

COMMUNITY SUPPORT AND SAFETY SCRUTINY SUB COMMITTEE

NOTE FOR MEMBERS

Subject: *Reviewing the Southwark Plan (Unitary Development Plan)*

1. BACKGROUND

At the meeting of the Overview and Scrutiny Committee (OSC) on Monday 9th December 02, Members received a briefing on the Southwark Plan (UDP). The Plan sets out how the Council will use its planning powers to influence development over the next ten years. It explains why planning decisions are made and the objectives that the Council is seeking to achieve.

The Southwark Plan has three separate sections (parts 1, 2 and Supplementary Planning Guidance (SPG)). Part 1 describes the Council's overall strategic direction. Part 2 expresses the Council's objectives in more detail and defines the policies that the Council will pursue. The SPG is more detailed guidance to ensure that development takes place in accordance with the objectives and policies in Parts 1 and 2.

A draft Plan for deposit was approved by Council Assembly on 30 October 2002. It remains on deposit until 10 January. Supplementary planning guidance is out for consultation over the next three months. Most of 2003 will be taken up with negotiating with objectors to the current draft.

OSC made a request that each of the Scrutiny Sub Committees review the relevant parts of the Southwark Plan. Reviews arising from individual Sub Committees will be fed into the Housing and Regeneration Sub-Committee which will compile one overall report back to OSC. The deadline for completion of the review(s) of the Southwark Plan by scrutiny Sub Committees is the end of this municipal year.

The Chair of this Sub Committee made a request to officers that the Southwark Plan be reviewed in order to determine if the Sub Committee should consider it as part of their work programme. Accordingly, the Plan has been looked at to determine how well it takes into account issues of community support and safety.

At its meeting on Wednesday 5 February 2003, Members of this Scrutiny Sub Committee will need to decide whether to schedule a review of the Southwark Plan into its work programme for 2002/03 and the parameters of that review. The information below summarises the issues arising which members may want to take into account.

The **Southwark Plan** has 5 main sections:

- Tackling Poverty and Encouraging Wealth Creation
- Life Chances
- Clean and Green
- Housing
- Transport

For the purposes of this Sub Committee possible areas for review issuing from the Southwark Plan are found mainly in the following sections:

2. **Life Chances** – Preserving and Creating Community Assets
3. **Clean and Green** – which deals with Access and Facilities for People with Disabilities and Designing out Crime:
5. **Transport** – Improving Access and Convenience

Section 2. Life Chances

This chapter has as its vision Southwark as a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration, including an objective ‘To allocate land for education, community and welfare services...’

The Southwark Plan acknowledges that ‘there is intense pressure on land for development (and that) it is important that we protect and take opportunities to provide community facilities’.

Policy 2.3 “Community facilities will be preserved and enhanced. In exceptional circumstances a development may be permitted to replace a community facility if it meets the following criteria:

Section 2 A demonstrated lack of requirement for the facility by local communities (by the applicant);

Section 2 An establishment with similar or enhanced provision is provided locally (by the applicant)”

Policy 2.4 – “Planning permission will be granted for new community facilities provided they meet both of the following criteria:

Section 2 Opportunities are taken wherever possible to ensure that provisions are made to enable the facility to be used by all members of the community;

- ii. The proposal meets the requirements of other Southwark UDP policies, especially for amenity and transport.”

Section 2 of the Southwark Plan also provides a map of six local priority areas (attached) and the planning priorities for each of those areas. In the current draft deposit of the Plan, reducing crime and improving safety is a planning

priority in areas 1, 3, 4 and 5. Increasing the quality and quantity of community facilities is a priority in areas 2, 3, 4 and 5. Members may wish to enquire further how these planning priorities were determined for each area.

Section 3. Clean and Green

Policy 3.16 – “The design of new developments and alterations to existing development should promote community safety, having regard to the principles and objectives of ‘Secure by Design’. These principles include designing public space and access ways so that they are overlooked by development, provided with good lighting and clear sight lines to ensure good visibility. Further information is provided in the *Designing Out Crime* SPG”.

Access and Facilities for People with Disabilities and Mobility difficulties

“The Council aims to ensure that, wherever possible, all buildings and spaces are accessible to all sections of the Community. In all new developments, provision should be made for the needs of people with disabilities, the elderly, the infirm, children and people with prams, pushchairs or shopping trolleys.

These requirements are underlined by the provisions of the Chronically Sick and Disabled Persons Act 1970 (as amended), the Disabled Persons Act 1981 and the Disability Discrimination Act 1995. These oblige anyone providing premises open to the public, or facilities in which people with disabilities may be employed or educated, to make appropriate provision for people with disabilities. There is a positive duty to make reasonable adaptations to provide access to work and services. This includes changes of use or major extensions to buildings. The 1991 Building Regulations, particularly Part M, also sets down requirements in respect of new buildings for people with disabilities and the alteration of certain non-domestic buildings.”

Section 5 – Transport: Improving Access and Convenience

Policy 5.3 Pedestrians and Cyclists –

“Developers will be required to provide and improve facilities within and surrounding the development for pedestrians and cyclists.... So that they can be considered as viable, attractive and **safe** alternatives to motor vehicles and, in particular, cars...”

Policy 5.4 – Infrastructure Contribution

“Developers will be required to contribute towards and assist in facilitating improvements to the following, in order to mitigate the impact of any development likely to increase the movement of people including:

vi improving access for the mobility impaired”

Policy 5.6 – Parking

“Private and customer car parking space in developments will be restricted, and cycle parking, motorcycle and car club spaces provided to an appropriate level to the scale and the function of the development. **This should avoid excessive trip generation and allow the efficient use of the site including access by people with mobility difficulties.**”