

Cabinet

Tuesday 16 July 2013

4.00 pm

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

Appendices relating to item 15

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Date: 9 July 2013



Dulwich Supplementary Planning Document

Sustainability Appraisal

July 2013

1 INTRODUCTION

- 1.1 The structure of this Sustainability Appraisal Report accords with the structure set out in Government guidance.

Section	Description	
	Non-technical summary	• Summary of the SA process • Summary of the likely significant effects of the plan • Statement on the difference the process has made to date • How to comment on the report
1	Background	• Why the sustainability appraisal has been prepared • Overview of the SPD and preparation process
2	Methodology used	• Approach adopted in the SA • Who was consulted, when and how • Difficulties encountered in compiling information or carrying out the assessment • Compliance with the SEA Directive and Planning Regulations
3	Purpose of the SPD	• Purpose of the SPD • Objectives and vision of the SPD
4	SA baseline and context	• Description of baseline characteristics and predicted future baseline • Limitations of the data, assumptions made
5	SA issues and objectives	• Sustainability issues and problems • SA objectives
6	SA framework	• The SA framework • Comparison of the Sustainability Objectives
7	SPD options	• Main strategic options considered and how they were identified • Comparison of the significant sustainability effects of the options • Any proposed mitigation measures
8	SPD policies	• Significant sustainability effects of the policies • Cumulative impacts • Proposed mitigation measures • Uncertainties and risks
9	Implementation	• How the SPD will be implemented • Links to other tiers of plans and programmes and the project level (environmental impact assessment, design guidance etc.) • Proposals for monitoring

Non-Technical Summary

SUSTAINABILITY APPRAISAL

July 2013

CONTENTS

The structure of the Sustainability Appraisal Report, as set out below, accords with the structure set out in Government guidance.

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	Non-technical summary	• Summary of the SA process • Summary of the likely significant effects of the plan • Statement on the difference the process has made to date • How to comment on the report
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ABBREVIATIONS

AAP	Area Action Plan
AQMA	Air Quality Management Area
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CfSH	Code for Sustainable Homes
CIL	Community Infrastructure Levy
DCLG	Department of Communities and Local Government
DETR	Department for Environment, Transport and the Regions
DfT	Department for Transport
DPD	Development Plan Document
GLA	Greater London Authority
IMD	Index of Multiple Deprivation
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
OAPF	Opportunity Area Planning Framework
NPPF	National Planning Policy Framework
PTAL	Public Transport Accessibility Level
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SDO	Sustainable Development Objective
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SOA	Super Output Areas
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
TfL	Transport for London
UDP	Unitary Development Plan

NON TECHNICAL SUMMARY

1. Background

Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out. Under the requirements of the act, Sustainability Appraisal (SA) of all Local Development Documents is now mandatory. The 2008 Planning Act has subsequently removed the requirement for the Sustainability Appraisal of all SPDs.

Southwark Plan (2007) policies were not subjected to SA. We have saved the majority of these policies until they are replaced by forthcoming development plan documents (DPDs). A SA is therefore required for this SPD to test how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs. With the amendment of S.19 through the 2008 Planning Act, an SPD no longer requires SA, but could still need SEA if it does have significant environmental effects.

2. What planning documents are being tested?

The council is preparing a Supplementary Planning Document (hereby known as the SPD), which sets out a vision for the future of the Dulwich area and provides a range of guidance on issues ranging from housing to the local environment, which will ensure that development makes a positive contribution to the local area. The SPD will be used alongside our Development Plan to influence decisions on planning applications in Dulwich. The Development Plan comprises the Core Strategy, saved Southwark Plan and the Mayor's London Plan.

The SPD provides guidance on:

- Conserving heritage assets
- Appropriate types of new development
- Protecting and improving open spaces
- Improving transport and accessibility
- Protecting and improving shopping areas
- Development opportunities
- Community Infrastructure Levy (CIL) and Section 106 planning obligations

A copy of the Supplementary Planning Document can be downloaded from the council's website:

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd/1

A paper copy can be requested from the Planning Policy team

3. What process has been taken to test the likely impacts of the SPD?

The process has so far consisted of:

- Collection of baseline information on the environmental, social and economic characteristics of the Dulwich area and its context. [See section 2 of the SPD for the baseline information](#)

- Identification of sustainability issues, objectives and indicators to be used in the SA to assess the likely impacts of the guidance and to enable monitoring of progress in the future [See sections 5 and 6 of the report](#)
- The preparation of a SA Scoping report, which set out the proposed method of assessment for the SA and the baseline information to inform the development of options for growth. This was issued for consultation from 6 March 2009 to 10 April 2009. [The consultation responses can be found in Appendix 3](#)
- A SA of the 2009 SPD. This stage in the process tested the likely sustainability impacts of the 2009 guidance. [The appraisal tables can be found in Appendix 4.](#)
- A SA that tests the likely impacts of the SPD guidance for development ([this document](#)). The draft SA was issued for consultation from 28 January and 22 April 2013. [The consultation responses can be found in Appendix 5](#)

Once the SPD has been agreed (adopted), its social, economic and environmental impacts will then be monitored through the Authorities Monitoring Report (AMR).

4. What sustainability issues are relevant to the area?

The key sustainability issues relevant to Dulwich, which this plan needs to address, are:

- **Heritage and conservation**
 - Ensuring that new development safeguards and enhances local character and the historic environment
 - Providing additional guidance to ensure that development does not negatively impact conservation areas or listed buildings
- **Housing and the built environment**
 - Addressing the sub-division of large houses and restricting the development of new homes in private gardens
 - Managing the scale of residential extensions that are acceptable, including basement excavations
- **Natural environment**
 - Protecting and improving local open space
 - Improving links to green space
 - Protecting trees to retain and enhance local character
- **Shopping and Local Centres**
 - Promoting new shops and other facilities to improve the vitality of local centres
 - Promoting the evening and night-time economy in the right locations, but balancing this with protecting residential environments
- **Transport**
 - Promoting alternatives to private car use by improving the pedestrian and cycle network

5. What sustainability objectives were used to appraise the SPD options?

The objectives set out below were presented in the Scoping Report (stage one of the SA process). The objectives reflect the current social, economic and environmental issues affecting the borough.

SDO 1	To tackle poverty and encourage wealth creation in areas that are more deprived.
SDO 2	To improve the education and skills of the population
SDO 3	To reduce the incidence of crime and the fear of crime
SDO 4	To improve the health of the population.
SDO 5	To promote social inclusion, equality, diversity and community cohesion

SDO 6	To reduce contributions to climate change.
SDO 7	To improve the air quality in Southwark
SDO 8	To reduce waste and maximise use of waste arising as a resource
SDO 9	To encourage sustainable use of water resources
SDO 10	To maintain and enhance the quality of land and soils.
SDO 11	To protect and enhance the quality of landscape and townscape
SDO 12	To conserve and enhance the historic environment and cultural assets
SDO 13	To protect and enhance open spaces, green corridors and biodiversity
SDO 14	To reduce vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home
SDO 16	To promote sustainable transport and minimise the need to travel by car.

Comments were received on the objectives during the consultation process, which have been taken into account. The objectives have since been updated (as set out below) to reflect the aims of Southwark 2016 (Community Strategy) and follow on from the objectives used in the Sustainability Appraisal for the Core Strategy.

