



HOUSING & REGENERATION SCRUTINY SUB-COMMITTEE

MINUTES of the OPEN section of the meeting of the HOUSING & REGENERATION SCRUTINY SUB-COMMITTEE held on 27TH JANUARY 2003 at 7.00 P.M. at the Town Hall, Peckham Road, London SE5 8UB

PRESENT: Councillor Mark PURSEY (Chair)
Councillor Michelle PEARCE (Vice-Chair)
Councillors Billy KAYADA and Abdul MOHAMED

OFFICERS: Simon Bevan – Acting Planning Policy Manager
Rob Bollen – Corporate Strategy Unit
Lucas Lundgren – Constitutional Support (Scrutiny Team)

APOLOGIES FOR ABSENCE

Apologies for absence were received on behalf of Councillors HUNT, ROWE and YATES.

CONFIRMATION OF VOTING MEMBERS

The Members listed as being present were confirmed as the Voting Members

NOTIFICATION OF ANY OTHER ITEMS WHICH THE CHAIR DEEMS AS URGENT

The Chair agreed to consider the following item that had not been circulated five clear days before the meeting:

Item 12: Consideration of the Draft Community Strategy

DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none made.

RECORDING OF MEMBERS' VOTES

Council Procedure Rule 1.17(5) allows a Member to record her/his vote in respect of any motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Sub-Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

MINUTES

RESOLVED: That the OPEN minutes of the meeting held on 11th December 2002 be agreed and signed as a correct record of the proceedings, subject to the recording of Councillor Abdul Mohamed's apologies for absence.

11. **DRAFT SOUTHWARK PLAN (UNITARY DEVELOPMENT PLAN)** (see pages 403-501)

Members received a presentation from the Acting Planning Policy Manager on the draft Southwark Plan, the content of which is set out at pages 492-501 of the Agenda file.

- RESOLVED:**
1. That the following areas be addressed during scrutiny of the draft Southwark Plan, i.e.
 - a) Assessment of the appropriateness of the London Plan Opportunity Areas and Southwark Plan Action Areas;
 - b) Assessment of the proposed housing densities for areas within the borough;
 - c) Understanding sustainability appraisal;
 - d) How to monitor the sustainability of development;
 - e) Seek input from the Chair of Planning Committee about:
 - whether housing density targets are appropriate and deliverable;
 - whether sustainability assessment will deliver sustainable development in the borough; and
 - a broad assessment of whether the Southwark Plan is deliverable from a development control point of view.
 - f) Site visits – to a variety of development types, locations and contexts;
 - g) Consideration of whether the draft Southwark Plan might attract developments that might not be appropriate for the locality. Is Special Planning Guidance in respect of the Southwark Plan's Action Areas realistic? Are they what local people expect?;
 - h) Consideration of the interrelationship between the Southwark Plan, Special Planning Guidance and other strategies. How do the strategies relate to each other? Is the relationship helpful? Does the funding structure/environment/sources assist the aims of the Southwark Plan?;
 - i) Consideration of whether Section 106 might provide leverage for other regeneration funding. Securing advice about whether this would be legally sustainable.
 2. That officers draw up a proposed schedule for scrutinizing the draft Southwark Plan, and circulate it for agreement to Members of the Sub-Committee.

12. **DRAFT LOCAL STRATEGIC PARTNERSHIP COMMUNITY STRATEGY** (see pages 502-508)

The Corporate Strategy Officer introduced the extract from the (draft) Community Strategy. On 23rd January 2003 the strategy's authors, the Local Strategic Partnership (Southwark Alliance), had met to consider responses received to date. Scrutiny could play a role in monitoring the implementation of the strategy's long-term aims, and on ways in which these might be achieved.

Member discussion ensued about poverty, focused on suggestions for tackling personal debt and on the implications for the authority's ability to tackle the problem of the paucity of transport links between the Kingswood Estate and the rest of Southwark.

RESOLVED:

1. That Overview & Scrutiny Committee be advised of the following comments of Housing & Regeneration Scrutiny Sub-Committee in respect of the "Tackling Poverty" section of the Draft Community Strategy, i.e.
 - a) That the problems of individual poverty, personal debt, access to affordable credit and the impact of these problems on the community have not been fully addressed in the Draft Community Strategy;
 - b) That the Draft Community Strategy fails to take into account the lack of direct public transport links between the Kingswood Estate area and the rest of the borough, and the impact of this in terms of opportunities for this community to access Southwark's public services.
2. That further consideration be given by this Sub-Committee to the addition of scrutiny of anti-poverty measures and debt to its future work programme.

The meeting ended at 8.50 p.m.

CHAIR:

DATED:

The following draft outline was requested by Members and sets out our proposals for carrying out scrutiny into the draft Southwark Plan:

PROPOSALS FOR FUTURE HRSSC MEETINGS:

4 February 2003 [alternative date to be confirmed ~ possibly 13th or 18th February 2003]

Invitation to Chair of Planning - Councillor David Hubber – discussion/questions focused on:

- 1) whether housing density targets are appropriate and deliverable;
- 2) whether sustainable assessment will deliver sustainable development in the borough; and
- 3) some broader assessment of whether the Southwark Plan is deliverable from a development control p.o.v.

Assessment of /discussion about opportunity areas and links to other strategies

- Simon Bevan

Southwark Council's strategy in relation to Section 106 funding

5th March

Expert Witness Session - questions focusing on:

- 1) Housing density issue - are the housing density targets in the Southwark Plan appropriate and deliverable ?

- expert witness (possibly national p.o.v)
- Simon Bevan

- 2) Background to factors included in sustainability assessment, and how Southwark Council should be applying the criteria

- 3) Invitation to Councillor Catherine Bowman - Executive Member for Regeneration & Economic Development

March/April date tbc [n.b.HRSSC needs to report back to OSC 16/4/03]

[consideration of UDP]

Site Visits