against objectives relating to the protection of open space, increasing levels of biodiversity and reducing the impacts of climate change. The SPD scored more negatively against the objectives of providing more housing and a wider mix of housing types.
35. The SPD will result in better development than if there was no SPD and if the council relied only on the policy and information in the Core Strategy (2011) and the saved Southwark Plan (2007).

Resource/Financial implications

36. There are no immediate financial implications arising from the adoption of the recommendation. The planning committee is at this stage being asked to simply note the Dulwich supplementary planning document (SPD) for consultation and note the related appendices to the report.
37. Any additional work required to complete the SPD will be carried out by the relevant policy team staff resources without a call on additional funding.

38. Any specific financial implications arising from the adoption of the final Dulwich supplementary planning document (SPD) will be included in subsequent reports for consideration and approval.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Finance and Corporate Services

39. The departmental finance manager notes the recommendations in the report.
40. It is also noted that there are no resource implications from the adoption of the report and the cost of the consultation will be contained within existing revenue budgets.

BACKGROUND DOCUMENTS

Background papers	Held At	Contact
Core Strategy (2011)	Chief Executive's Department 160 Tooley Street, SE1 2QH http://www.southwark.gov.uk/info/200210/core_strategy	Kate Johnson 020 7525 5345
Draft Dulwich SPD (2009)	Chief Executive's Department 160 Tooley Street, SE1 2QH http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd	Kate Johnson 020 7525 5345
Saved Southwark Plan (2007)	Chief Executive's Department 160 Tooley Street, SE1 2QH http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	Kate Johnson 020 7525 5345

APPENDICES

No.	Title
Appendix A	Draft Dulwich SPD (Circulated separately to planning committee members)
Appendix B	Consultation statement http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd
Appendix C	Consultation plan http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd
Appendix D	Equalities Analysis http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd
Appendix E	Sustainability appraisal http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

AUDIT TRAIL

Lead Officer	Simon Bevan, Interim Director of Planning	
Report Author	Kate Johnson, Senior Planner	
Version	Final	
Dated	20 February 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	22 February 2013	