Sustainable Development Objectives (SDOs)

SDO 1	To tackle poverty and encourage wealth creation
SDO 2	To improve the education and skill of the population
SDO 3	To improve the health of the population
SDO 4	To reduce the incidence of crime and the fear of crime
SDO 5	To promote social inclusion, equality, diversity and community cohesion
SDO 6	To mitigate and adapt to the impacts of climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To reduce waste and maximise use of waste arising as a resource
SDO 9	To encourage sustainable use of water resources
SDO 10	To maintain and enhance the quality of land and soils
SDO 11	To protect and enhance the quality of landscape and townscape
SDO 12	To conserve and enhance the historic environment and cultural assets
SDO 13	To protect and improve open spaces, green corridors and biodiversity
SDO 14	To reduce vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home
SDO 16	To increase walking, cycling, public transport and reduce car journeys
SDO 17	To provide the necessary infrastructure to support existing and future development

6. What were the findings of the appraisals?

SA of the draft Dulwich SPD 2009

An SA was carried out to appraise the guidance in the initial draft SPD in 2009. The SA indicated that the proposed guidance would mainly have positive sustainability impacts, since the purpose of the SPD is to build on positive characteristics of Dulwich and ensure that the limited amount of development that comes forward is appropriate for the area. In particular, positive impacts were highlighted for guidance relating to the natural environment and to the preservation of the historic environment.

Minor potential negative impacts were identified for guidance relating to reducing the impact of climate change. These specific impacts could arise depending on specific schemes and this will be determined through the more detailed planning application process. We have set out further information in our Core Strategy and our sustainable design and construction SPD to ensure impacts of development on wider climate change considerations are appropriately mitigated.

The current 2013 Dulwich SPD is a revised version of the 2009 document, taking into account the adoption of the Core Strategy in April 2011 and changes to national and regional planning policy in the intervening time. The feedback on the 2009 SA has informed preparation of this SA for the updated 2013 version of the Dulwich SPD.

SA of the Dulwich SPD 2013

The additional guidance in the SPD has been informed by comprehensive sustainability appraisal. For consistency, the SA was carried out using the same methodology that was used for our Core Strategy. This document summarises the positive and negative impacts that we have identified when comparing the additional guidance in the Dulwich SPD to the sustainable development objectives. A full, detailed analysis is set out in Appendix 6.

The SA found that all of the additional guidance in the SPD will have a positive impact. For every policy, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In the majority of cases the additional guidance has no anticipated negative impacts against the sustainable objectives.

Every piece of guidance was considered to have at least one major positive impact when compared to the sustainable development objectives. Notably, the following pieces of additional guidance were considered to have several major positive impacts:

Additional Guidance 9	Open Space
Additional Guidance 10	South London Green Grid
Additional Guidance 11	All London Green Grid
Additional Guidance 12	Biodiversity
Additional Guidance 14	Trees
Additional Guidance 15	Green infrastructure and climate change
Additional Guidance 16	Development on school sites
Additional Guidance 20	Dulwich Hospital
Additional Guidance 21	Herne Hill Velodrome

In terms of the built environment, additional guidance on Conservation Areas, Listed Buildings, Archaeology and Back-land development were all assessed as having a number of significant positive impacts. These pieces of additional guidance all aim to preserve Dulwich's historic and suburban character by requiring new development to be acknowledge the characteristics that are unique to Dulwich and be in-keeping with them. Without this additional guidance, individual developments could detract from the historic environment, which in the case of issues like archaeology, listed buildings and back-land development could result in significant harm to the character of Dulwich.

Additional guidance focussing on the natural environment, such as for open space, the South London Green Chain and biodiversity, was also identified as having a significant positive impact. This reflects the fact that Dulwich has a significant amount of open space and protecting and improving the natural environment is a key consideration that will help to ensure sustainable development in Dulwich. Additional guidance relating to trees, including street trees, also scored a number of significant positive impacts. Without the additional guidance in the SPD, these issues may not be given the same weight in the determination of planning applications and would not be highlighted as being particularly important considerations as development opportunities present themselves in Dulwich.

Additional guidance relating to the promotion of town centre uses associated with the evening and night-time economy will be particularly important in terms of helping to encourage job creation and in supporting existing services and businesses by supporting local and town centres (SDO1). It will also improve the services and facilities available locally to people in Dulwich and so have positive impacts in terms of supporting sustainable transport because people will not need to travel very far (SDO17).

No major negative impacts were identified. The only additional guidance identified as having a potential negative impact was:

Additional Guidance 1	Conservation areas
Additional Guidance 2	Listed buildings
Additional Guidance 8	Basement development

In the case of listed buildings, guidance with a strong emphasis on protecting listed buildings may limit the opportunities to retrofit the buildings to make them more energy efficient or to install renewable energy technologies. Protecting their historic value may have a negative impact in terms of reducing contributions to climate change (SDO6). The same can be said for conservation areas, although there is likely to be more flexibility to accommodate renewable energy installations across a broader conservation area. Similarly, the additional guidance on basement development is broadly supportive because of the fact that there is limited visual impact that could affect local character and the historic environment, but widespread basement development could have negative impacts on land and soil stability (SDO11) and could increase vulnerability to flooding (SDO15). Both issues will be carefully considered on a site-by-site basis.

Some of the additional guidance was noted as having a number of uncertain impacts. This includes additional guidance on basement development and the evening and night-time economy. Encouraging evening and night-time uses to town and local centres will contribute to their vitality in the early evening and create a degree of natural surveillance, which could help to reduce levels of crime and fear of crime (SDO4). However, conversely, introducing these sorts of uses is often also associated with a perceived increase in anti-social behaviour. The location of these uses relative to housing will need to be carefully considered and monitored through both planning and licensing processes. In the case of basement development, the impact on tree roots and drainage will need to be considered on a case-by-case basis to ensure there are no negative impacts. These issues will be addressed through the development management process and mitigation measures will be introduced to restrict any negative impacts.

A summary table of the draft sustainability appraisal is set out on the next page.

Section 8 sets out a full commentary of the results.

Appendix 6 sets out the full sustainability appraisal tables of the draft SPD policies.

Sustainability Objectives		Dulwich SPD Additional Guidance																					
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
SDO 1: To tackle poverty and encourage wealth creation	✓	✓	✓	✓	-	✓	✓	-	-	✓	✓	✓	-	✓	✓	✓	-	-	✓	✓	✓	✓	1. Conservation Areas
SDO 2: To improve the education and skill of the population	✓	✓	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	-	✓	✓	-	-	-	-	✓	2. Listed Buildings
SDO 3: To improve the health of the population	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	-	✓	✓	3. Archaeology
SDO 4: To reduce the incidence of crime and the fear of crime	✓	✓	-	-	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	?	✓	-	4. Sub-division of properties
SDO 5: To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	5. Back-land development
SDO 6: To reduce contributions to climate change	x	x	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	6. Infill development
SDO 7: To improve the air quality in Southwark	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	7. Extensions
SDO 8: To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8. Basement development
SDO 9: To encourage sustainable use of water resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	✓	-	9. Open Space
SDO 10: To maintain and enhance the quality of land and soils	-	-	-	-	✓	✓	-	-	x	✓	✓	✓	✓	-	✓	✓	-	-	-	-	-	-	10. South East London Green Chain
SDO 11: To protect and enhance the quality of landscape and townscape	✓	✓	✓	-	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	✓	11. All London Green Grid
SDO 12: To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	12. Biodiversity
SDO 13: To protect & improve open spaces, green corridors & biodiversity	✓	-	-	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	13. Geodiversity
SDO 14: To reduce vulnerability to flooding	-	-	-	-	-	-	-	-	x	✓	✓	✓	✓	-	✓	✓	-	-	✓	-	-	✓	14. Trees
SDO 15: To provide everyone with the opportunity to live in a decent home	?	?	x	?	✓	✓	?	✓	✓	-	-	-	-	-	-	-	-	-	-	?	-	-	15. Green Infrastructure and climate change
SDO 16: To promote sustainable transport and minimise the need to travel by car	-	-	-	✓	?	✓	✓	-	-	✓	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	✓	16. Development at Schools
																							17. Traffic and parking
																							18. Shopping Areas
																							19. Evening & Night time economy
																							20. Dulwich Hospital
																							21. Herne Hill Velodrome
																							Key
																							Major positive
																							Positive
																							Neutral/ No impact
																							Negative

7. What difference has the process made?

The sustainability appraisal process has helped to identify the environmental, social and economic issues that the SPD needs to address and any links between the issues. The preparation of the sustainability appraisal has been carried out alongside the preparation of the SPD as part of an integrated and iterative process. It has been an important way of checking to see how well the SPD guidance has addressed issues identified through the scoping report. This is very important, as the most effective approach will be one that can address the issues in a coordinated way.

