

Cabinet

Tuesday 24 January 2017

4.00 pm

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

Supplemental Agenda No. 2

List of Contents

Item No.	Title	Page No.
13.	Addendum – Amendments to Appendix A New Southwark Plan: Site Allocations and Area Visions - Preferred Option	1 - 18
	To advise members of amendments to Appendix A New Southwark Plan: Site Allocations and Area Visions – preferred option report contained elsewhere on the agenda.	

Contact

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Date: 20 January 2017

Item No: 13.	Classification: Open	Date: 24 January 2017	Meeting Name: Cabinet
Report title:		Addendum – Amendments to Appendix A New Southwark Plan: Site Allocations and Area Visions – Preferred Option	
Ward(s) or groups affected:		All	
From:		Councillor Mark Williams, Regeneration and New Homes	

PURPOSE

1. To advise members of amendments to Appendix A New Southwark Plan: Site Allocations and Area Visions – Preferred Option.

RECOMMENDATION

2. That members note and consider any further information and amendments.

FACTORS FOR CONSIDERATION

3. Proposed changes to Appendix A New Southwark Plan: Site Allocations and Area Visions – Preferred Option are set out below.

6.3 Bermondsey Sites > NSP08: Biscuit Factory and Campus (p.32)

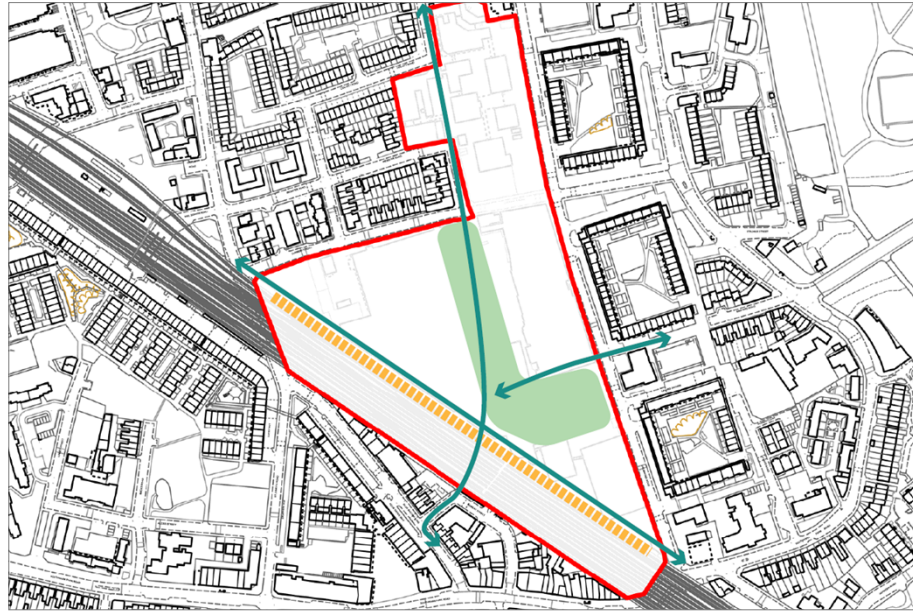
Cabinet
draft text
(to be
deleted)

Site vision:

Redevelopment of the site must:

- Provide a new link to The Blue under the railway viaduct;