The sustainability appraisal process has allowed us to consider how additional guidance could improve the quality of development in Dulwich compared to the alternative approach of having no additional guidance. This ensures that the final approach is the most appropriate for Dulwich and that any additional guidance proposed will be the most effective way of delivering sustainable development. Importantly, it has helped to identify potential negative or uncertain impacts. Where possible, the additional guidance has been amended to reduce these impacts and others will need to be focussed on as part of the development management process. The process also helps to identify those sustainability objectives that are likely to be unaffected by the SPD, such as reducing waste and using waste as a resource (SDO9). This is largely due to the fact that only a small amount of development will take place in Dulwich, but this helps to highlight areas where planning will have a limited impact and other services will need to lead on action.

The sustainability appraisal has also performed a key role in providing a sound evidence base for the SPD. As part of the sustainability appraisal we have reviewed the evidence informing the decisions made in the SPD. The sustainability issues identified from the review of the current and future baseline information and the influences of the requirements of relevant Plans, Programmes, Strategies has helped shape the approaches taken to policy formation. The appraisal process has also provided the opportunity to consider how the SPD should be monitored to keep track of how well it is actually performing

Main Report

SUSTAINABILITY APPRAISAL

July 2013

Main Report

1. Background

1.1. WHAT IS THIS DOCUMENT?

1.1.1. This document reports on the Sustainability Appraisal (SA) of the of the draft Dulwich Supplementary Planning Document (hereafter referred to as the SPD) is being prepared to set out guidance to support the policies in the Core Strategy and provide detail on what sort of place the area will be like in ten to fifteen years and how that vision will be achieved. The SPD will be a material consideration when making decisions on planning applications in Dulwich.

1.1.2. This SPD will be one of a set of planning documents that are used to make decisions on planning applications in Dulwich. The SPD cannot set out new policies, but it can offer detailed guidance that supports the delivery of adopted policies in our Development Plan Documents (DPD); the Core Strategy and saved Southwark Plan. Further explanation of the main planning documents in Southwark is set out below:

- **Local Development Scheme (LDS)** – this is a timetable for the preparation of planning policy documents, setting out what documents will be produced and when the key stages will take place.
- **Statement of Community Involvement (SCI) (2008)** – this sets out how interested people and organisations can be involved in preparation of planning policy documents and in future planning decisions.
- **Core Strategy (2011)** – this is our main planning document, setting out the spatial vision for the borough. It contains the key strategic policies from which all other documents flow. Southwark's Core Strategy also identifies particular locations in the borough and outlines what types of development would be appropriate there in the future.
- **Southwark Plan (2007)** – the Southwark Plan was partially replaced in 2011 when the Core Strategy was adopted, but a number of policies were 'saved' and are still referred to. The policies in the Southwark Plan tend to be detailed, criteria based policies on a range of topics that are used by our Development Management team to help make decisions on planning applications. The saved Southwark Plan policies and Core Strategy policies will eventually be replaced by the New Southwark Plan.
- **Area Action Plans (AAPs)** – these plans provide spatial strategies for key areas of the borough. An AAP for Canada Water was formally adopted in March 2012, whilst an AAP for Peckham and Nunhead is likely to be adopted in 2013. An AAP for the Aylesbury estate was adopted in January 2010.
- **Supplementary Planning Documents (SPDs)** – these documents provide additional detail around the vision, objectives and strategic policies that are set out in the Core Strategy and the saved Southwark Plan. They can be based on a particular topic or a particular area in the borough. For Dulwich, this focuses on issues including built form, heritage and the natural environment, which are all important characteristics in the area. An SPD was adopted for the Elephant and Castle opportunity area in 2012 and an SPD is also currently being prepared for Camberwell and Blackfriars Road.

1.1.3. Figure 1 shows the relationship between these different policy documents. More information can be found on our website: www.southwark.gov.uk/planningpolicy

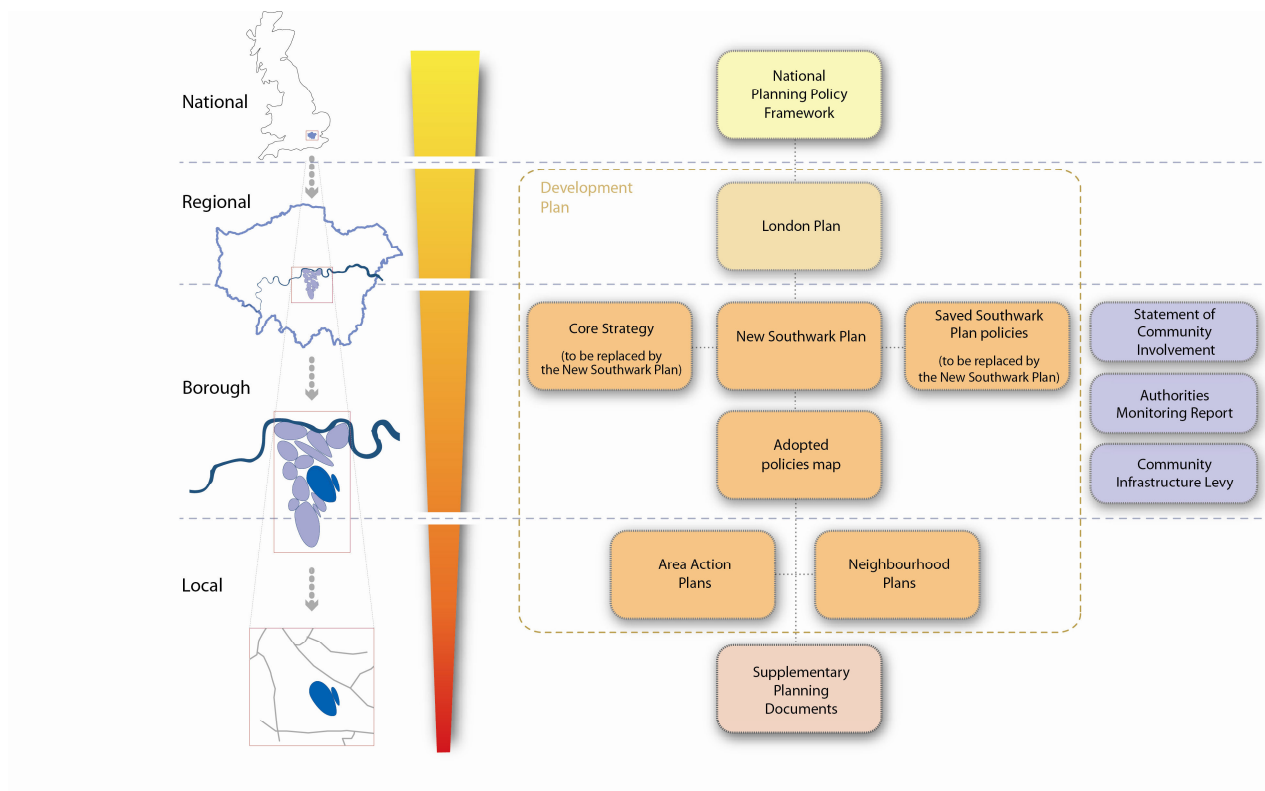


Figure 1: Relationship between different spatial scales and planning documents in Southwark

1.1.4. This report does the following:

- Sets out the background to the requirement to undertake a Sustainability Appraisal (SA)
- Identifies relevant plans and policies that influence the SA
- Identifies relevant baseline data and any gaps in this data
- Sets out the key sustainability issues for Dulwich
- Details our SA Framework
- Tests the guidance in the Dulwich SPD against the objectives in the SA Framework
- Addresses comments made through consultation on previous versions of the SA
- Identifies the likely significant impacts of the SPD, both positive and negative
- Sets out how positive impacts can be maximised and negative impacts mitigated against

1.2. Why do we need to do carry out a Sustainability Appraisal (SA)?

1.2.1 Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of plans to be carried out which met the requirements of the EU Directive on strategic environmental assessment. Under the requirements of the Act, Sustainability Appraisal (SA) of all Local Development Documents is mandatory. The 2008 Planning Act has subsequently removed the requirement for the Sustainability Appraisal of all SPDs.