AND



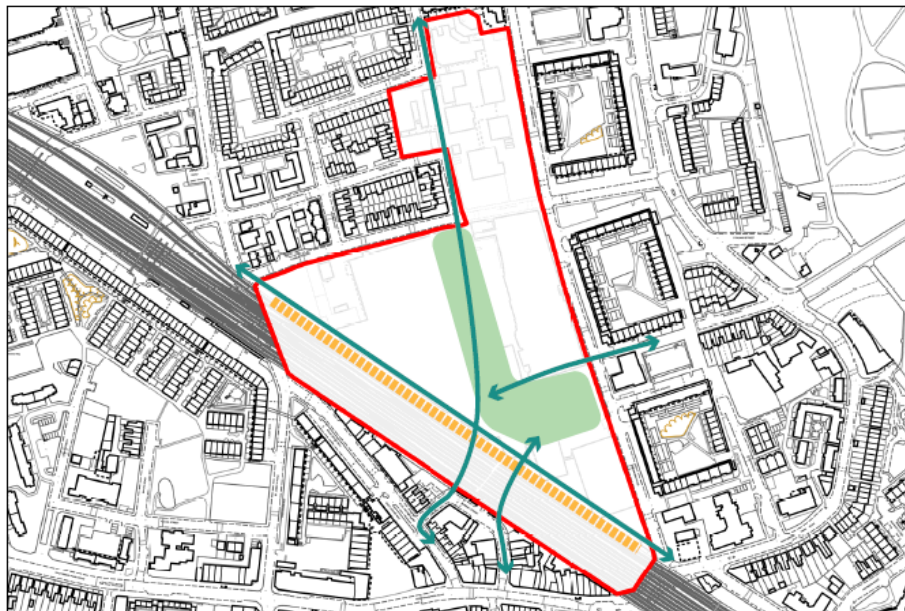
Cabinet
draft text
(to be
inserted)

Site vision:

Redevelopment of the site must:

- Provide two new links to The Blue under the railway viaduct;

AND:



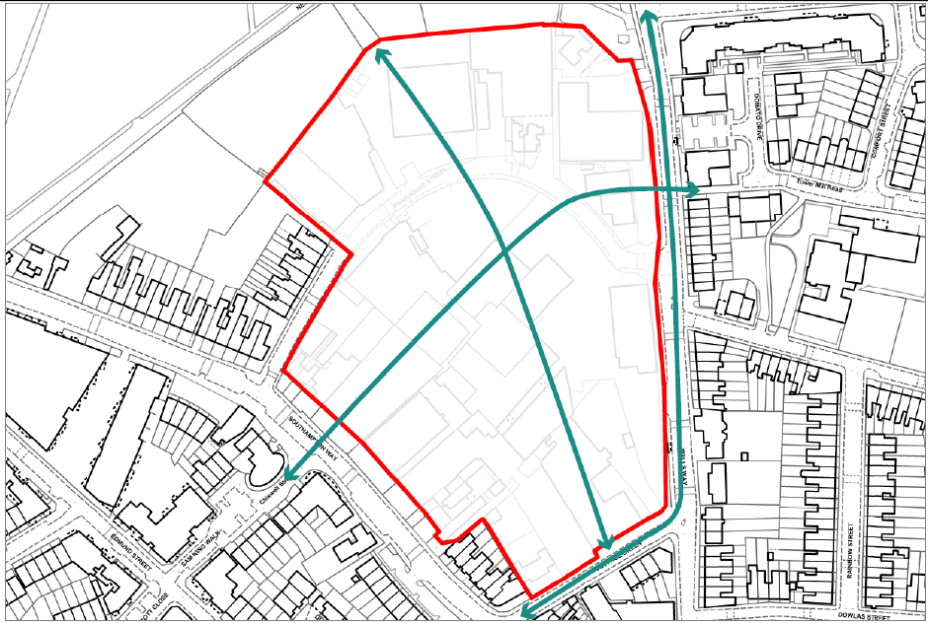
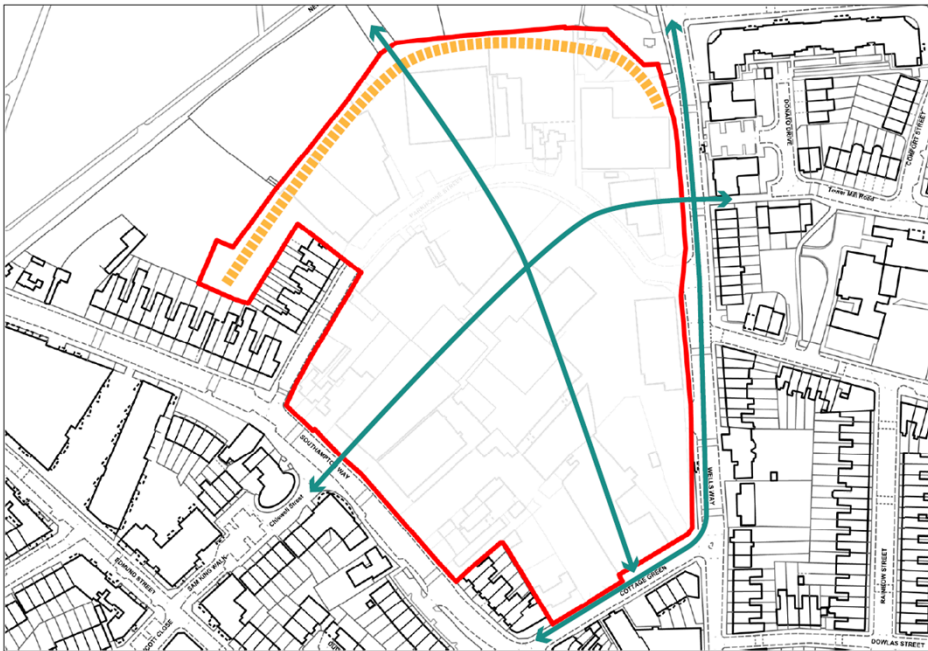
7.3 Blackfriars Road Sites > NSP17: Ludgate House & Sampson House, 64 Hopton Street (p.53)

Cabinet draft text (to be deleted)	None
Cabinet draft text (to be inserted)	<p>Site Vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new east-west green links connecting Blackfriars Road to Hopton Street, including a new cycle link;

7.3 Blackfriars Road Sites > NSP20: St Georges Health Centre and Tadworth House, Blackfriars Road (p.59)

Cabinet draft text (to be deleted)	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the existing health centre; <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Health Centre – at least 748 m²
Cabinet draft text (to be inserted)	None

8.3 Camberwell Sites > NSP24: Burgess Business Park (p.70)

<p>Cabinet draft text (to be deleted)</p>	
<p>Cabinet draft text (to be inserted)</p>	<p>Site vision: Redevelopment of the site may:</p> <ul style="list-style-type: none"> • Provide active frontages including shops, restaurants, bars and cultural uses in appropriate locations; <p><u>AND</u></p> <p>Other acceptable uses:</p> <ul style="list-style-type: none"> • Town centre uses (A1, A2, A3, A4, D1, D2) <p><u>AND</u></p> <p>Revised site boundary to include adjoining hardstanding to the north-west of the site</p> 

9.2 Dulwich Area Vision (p.93)

<p>Cabinet draft text (to be deleted)</p>	<p>Dulwich is:</p> <ul style="list-style-type: none"> • A suburban residential area based on a medieval village centre and characterised by family housing, successful schools and open spaces; • Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery and Edward Alleyn House; • Accessible by rail from mainline stations along with many bus routes where residents enjoy good transport connections to central London; <p><u>AND</u></p> <p>Development in Dulwich should:</p> <ul style="list-style-type: none"> • Provide as many homes as possible while respecting the local character of the area; • Complement and improve Dulwich shopping centres with more small shops and services;
<p>Cabinet draft text (to be inserted)</p>	<p>Dulwich is:</p> <ul style="list-style-type: none"> • A village centre based on a medieval settlement and characterised by family housing, successful schools and open spaces; and includes the West Dulwich area centred on Croxted and South Croxted Roads which spans the borough boundary into Lambeth; • A wider series of neighbourhoods characterised by a diverse range of housing, including social housing on the Kingswood, Lordship Lane, Croxted Road, Lytcott Grove, Delawyck Crescent and 'Dutch' estates, as well as large areas of mid-20th century housing at Sydenham Hill and Gipsy Hill; • Mostly designated in a conservation area, due to the many buildings of outstanding heritage value including Dulwich College, Dulwich Picture Gallery, Edward Alleyn House and Kingswood House; • Accessible by rail from mainline stations and some bus routes, but there is no station in the centre of Dulwich Village, there is no tube connection to Dulwich and the area is significantly less well served by public transport than many other parts of Southwark; <p><u>AND</u></p> <p>Development in Dulwich should:</p> <ul style="list-style-type: none"> • Preserve and enhance the character of Dulwich; • Provide as many homes as possible across a range of tenures including social housing; • Protect the independent character of shops and services in the Dulwich area;