1.2.2 Southwark Plan (2007) policies were not subjected to SA. We have saved the majority of these policies until they are replaced by forthcoming development plan documents (DPDs). A SA is therefore required for this SPD to test how well the planning document considers social, economic and environmental issues in order to achieve sustainable development.

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both*

1.3. Strategic Environmental Assessment (SEA) Directive

- 1.3.1. Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs. With the amendment of S.19 through the 2008 Planning Act, an SPD no longer requires SA, but could still need SEA if it does have significant environmental effects.
- 1.3.2. The Government guidance on sustainability appraisal can be found in '*A Practical Guide to the Strategic Environmental Assessment Directive, 2005*', the '*Plan Making Manual*' and is referred to in the NPPF. The Government guidance on SA incorporates the requirements of the SEA Directive within the SA process. It is also stated in the guidance that provided the sustainability appraisal is carried out following the guidelines in the Practical Guide to the Strategic Environmental Assessment Directive and the Plan-Making Manual there will be no need to carry out a separate SEA. For the purposes of simplicity, the term sustainability appraisal (SA) is used throughout this document to include both the SA and SEA processes. Further details on the legislative and policy background to sustainability appraisal are set out in Appendix 1.

1.4. Why do we need a Supplementary Planning Document (SPD) in Dulwich?

- 1.4.1. The purpose of the SPD is to provide a framework that will guide development in Dulwich over the next ten to 15 years, ensuring that new development is appropriate to the area and respects its historical context and important open spaces.
- 1.4.2. The SPD does not establish new policies. Its purpose is to provide further guidance and explanation of policies which have been adopted in the Core Strategy, the saved Southwark Plan and the London Plan. The SPD will be a material consideration in determining planning applications in Dulwich. It will help to ensure that the Council makes decisions transparently and will provide clarity for members of the public.
- 1.4.3. The 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 and community infrastructure levy (CIL)

1.5. What are the boundaries of the SPD area

- 1.5.1. This SPD covers an area (shown in Figure 2) which includes College, Village and East Dulwich wards which make up the area covered by Dulwich community council. Part of the Peckham Rye ward which falls within the Peckham and Nunhead community council boundary is also covered by this SPD as it is more similar in character to Dulwich than Peckham.



Figure 2 - Area covered by the Dulwich SPD

2. Sustainability Appraisal Methodology

2.1. Purpose of the Sustainability Appraisal

- 2.1.1. The purpose of the Sustainability Appraisal (SA) is to appraise different policy options and to ensure that the eventual approach is demonstrably sustainable; giving due consideration to social, economic and environmental factors. The SA must also show how the requirements of the Strategic Environmental Assessment (SEA) Directive have been met.

2.2. Planning and sustainable development

- 2.2.1. The National Planning Policy Framework (NPPF) (2012) provides the overarching national policy to deliver sustainable development through the planning process. It states that the purpose of the planning system is to all new development is sustainable. The guidance in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice, and so the type of development that the planning system should deliver. The NPPF outlines sustainable development as having three dimensions: economic, social and environmental, and so the planning system needs to perform a number of roles:

- **An economic role:** contributing to building a strong responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role:** supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- **An environmental role:** protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy

- 2.2.2. The NPPF states that:

"A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors"

(NPPF, paragraph 165)

- 2.2.3. It is also stated in the guidance that provided the sustainability appraisal is carried out following the guidelines in the *A Practical Guide to the Strategic Environmental Assessment Directive* and the *Plan-Making Manual* there will be no need to carry out a separate SEA.

2.3. Sustainability appraisal process

- 2.3.1. The Sustainability Appraisal of the SPD has been carried out by council officers in accordance with Government guidance:

- A Practical Guide to the Strategic Environmental Assessment Directive, 2005
- Plan-Making Manual
- National Planning Policy Framework

2.3.2. The stages of the SA process are set out below. Stages A, B and C are the subject of a previous report. This report provides the results from Stage D of the SPD.

Table 2.1 – Stages of the SA

Sustainability Appraisal Stages	Timetable
Stage A	
Setting the context and objectives, establishing the baseline and deciding on the scope A1: Identifying other relevant policies, plans and programmes and sustainable development objectives. A2: Collecting baseline information. A3: Identifying sustainability issues and problems. A4: Developing the SA framework. A5: Consulting on the scope of the SA.	Consultation on the Sustainability Appraisal scoping report took place from 6 March 2009 – 10 April 2009.
Stage B	
Developing and refining options and assessing effects against the SA framework. B1: Testing the SPD objectives against the SA framework B2: Developing the SPD options. B3: Predicting the effects of the options. B4: Evaluating the effects of the options B5: Considering ways of mitigating adverse effects and maximising beneficial effects. B6: Proposing measures to monitor the significant effects of implementing the SPD options.	Only a limited amount of development will take place in Dulwich in the next 15 years, so the most practical alternative option is to consider what would happen if the SPD was not produced. This appraisal process was carried out as part of the preparation of the initial draft SPD in 2009
Stage C	
Prepare the draft SA report. Test in detail the impacts of the draft policies. A sustainability appraisal report is prepared for public consultation along with the draft SPD. C1: Preparing the SA report.	The draft SA report was carried out in Autumn and Winter 2012 and has informed the additional guidance in the draft SPD 2013
Stage D	
Consult on the draft SPD and SA report. D1: Public participation on the SA Report and the draft SPD. D2: Assessing significant changes.	Consultation on the draft SPD and sustainability appraisal report took place between 28 January and 22 April 2013
Stage E	
Once the SPD has been agreed by the council, its social, economic and environmental impacts will then be monitored through the council's annual monitoring report. E1: Finalising aims and methods for monitoring. E2: Responding to adverse effects.	Monitoring the SPD will take place once it has been adopted.

2.3.3. Further information regarding the stages of the SA process and the way in which the SA

incorporates the requirements of the SEA Directive is given in Appendix 1.

2.4. Consultation

- 2.4.1. As part of the preparation of the SPD, community consultation is being carried out to make sure that local residents, businesses and stakeholders are informed of the future plans for the area. We have prepared a consultation plan for the SPD setting out how consultation will take place and showing how this relates to our Statement of Community Involvement (SCI) (2008). The SCI sets out how we will engage individuals, community groups, developers and anyone else who may have an interest in emerging planning policy when producing new planning guidance.
- 2.4.2. The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the new Duty to Co-operate is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. The consultation report sets out more clearly how we have met the requirements of the duty to cooperate, including the range of consultation we carried out on the SPD.

Scoping Report

- 2.4.3. The first stage of consultation involved the Dulwich Sustainability Appraisal Scoping Report, which was published for consultation in March 2009. The Scoping Report sets out the baseline information that the SA will draw on. The data should cover a comprehensive range of economic, social and environmental issues.
- 2.4.4. SEA guidance requires that the SA scoping report must be consulted on with the following ‘authorities with environmental responsibility’:
- Natural England
 - Environment Agency
 - English Heritage.
- 2.4.5. Government guidance also recommends that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. The following additional bodies were consulted, in addition to an extensive list of local consultees on our planning policy database.
- British Telecommunications
 - Bromley Council
 - Corporation of London
 - Greater London Authority
 - Lambeth Council
 - Lewisham Council
 - LFEDA
 - London Development Agency
 - Secretary of State
 - Secretary of State for Transport
 - Thames Water Property Services
 - The Coal Authority
 - Southwark Primary Care Trust (NHS Southwark – Southwark Clinical Commissioning Group)

- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisations code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough.