- | | |
|--|---|
| | <ul style="list-style-type: none">• Support improvements to local services to meet local needs, including for school places and GP provision. |
|--|---|

9.3 Dulwich Sites > NSP35: The Grove Tavern, 520 Lordship Lane (p.95)

<p>Cabinet draft text (to be deleted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a pub. If a pub is no longer viable, an equivalent amount of employment floorspace should be provided including shops, restaurants or bars with active ground floor frontages. <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Pub (A4) – at least 1,951 m²
<p>Cabinet draft text (to be inserted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a pub. If there is no demand for a pub, an equivalent amount of employment floorspace should be provided including shops, restaurants or bars with active ground floor frontages. <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Pub (A4) at least 1,951 m², subject to demand or alternative employment uses (A1, A2, A3, A4, B1, D1, D2) – equivalent to any loss of pub space. <p><u>AND</u></p> <p>Design and accessibility guidance:</p> <ul style="list-style-type: none"> • Development should be set back from the busy south circular road and reflect both the open, green aspect of the neighbouring Lordship Lane Estate and the prevailing density of the surrounding area. • Air quality is poor along the south circular road, and any development should be designed to mitigate its impacts.

10.2 East Dulwich Area Vision (p.100)

<p>Cabinet draft text (to be deleted)</p>	<p>East Dulwich is:</p> <ul style="list-style-type: none"> • A predominantly residential area characterised by medium to high density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and interesting modern buildings such as Dawson’s Heights; • Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shopping needs are served by Northcross Road Market and Grove Vale and Forest Hill Road shopping parades; • An area with great transport connections providing access to jobs in central London including rail connections from East Dulwich and Honour Oak along with many buses, walking and cycling routes; • A place for sports and activities with Dulwich Hamlet Football club being a focus for many activities and an important visitor attraction. <p><u>AND</u></p> <p>Development in East Dulwich should:</p> <ul style="list-style-type: none"> • Provide as many homes as possible while respecting the local character of the area; • Improve East Dulwich shopping centres with more shops and services which complement and improve the distinct offers of Lordship Lane, Grove Vale and Forest Hill Road.
<p>Cabinet draft text (to be inserted)</p>	<p>East Dulwich is:</p> <ul style="list-style-type: none"> • A predominantly residential area characterised by mostly medium density housing, including many family homes. Many parts of East Dulwich have retained historic character and it includes several conservation areas and interesting modern buildings such as Dawson’s Heights; • Home to the town centre destination of Lordship Lane which has many diverse, independent shops, restaurants, cafes and bars for daytime and evening activities and entertainment. Local shopping needs are served by Northcross Road Market and Grove Vale and Forest Hill Road shopping parades and two secondary parades on Lordship Lane at the Plough and at the junction with Dulwich Common; • An area with rail connections from East Dulwich and Honor Oak stations, along with many buses, walking and cycling routes. It has no tube connection and is not as well served by public transport as many other parts of Southwark; • A place for sports and activities with Dulwich Hamlet Football club being a focus for many activities and an important visitor

attraction, and Dulwich Leisure Centre providing swimming and gym facilities.