2.4.6. The law requires the statutory organisations be provided with 5 weeks in which to respond to the SA Scoping Report. Consultation responses from all respondents to the consultation have been used to update the elements of this SA report and inform the preparation of the draft SPD

2.4.7. Natural England and English Heritage both submitted comments on the Scoping Report. Both agencies were broadly supportive of the issues addressed in the scoping report and of the proposed criteria for the sustainability appraisal that were linked to the natural or historic environment.

2.4.8. The individual representation and our officer responses for the SA Scoping report can be found in Appendix 3 of this report.

2.4.9. The Town and Country Planning (Local Planning) Regulations 2012 updated the list of prescribed bodies that must be consulted when preparing new planning documents. The prescribed bodies have all been included on our planning policy consultation database.

Draft Dulwich SPD 2009

2.4.10. The draft Dulwich SPD was made available for consultation in 2009. Through this consultation we received responses from 20 individuals and organisations, including Transport for London and the Metropolitan Police, as well as further detailed comments from Natural England and English Heritage. All of the comments received have been taken into consideration and where appropriate amendments have been made to the current version of the SPD to reflect these comments.

Draft Dulwich SPD 2013

2.4.11. The draft Dulwich SPD was made available for consultation from 28 January to 22 April 2013. Through this consultation we received responses from 14 individuals and organisations, including the Dulwich Society and the Dulwich Estate, as well as further detailed comments from Environment Agency, English Heritage and Transport for London. All of the comments received have been taken into consideration and where appropriate amendments have been made to the current version of the SPD to reflect these comments.

2.4.12. The individual representations and our officer responses for the draft SA report can be found in Appendix 5 of this report.

2.5. Any difficulties with undertaking the Sustainability Appraisal?

2.5.1. The indicators used to carry out the sustainability appraisal have been carefully selected to ensure that they reflect key elements of sustainable development and capture issues that we can measure and monitor. The precise indicators have taken shape having considered comments made through various stages of consultation.

2.5.2. We have borne in mind that the indicators need to satisfy the following characteristics since

only these are suitable for monitoring purposes:

- a. Important:** Indicators should measure something significant to the achievement of the sustainable development aims of the Plan. These are translated into the main policy areas of the Plan and must fit within the main policy framework. Indicators should assist in the identification of the need to review a strategy, policy or proposal.
- b. Supported by readily available information:** The data necessary to support the use of the indicator must be available. This may be of a technical nature.
- c. Capable of showing trends over time:** Data over a reasonable time scale is required (e.g. 5 - 10 years) to enable trends to be identified. Data must be available during the Plan period.
- d. Easy to understand and communicate:** Any indicator should be readily understood by non-specialists so that the wider community can understand it's relevance to sustainable development and the local planning policy documents.

2.5.3. Some of the indicators have therefore been revised slightly since the consultation on the SA scoping report to reflect the issues above and ensure that policies can be monitored effectively.

2.5.4. Some of the evidence that has been used as part of the SA process has been borough-wide as opposed to Dulwich specific. Where this is the case, then we will try to improve and refine the information as part of an on-going process. As the evidence underpinning the document improves, we will be able to improve the accuracy of our monitoring with regards to the sustainability impacts of the Dulwich SPD.

2.6. Compliance with the SEA Directive

2.6.1. [Appendix 1](#) explains what the SEA directive is and signposts where the relevant information can be found within the document.

3. SPD Objectives

3.1. The Purpose of the SPD

- 3.1.1. The Dulwich supplementary planning document (SPD) sets out our vision for the Dulwich community council area and a small part of the Peckham and Nunhead community council area. It provides a framework which will guide development over the next 10-15 years, ensuring that new development is appropriate, respecting the historical context and important open spaces.
- 3.1.2. The SPD will be part of our framework of planning documents. The SPD must be consistent with the Core Strategy, saved Southwark Plan and also the London Plan policies. It will be a material planning consideration in deciding planning applications in Dulwich. 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 the area

3.2. The vision

- 3.2.1. The Dulwich SPD covers the whole of the Dulwich community council area. This includes the areas of Dulwich Village/West Dulwich, East Dulwich, Herne Hill and Lordship Lane, all of which have their own visions set out in the Core Strategy. It also covers a small part of Peckham Rye ward within Peckham and Nunhead community council area. These visions are as follows:

Vision for Dulwich Village/West Dulwich

We are working with the local community and organisations such as Dulwich Estate and the Dulwich Society to continue to protect Dulwich Village/West Dulwich. Dulwich Village/West Dulwich is a suburban area with many playing fields, parks and tree lined roads and large gardens. There are shops and services for the local community within an historic shopping street.

We will continue to protect Dulwich Village/West Dulwich as an historic area with a good range of local shops and services, open spaces and homes. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas: Dulwich Village and Dulwich Woods. Dulwich Village conservation area is mainly housing with the village itself at its heart. Dulwich Wood is mostly open space (including parkland, playing fields, allotments and a golf course) surrounded by housing. We will continue to protect the character of these areas and the historic buildings within them. This includes attractive and well used landmark buildings such as Dulwich College and Dulwich Picture Gallery and large open spaces such as Dulwich Park.

The Mayor does not set us targets for Dulwich Village/West Dulwich. We are conserving Dulwich Village/West Dulwich and there is no capacity for large scale growth.

Vision for East Dulwich

We are working with the local community to further improve East Dulwich as a pleasant and popular place to live. The area is mostly residential with lots of Victorian terraced housing. Local residents have good access to local shops along Northcross Road and Grove Vale and a wider variety of shops on Lordship Lane. There is plenty of access to surrounding attractive open spaces including Goose Green, Dulwich Park and Peckham Rye Common. East Dulwich Station provides train services to London Bridge which are

well used by many East Dulwich residents. Current improvements to Dulwich Leisure Centre will improve the facility for local residents.

The Mayor does not set us targets for East Dulwich. There will be very little growth, with the focus on improving what is already there and protecting its suburban character.

Vision for Lordship Lane town centre

Lordship Lane is an area with a variety of shops, cafes and bars providing amenities for local residents. There are many independent operators and a diverse range of shops which all help to make Lordship Lane a very attractive place to visit and shop. We will help continue to protect the interesting character of this popular street created by the specialist businesses, cafes and attractive shop fronts by working with the local community, businesses and groups.

The Mayor does not set us targets for Lordship Lane. We are conserving the area and there is no capacity for large scale growth.

Vision for Herne Hill

We are working with the local community to further improve Herne Hill as a pleasant district town centre providing a range of independent shops, bars, restaurants and other services that support the surrounding residents. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas.

There are a few small development opportunities that need to respect the conservation area protection. The railway arches will continue to be well used and we will work with Network Rail to offer the opportunity for businesses or other activities that add to the vibrancy of the town centre.

Street and road junction improvements in the town centre will provide a more pleasant and safer environment for residents and shoppers. This will include improvements to Norwood Road, Dulwich Road and Half Moon Lane junction, closing Railton Road off to traffic, and parade regeneration along Norwood Road and Half Moon Lane.

We are working with Lambeth Council to make sure we have a joined up approach to future development and improvements to Herne Hill.

We are focussing on further improving Herne Hill with local shops and services for the surrounding residents and businesses. As there are few development sites in Herne Hill there is little capacity for growth.

The Mayor does not set us targets for Herne Hill.

3.3. SPD Additional Guidance

3.3.1. The Dulwich SPD provides additional guidance on a range of issues so that the strategic policies in the Core Strategy can be effectively delivered in Dulwich; making sure that the above visions can be achieved.

3.3.2. The areas of additional guidance that are set out in the SPD are listed below;

Additional guidance 1	Conservation areas
Additional guidance 2	Listed buildings
Additional guidance 3	Archaeology
Additional guidance 4	Sub-division of properties

Additional guidance 5	Back-land development
Additional guidance 6	Infill development
Additional guidance 7	Extensions
Additional guidance 8	Basement development
Additional guidance 9	Open spaces
Additional guidance 10	South East London Green Grid
Additional guidance 11	All London Green Grid
Additional guidance 12	Biodiversity
Additional guidance 13	Geodiversity
Additional guidance 14	Trees
Additional guidance 15	Green infrastructure and climate change
Additional guidance 16	Development on school sites
Additional guidance 17	Transport and accessibility
Additional guidance 18	Shopping areas
Additional guidance 19	The evening and night time economy
Additional guidance 20	Dulwich Hospital
Additional guidance 21	Herne Hill velodrome

4. Context and Baseline

4.1. Links to other policies, plans and programmes

- 4.1.1. The SPD needs to take into account a wide range of other policies, plans and programmes. Identifying and reviewing these documents is an important element of the SA process, as it can help to shape the SPD, as well as pointing to particular issues and problems that need to be tackled.
- 4.1.2. A considerable number of relevant documents were identified at the international, national, regional and local levels as part of the Scoping Report. Since the consultation on the Scoping report, additional or more recent documents of relevance have been identified and these have been included in the table set out in Appendix 2.

4.2. Summary of Baseline Information

- 4.2.1. The aim in collecting baseline information is to assemble data on the current state of the area and the likely future state. The information then provides the basis for predicting and monitoring effects. The baseline data has been used to describe the current social, economic and environmental characteristics of the Dulwich area. Where possible, data specific to Dulwich has been used, but where this is not available, data for the borough as a whole has been used instead.
- 4.2.2. Collecting baseline information is also a way of identifying sustainability problems in an area and starting the process of thinking of different ways to address them. The baseline information has been grouped into broad categories that reflect the themes of the SPD. Within each category, consideration has been given to the range of sustainability indicators that are used in the appraisal process (see section 6.2).
- 4.2.3. Both qualitative and quantitative data has been used to inform the baseline analysis. Quantitative data has been taken from monitoring and research activities currently being carried out by a variety of organisations. Qualitative information is more often based on judgement and is particularly useful for objectives that relate to the character and quality of the built environment, for example. The SA Guidance advises an approach to baseline data collection that includes a combination of both types of data.

4.3. Problems in collecting the baseline data

- 4.3.1. In some instances where data did exist it was often either at the wrong geographical scale e.g. borough/regional/national or held over insufficient time to show a trend. In each case this makes it more difficult to identify issues that specifically affect the SPD area.
- 4.3.2. In some cases, monitoring is carried out more frequently and this has allowed us to base our approach on more up-to-date information, but for other issues baseline data was no longer being collected. Where qualitative data has been used, it has not always been possible to provide an analysis of trends.
- 4.3.3. Some gaps in data still remain. In the future, if data is still not available for some of the indicators it may be more appropriate to select alternative indicators. However, in some cases where there are no suitable indicators relating to an objective, the objective itself may need to be revised or deleted.

4.4. Baseline Information

- 4.4.1. Further detail on baseline information for Dulwich is set out in Section 2 of the SPD, but a summary is outlined below:

Population

- 4.4.2. The 2011 census indicates that the resident population in Dulwich is 36,535 people. Residents are generally older than in other areas of the borough, with a higher proportion of elderly people. The census also indicates a higher proportion of people considering themselves to be White British than in other areas of the borough.

Homes

- 4.4.3. The 2011 census identifies 14,927 households in Dulwich. Our housing requirements study (2009) estimated that a quarter of households in Dulwich have an income of less than £15,000 per annum, whilst a similar proportion receive £60,000 or more. This is significantly higher than in other areas of Southwark.
- 4.4.4. 59% of properties are owner occupied, which is a higher proportion than elsewhere in the borough. Detached and semi-detached properties comprise 22.4% of the housing stock, whilst just over a quarter of all properties in the area are terraced.

Health

- 4.4.5. Dulwich has relatively low levels of deprivation, with Village in particular being amongst the least deprived Wards in the country. This is a significant contrast to other areas of the borough, where we typically find pockets of deprivation. Life expectancy in the area is higher than the Southwark average and national average for both men and women. Dulwich also has the lowest levels of overweight and obese children in Southwark.

Social and Community infrastructure

- 4.4.6. There are a number of schools, community facilities and sports facilities locally, including Dulwich Picture House and the former Olympic velodrome at Herne Hill. The Dulwich leisure centre has served the local community since 1891 and has recently completed a £6.2m renovation. It is anticipated that there will be pressure for additional primary school places in Dulwich by the start of the 2016/17 academic year.

Jobs

- 4.4.7. It is estimated that around 25,000 residents in Dulwich are of working age (as of 2011). In February 2012, 2860 working age residents in the area were claiming a DWP benefit. Of these claimants, 2495 were claiming out-of-work benefit, 865 of which were for jobseekers allowance.
- 4.4.8. Lordship Lane and Herne Hill District Town Centres offer a wide range of shops and services. However, the range of jobs available is relatively limited. The most well used means of travel to work is by train, indicating that the majority of residents travel away from the area to work.

Parks and open spaces

- 4.4.9. Dulwich is a very 'green' part of the borough, with over 30% designated as Open Space. This includes Belair Park and Dulwich Park, both of which are Grade II listed in English Heritage's Register of Parks and Gardens of Special Historic Interest in England. Protecting and enhancing the environmental characteristics of the area is an integral part of the SPD. The SPD is underpinned by the borough-wide strategies for open space and play, as well as the biodiversity action plan and strategic flood risk assessment. We have a comprehensive schedule of all open spaces and sites of importance for nature conservation (SINCs) throughout the borough.

Design and heritage

- 4.4.10. Dulwich has a rich historic and cultural heritage, which gives the area a strong identity. 56%

of the area covered by this SPD is designated as a conservation area. Each conservation area is underpinned by a conservation area assessment, which identifies the key characteristics that are of value and necessitate the creation of the conservation area. We currently have conservation area appraisals covering Sunray Estate, Dulwich Village, The Gardens and Stradella Road areas. Further work is underway to prepare Conservation Area Appraisal for Dulwich Wood.

- 4.4.11. English Heritage maintains the National Heritage List for England which identifies all nationally designated heritage assets including Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens. Dulwich currently includes 90 listed building entries and two Grade II Registered Parks and Gardens at Dulwich Park and Belair Park.
- 4.4.12. In line with the requirements set out in the National Planning Policy Framework we are carrying out a survey of buildings that are of townscape merit or of heritage value that we will be consulting on in due course. Further information will be set out in our forthcoming Heritage SPD.
- 4.4.13. The archaeological heritage of Southwark is amongst the richest in London and comprises remains of local, regional, national and international importance that date from the pre-historic period to recent history, including seven Scheduled Ancient Monuments. The historic area of Dulwich Village is designated as an Archaeological Priority Zone (APZ).
- 4.4.14. The existing Conservation Area Appraisals and Management Guidelines provide further guidance on appropriate design for new development in Dulwich.

Transport and movement

- 4.4.15. There is a high level of car ownership and use within Dulwich. Cars owned in Dulwich accounted for a 5th (21%) of total cars owned in the borough. Around 30% of people travel to work by car or van. There are poor links to the underground system and some areas suffer a lack of convenient bus routes serving central London. Thus the most popular way of getting to work is by the overground trains, used by around a third of people.

5. Sustainability Issues and Objectives

5.1. Sustainability Issues

- 5.1.1. This section sets out the main sustainability issues that need to be taken into consideration. These issues have been identified by considering the baseline information as well as the messages from related plans, policies and programmes and representations received on the SA scoping report.

Heritage:

- 5.1.2. It is important that any development in Dulwich is sympathetic to local character and the historic environment. This includes making sure that any development is in-keeping with the conservation areas and that there are no negative impacts on listed buildings. This could include considering the impact on local views or the pattern of development, for instance, the relationship between homes, private gardens and the street.