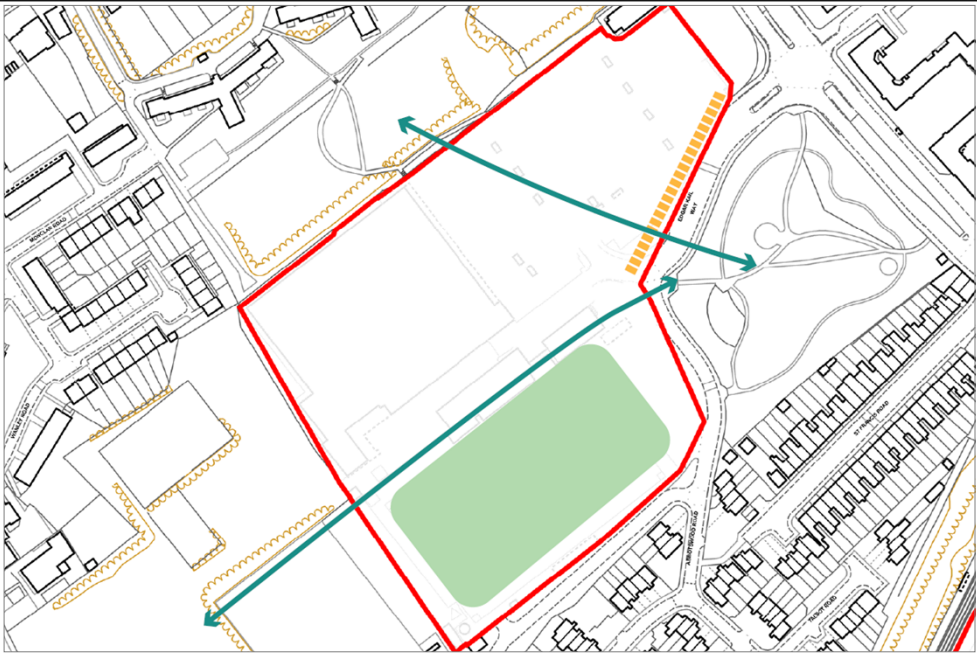
AND

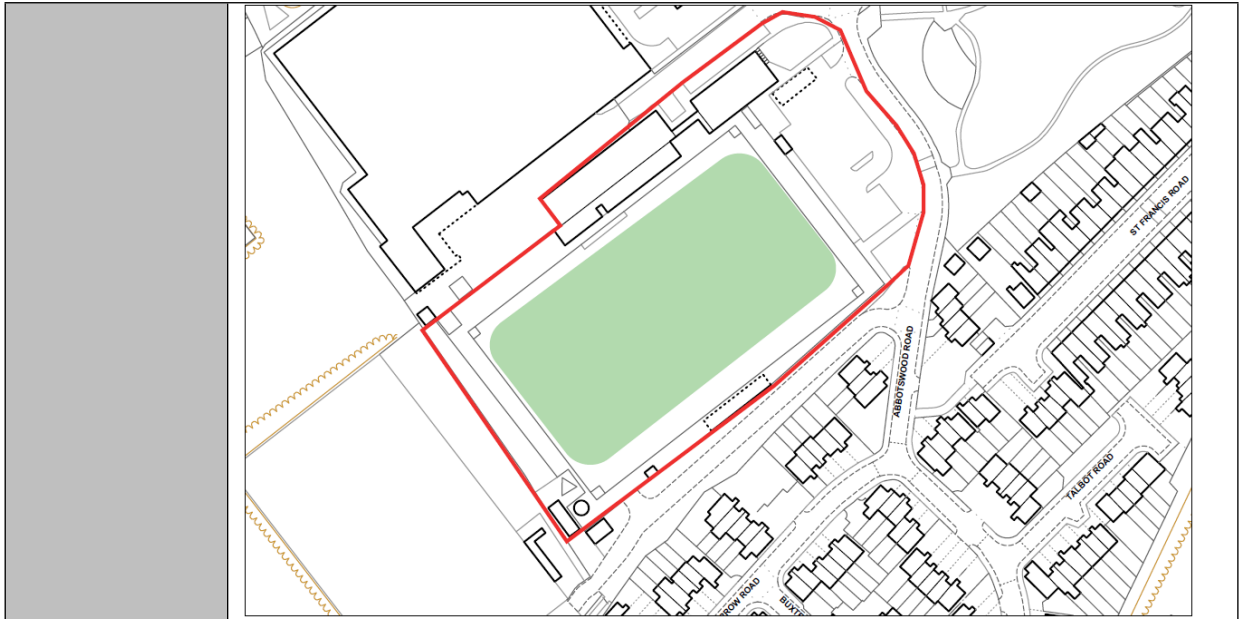
Development in East Dulwich should:

- Respect the character of the local area;
- Provide as many homes as possible at a range of different tenures including social housing;
- Protect and enhance the smaller shopping parades along Lordship Lane, Grove Vale and Forest Hill Road; and
- Seek to protect East Dulwich's independent retail offer and maintain a balance between shops and night time economy uses which protects the amenity of local residents.

10.3 East Dulwich Sites > NSP38: Sainsbury's and Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill (p.104)

Cabinet draft text (to be deleted)	<p>NSP38: Sainsbury's and Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill</p> <p><u>AND</u></p> <p>Description of site: The site comprises a mix of commercial and recreational uses, with Dulwich Hamlet football ground and associated facilities occupying the south west section, a car wash occupying the south east section, and a large Sainsbury's supermarket and associated car-parking to the north of the site. The location is suburban, with public open space and playing fields bordering much of the site. The wider surrounding area is predominantly residential and characterised by housing estates in cul-de-sacs and mansion blocks.</p> <p><u>AND</u></p> <p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a supermarket of equivalent size; • Provide new green links across the site. <p><u>AND</u></p> <p>Existing uses:</p> <ul style="list-style-type: none"> • Supermarket (A1) - 6,898 m² <p><u>AND</u></p> <p>Indicative development capacity:</p> <ul style="list-style-type: none"> • Residential (C3) – 501 homes • Town centre uses – 6,898 m² <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Supermarket (A1) – at least 6,898 m² <p><u>AND</u></p> <p>Other acceptable uses:</p> <ul style="list-style-type: none"> • Ancillary supermarket car park – no greater capacity than existing car park <p><u>AND</u></p> <p>Design and accessibility guidance: Redevelopment should provide new green links across the site.</p> <p><u>AND</u></p>
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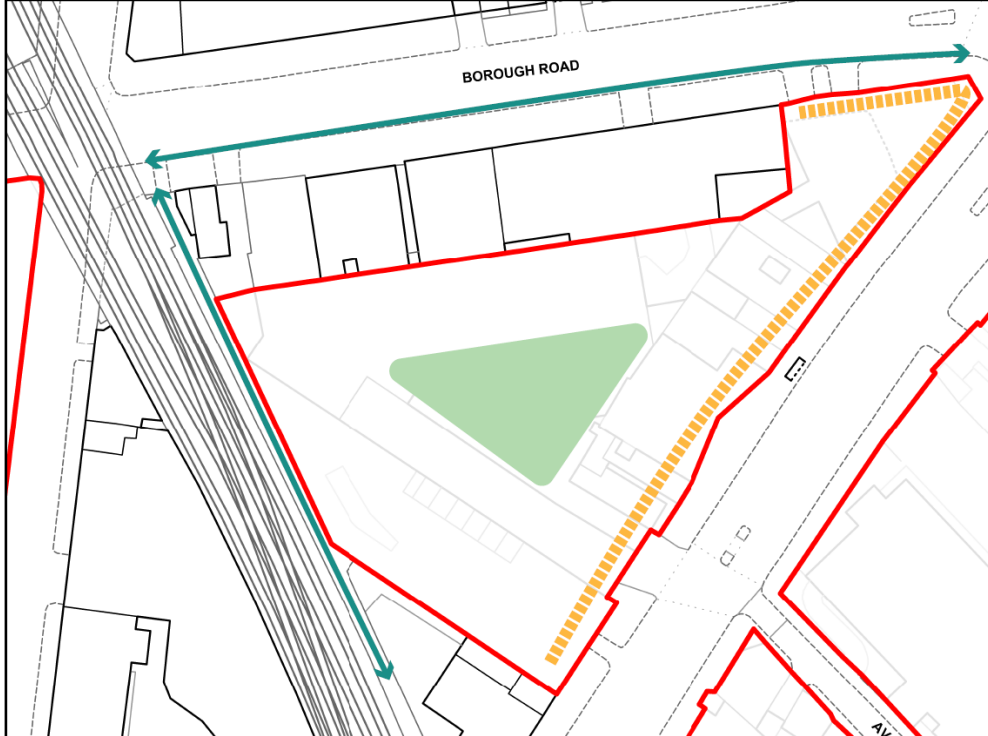
	
<p>Cabinet draft text (to be inserted)</p>	<p>NSP38: Dulwich Hamlet Champion Hill Stadium, Dog Kennel Hill <u>AND</u></p> <p>Description of site: The site comprises a mix of commercial and recreational uses, with Dulwich Hamlet football ground and associated facilities occupying the west section and a car wash occupying the east section. The location is suburban, with public open space and playing fields bordering much of the site alongside a large supermarket. The wider surrounding area is predominantly residential and characterised by housing estates in cul-de-sacs and mansion blocks.</p> <p><u>AND</u></p> <p>Indicative development capacity:</p> <ul style="list-style-type: none"> • Residential (C3) – 30 homes <p><u>AND</u></p>



10.3 East Dulwich Sites > NSP40: East Dulwich Community Hospital, East Dulwich Grove (p.108)

<p>Cabinet draft text (to be deleted)</p>	<p>NSP40: East Dulwich Community Hospital, East Dulwich Grove</p>
<p>Cabinet draft text (to be inserted)</p>	<p>NSP40: Dulwich Community Hospital, East Dulwich Grove</p>

11.3 Elephant and Castle Sites > NSP41: Newington Triangle (p.113)

<p>Cabinet draft text (to be deleted)</p>	
<p>Cabinet draft text (to be inserted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide new public open space; <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Open space – at least 1,091 m² <p><u>AND</u></p> <p>Revised site diagram to show indicative location of open space</p> 

11.3 Elephant and Castle Sites > NSP46: Elephant & Castle Shopping Centre and London College of Communication (p.123)

<p>Cabinet draft text (to be deleted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site. <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Education (D1) – at least 24,307 m²
<p>Cabinet draft text (to be inserted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Contribute towards the thriving employment cluster in Elephant and Castle by providing at least the amount of employment floorspace currently on the site including new offices, education establishments, retail, cafes and bars.

11.3 Elephant and Castle Sites > NSP49: 1-5 Westminster Bridge Road (p.130)

<p>Cabinet draft text (to be deleted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Continue to provide the existing library use as an important cultural activity, reinforcing the area's diverse offer. <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Library (D1)
<p>Cabinet draft text (to be inserted)</p>	<p>None</p>

12.2 Herne Hill Area Vision (p.133)

<p>Cabinet draft text (to be deleted)</p>	<p>Herne Hill is:</p> <ul style="list-style-type: none"> • Accessible by rail from Herne Hill Station, along with many bus routes where residents enjoy good transport connections to central London; <p><u>AND</u></p> <p>Development in Herne Hill should:</p> <ul style="list-style-type: none"> • Provide as many homes as possible while respecting the local character of the area; • Prioritise walking and cycling and improve public transport with street and junction improvements to make the town centre safer;
<p>Cabinet draft text (to be inserted)</p>	<p>Herne Hill and North Dulwich is:</p> <ul style="list-style-type: none"> • Accessible by rail from Herne Hill and North Dulwich stations, along with some bus routes which provide connections to central London. The area has no tube connection and is not as well served by public transport as many other parts of Southwark; <p><u>AND</u></p> <p>Development in Herne Hill and North Dulwich should:</p> <ul style="list-style-type: none"> • Respect the character of the local area; • Provide as many homes as possible at a range of tenures including social housing; • Prioritise walking and cycling and improve public transport with street and junction improvements to make the town centre safer for vulnerable road users;