Built Environment:

- 5.1.3. The quality of the built environment is one of the key reasons for the number of conservation area designations in Dulwich. The style and pattern of development needs to reflect the prevailing character. The SPD therefore addresses the type of housing development that will be acceptable; limiting the scope for the sub-division of properties, new homes in private gardens and extensions that would be harmful to the local area because of their scale or location.

Natural Environment:

- 5.1.4. This section builds on existing guidance in the Core Strategy by clarifying the specific issues in Dulwich with regards to open spaces, green links and trees; the protection and improvement of which is essential if local character is to be preserved. The SPD also contains additional guidance on biodiversity and geodiversity.

Transport and Parking:

- 5.1.5. Managing the demand for new parking by considering the impacts of new development on traffic generation. Emphasis on promotion of walking and cycling to relieve congestion, further guidance on sub-division of properties to prevent localised problems with parking and traffic.

Shopping:

- 5.1.6. Given that transport links in Dulwich are not as strong as in other parts of the borough, it is important that the local centres provide a range of services and facilities for local people. The SPD gives further guidance on how we will protect existing shops, restaurants and businesses and encourage new uses to local centres, including evening and night-time uses in some locations. It also sets out that we will improve the public realm and encourage uses above shops to make local centres more attractive and more active destinations.

Sites:

- 5.1.7. Development sites in Dulwich are limited, so where opportunities for larger redevelopment arise it is important that these sites address local needs, and where appropriate, the needs of the wider area. Dulwich Hospital and the Herne Hill velodrome are the two major development opportunities in the area, the SPD provides further guidance to highlight the issues that need to be considered when these sites are redeveloped.

5.2. What is the likely future of Dulwich without the SPD?

- 5.2.1. The area covered by the Dulwich SPD is particularly important in terms of the natural environment, local character and heritage. It is important to establish clear guidance to protect these characteristics and ensure that future development is sympathetic to it. The SPD establishes a clear policy framework for future development in Dulwich, so that developers, residents, local businesses and other interest groups are all aware of what we are trying to achieve in the area and the type of development that will be acceptable.
- 5.2.2. Without the SPD, planning decisions would continue to be made on a case by case basis with regard to the more strategic policies in the Core Strategy and saved Southwark Plan. These policies are borough-wide and so need to need to be flexible enough to accommodate very different local conditions. By providing specific guidance for Dulwich, this SPD removes some of the ambiguity surrounding how these policies will be delivered in this part of the borough and enables guidance to reflect the local character.

5.3. Sustainability Objectives

- 5.3.1. Seventeen Sustainability Objectives have been identified, which are set out below. The objectives reflect the current social, economic and environmental issues affecting the borough and were consulted on as part of the scoping report.

SDO 1	To tackle poverty and encourage wealth creation
SDO 2	To improve the education and skill of the population
SDO 3	To improve the health of the population
SDO 4	To reduce the incidence of crime and the fear of crime
SDO 5	To promote social inclusion, equality, diversity and community cohesion
SDO 6	To mitigate and adapt to the impacts of climate change
SDO 7	To improve the air quality in Southwark
SDO 8	To reduce waste and maximise use of waste arising as a resource
SDO 9	To encourage sustainable use of water resources
SDO 10	To maintain and enhance the quality of land and soils
SDO 11	To protect and enhance the quality of landscape and townscape
SDO 12	To conserve and enhance the historic environment and cultural assets
SDO 13	To protect and improve open spaces, green corridors and biodiversity
SDO 14	To reduce vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home
SDO 16	To increase walking, cycling, public transport and reduce car journeys
SDO 17	To provide the necessary infrastructure to support existing and future development

6. The Sustainability Framework

6.1. What is the SA Framework?

- 6.1.1. The Sustainability Appraisal Framework provides a way in which the sustainability effects of the plan can be described, analysed and compared. The framework provides a set of sustainability objectives and indicators to be used when undertaking the appraisal. The indicators should be measurable to provide a way of checking whether the objectives are being met, for example, the number of jobs created. The framework was developed for the Core Strategy Sustainability Appraisal and has been used for the Sustainability Appraisals of other planning documents, such as the Elephant and Castle SPD and the Canada Water Area Action Plan, to ensure a consistent approach as planning guidance is prepared across the borough.

6.2 The SA Framework

Sustainability Issues	Objective (and questions)	Sustainability Indicators	
Economy, Regeneration and Employment Opportunities	SDO 1: To tackle poverty and encourage wealth creation Will it improve the range of job opportunities? Will it help to diversify the economy? Will it encourage the retention and /or growth of local employment? Will it close the gaps between equalities target groups compared with the National average? Will it encourage business start-ups and support the growth of businesses?	1.1 1.2 1.3 1.4	Employment land available Change in VAT registered businesses Numbers and % jobs in Southwark by sector Southwark compared to London (broken down by micro, small and medium sized businesses)
Education	SDO2: To improve the education and skill of the population Will it provide opportunities to improve the skills and qualifications of the population, particularly for young people and adults? Will it help improve employee education/training programmes? Will it help reduce skills shortages? Will it help to reduce the disparity in educational achievement between different ethnic groups?	2.1 2.2 2.3 2.4	Indices of multiple deprivation; Education deprivation % of the population with higher education qualifications % of population with no qualifications Proportion of resident pupils attending Southwark schools achieving 5+ A-Cs including English and Maths split by equality group
Health	SDO3: To improve the health of the population Will it promote and facilitate healthy living and active lifestyles? Will it reduce health inequalities? Will it promote non-polluting forms of transport? Will it improve access to health and social care/treatment?	3.1 3.2 3.3 3.4 3.5 3.6	Health life expectancy at age 65 by equality group Indices of multiple deprivation: Health deprivation Rate of obesity in children Mortality from cancer, heart disease and stroke Incapacity benefit for mental illness Distance to GP premises from home Admissions to hospital per 1,000 people
Crime and Community Safety	SDO4: To reduce the incidence of crime and the fear of crime Will it improve safety and security? Will it incorporate measures to reduce crime and the fear of crime, including anti-social behaviour?	4.1 4.2	Indices of multiple deprivation: Crime deprivation Numbers of crime per annum Percentage of residents who feel fairly safe or very safe outside during the day/night

		4.3	Reports of anti-social behaviour
Social Inclusion and Community Cohesion	SDO5: To promote social inclusion, equality, diversity and community cohesion	5.1	Proportion of people who think they can influence decision-making in their locality
	Will it help support voluntary sector and promote volunteering?	5.2	Employment/Skills/Health/Homelessness waiting list by equality group
	Will it support active community engagement?	5.3	Satisfaction with area
	Will it support a diversity of lifestyles?		
Mitigation of and adaptation to Climate Change	Will it address equality's groups?		
	SDO6: To mitigate and adapt to the impacts of climate change	6.1	CO2 emissions and energy consumption (break down by source/type)
	Will it reduce consumption of energy?	6.2	No. of extreme weather events by type
	Will it use renewable sources of energy?	6.3	No. of hospital admissions as a result of extreme weather
Air Quality	Will it help local people cope with hotter drier summers and warmer wetter winters?	6.4	SAP rating of borough's housing stock
	Will it mitigate against the urban heat island effect?		
	SDO7: To improve the air quality in Southwark	7.1	Number of days of high pollution
	Will it help to reduce emissions of PM10, NO2?	7.2	Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air
Waste Management	Will it encourage a reduction in amount and length of journeys made by car?	7.3	Annual average concentrations and number of daily exceedences of PM10 in air
	SDO8: To reduce waste and maximise use of waste arising as a resource	9.1	Municipal waste land-filled (tonnes)
	Will it promote the reduction of waste during construction / operation?	9.2	Residual household waste per household (tonnes)
	Will it minimise the production of household and commercial waste?	9.3	Percentage of municipal waste sent for reuse, recycling and composting
Water Resources	Will it promote sustainable processing of waste?		
	SDO9: To encourage sustainable use of water resources	10.1	Average domestic and commercial potable water consumption (l/head/day)
	Will it encourage reuse of water?	10.2	Water quality measure
	Will it maximise use of rainwater or other local water supplies?		
	Will it reduce discharges to surface and groundwater?		