13.3 London Bridge Sites > NSP52: Land between Melior Street, St Thomas Street, Weston Street and Fenning Street (p.142)

<p>Cabinet draft text (to be deleted)</p>	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain a university building; <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • University building – at least 3,652 m²
<p>Cabinet draft text (to be inserted)</p>	<p>None</p>

13.3 London Bridge Sites > NSP53: Land between St Thomas Street, Fenning Street, Melior Place, Snowfields and Bermondsey Street (p.144)

Cabinet draft text (to be deleted)	None
Cabinet draft text (to be inserted)	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Provide a new north-south green link from Melior Place to St Thomas Street;

16.2 Peckham Area Vision (p.154)

Cabinet draft text (to be deleted)	<p>Development in Peckham should:</p> <ul style="list-style-type: none"> • Provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations;
Cabinet draft text (to be inserted)	<p>Development in Peckham should:</p> <ul style="list-style-type: none"> • Provide as many homes as possible while respecting the local character of the area. Residential development must not compromise the operation of existing commercial and night time uses, particularly in the town centre. There may be opportunities for taller buildings on key development sites in appropriate locations;

16.3 Peckham Sites > NSP55: Aylesham Centre and Peckham Bus Garage (p.156)

Cabinet draft text (to be deleted)	None
Cabinet draft text (to be inserted)	<p>Site vision: Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Retain the bus garage if the use is still required. If the bus garage is surplus to requirements, the equivalent space should be provided as small business space; <p><u>AND</u></p> <p>Required uses:</p> <ul style="list-style-type: none"> • Bus garage (sui generis) – 2,000 m² (if required) or small business employment floorspace (B1) – equivalent to any loss of bus garage space

16.3 Peckham Sites > NSP56: Cinema and multi-storey car park, Moncrief Street (p.159)

<p>Cabinet draft text (to be deleted)</p>	<p>Description of site: The site includes a multi-storey car park with amenity and servicing land to the north and east. The site is bounded by a railway viaduct to the south. An east-west pedestrian walkway to the south of the site links Rye Lane and Moncrief Street. The car park incorporates a basement and six levels above ground. Within the car park building is a cinema and the upper level is currently used as a bar in the summer months. The surrounding area is characterised by a mix of commercial, cultural, retail and residential uses in a range of buildings with differing heights and architectural styles. Rye Lane, to the east, provides a wide variety of town centre uses. The multi-storey car park will be used to house temporary cultural and creative workspaces, Peckham Levels, prior to comprehensive redevelopment.</p>
<p>Cabinet draft text (to be inserted)</p>	<p>Description of site: The site includes a multi-storey car park with amenity and servicing land to the north and east. The site is bounded by a railway viaduct to the south. An east-west pedestrian walkway to the south of the site links Rye Lane and Moncrief Street. The car park incorporates a basement and six levels above ground. Within the car park building is a cinema. The upper levels are currently used by Bold Tendencies as a creative arts and cultural venue and a bar operates from the top floor in the summer months. The surrounding area is characterised by a mix of commercial, cultural, retail and residential uses in a range of buildings with differing heights and architectural styles. Rye Lane, to the east, provides a wide variety of town centre uses. The multi-storey car park will be used to house temporary cultural and creative workspaces, Peckham Levels, prior to comprehensive redevelopment.</p>

REASON FOR URGENCY

This information needs to be circulated urgently for Cabinet to consider the proposed changes to the draft New Southwark Plan Area Visions and Site Allocations Preferred Option.

REASON FOR LATENESS

The amendments and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and members should be aware of them.

BACKGROUND DOCUMENTS

None

AUDIT TRAIL

Cabinet Member	Councillor Mark Williams, Regeneration and New Homes	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Juliet Seymour, Planning Policy Manager	
Version	Final	
Dated	20 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		20 January 2017

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Paula Thornton Tel: 020 7525 4395

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