Soil and Land Quality	SDO10: To maintain and enhance the quality of land and soils Will it encourage the remediation of land identified as potentially contaminated? Will it prevent further contamination of soils?	11.1 11.2	Number of contaminated sites Number of contaminated sites not remediated
Quality in Design	SDO11: To protect and enhance the quality of landscape and townscape Will it have a negative impact on important strategic/local views? Will it improve the quality of public spaces and street? Will it improve the relationship between different buildings, streets, squares, parks and waterways and other spaces that make up the public domain?	12.1 12.2 12.3	Satisfaction with local area People who can identify with their local area Building for Life Assessments
Conservation of the Historic Environment	SDO12: To conserve and enhance the historic environment and cultural assets Will it involve the loss or damage to historic buildings and remains and their setting? Will it improve the historic value of places? Will it promote the historic environment and also contribute to better understanding of the historic environment?	13.1 13.2 13.3 13.4 13.5 13.6	Amount of Southwark covered by Conservation Area or APZ Numbers of heritage assets in the borough on the English Heritage at Risk Register Changes in numbers of listed buildings Number of scheduled ancient monuments at risk Number of conservation areas at risk Number of conservation areas with up-to-date appraisal/management plans
Open space and Biodiversity	SDO13: To protect and improve open spaces, green corridors and biodiversity Will it encourage development on previously developed land? Will it improve the quality and range of open spaces? Will it improve access to open space and nature? Will it improve the quality and range of habitat for wildlife?	14.1 14.2 14.3 14.4 14.5 14.6 14.7	Change in quantity of open space (ha) Resident satisfaction with open space Change in SINCS and LNRs Change in quality of open space (ha) Open space deficiency Deficiency in access to nature Number/types of habitats

	Will it avoid harm to protected and priority species?	14.8	No. of green roofs/facades
Flood Risk	SDO14: To reduce vulnerability to flooding	15.1	Number of flooding incidents (including sewer flooding)
	Will it minimise the risk of and from flooding?	15.2	Condition of flood defences
	Will it protect and improve flood defences and allow them to be maintained?		
Housing	SDO15: To provide everyone with the opportunity to live in a decent home	16.1	Amount of homes in the borough (by type/tenure)
	Will it contribute towards meeting housing need, in particular affordable housing and family homes?	16.2	Percentage of households living in temporary accommodation
	Will it improve the supply and range of housing?	16.3	No. of households in housing need
	Will it contribute towards improving the quality of homes and the living environment?	16.4	No. of households on housing register
	Will it reduce overcrowding?	16.5	No. of households unintentionally homeless and in priority need
		16.6	Income to average house price ratio
		16.7	No. of families living in overcrowded properties
Sustainable Transport	SDO16: To increase walking, cycling, public transport and reduce car journeys	17.1	Estimated traffic flows per annum (mil.vehicle km)
	Will it reduce car use?	17.2	The number of people killed or seriously injured in road traffic collisions
	Will it promote walking and cycling?	17.3	Proportion of personal travel made on each mode of transport overall and by equalities groups
	Will it reduce the number and length of journeys?		
	Will it improve public transport?		
	Will it reduce road traffic accidents?		
Infrastructure	SDO17: To provide the necessary infrastructure to support existing and future development	18.1	No. and type of existing infrastructure (social, physical and green)
	Will it provide enough social infrastructure?	18.2	Capacity of existing infrastructure (social, physical and green)
	Will it provide enough physical infrastructure?	18.3	No. and type of proposed infrastructure (social, physical and green)
	Will it provide enough green infrastructure?		

		18.4	Capacity of future infrastructure (social, physical and green)

6.3 Comparison of the sustainability objectives

6.3.1 As part of the sustainability appraisal, a comparison of the sustainability objectives was carried out. This process ensured that there were no conflicts between the different objectives, which could undermine the process. Where this comparison raised question marks over the compatibility of different objectives, this indicates that further attention is required when drafting the additional guidance in the SPD.

Objective	SDO1	SDO2	SDO3	SDO4	SDO5	SDO6	SDO7	SDO8	SDO9	SDO10	SDO11	SDO12	SDO13	SDO14	SDO15	SDO16	SDO17
SDO2	✓																
SDO3	✓	✓															
SDO4	✓	✓	✓														
SDO5	✓	✓	✓	✓													
SDO6	✓	✓	✓	✓	✓												
SDO7	✓	✓	✓	✓	✓	✓											
SDO8	✓	✓	✓	✓	✓	✓	✓										
SDO9	✓	✓	✓	✓	✓	✓	✓	✓									
SDO10	✓	✓	✓	✓	✓	✓	✓	✓	✓								
SDO11	✓	✓	✓	✓	✓	?	?	?	✓	✓							
SDO12	✓	✓	✓	✓	✓	?	?	?	✓	✓	✓						
SDO13	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					
SDO14	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				
SDO15	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
SDO16	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
SDO17	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	?	?	?	✓	✓	✓	✓

✓ Compatible

0 No significant link

? Depends on implementation

6.3.2 The comparison highlighted potential conflicts between the objectives that focus on protecting or conserving the historic and natural environment (SDO11, SDO12) with those seeking to introduce changes, such as in relation to mitigating against the impacts of climate change (SDO6), improving waste management (SDO8) and providing new infrastructure (SDO17).

6.3.3 For instance, mitigating against climate change might involve renewable energy installations or other modifications to existing properties, which in turn could lead to a very noticeable change in the appearance of a building or area. Clearly though, the specific impacts would depend on the type of renewable energy infrastructure that is pursued. Different interventions may well be better suited to particular buildings or particular areas. These aims are not necessarily mutually exclusive, but the comparison demonstrates that the pursuit of some of the sustainability objectives will require more detailed consideration when the additional guidance is drafted and decisions made. The SA picks up these themes and further detail is provided in appendix 6.

7. Issues and Options

7.1. Compatibility of the SA Objectives against the Dulwich SPD objectives

- 7.1.1. The guidance in the SPD is in line with the objectives of the Core Strategy. An assessment of the compatibility of the SA objectives against the Core Strategy objectives has been carried out. The results show that the objectives are largely compatible with each other. Some uncertainties have been identified in a few of the policies which will be dependent on the implementation of the policies. Further detail on the assessment of the Core Strategy objectives with the SA objectives can be found in the final Core Strategy Sustainability Appraisal report.

7.2. What options have been considered and why?

- 7.2.1. The Core Strategy DPD has set the level, general quantum and spatial pattern of development in the borough and the SPD cannot change this spatial strategy but can set out further guidance on implementing the policies in the Core Strategy and the saved Southwark Plan.
- 7.2.2. In comparison to other areas of the borough, there are limited opportunities for new development in Dulwich. This fact has influenced the range of policy options that were considered for new planning guidance in the SPD.
- 7.2.3. For example, we have also prepared an SPD for Elephant and Castle and have a draft SPD for Bankside, Borough and London Bridge. Both areas are designated in the London Plan as Opportunity Areas, where a significant level of growth is expected over the next 10-15 years. In light of this, a range of policy options were explored to account for scenarios with different patterns of growth and different types and intensities of development.
- 7.2.4. The limited opportunity for change in Dulwich has effectively limited the scope of new guidance for the SPD; in terms of the range of policy options we could appraise. Naturally, the SPD focuses on smaller scale change and how development can complement the existing built and natural environment. Our main option for consideration has therefore been whether introducing new guidance would have a positive impact and lead to more sustainable development in the area, or whether we could effectively rely on existing guidance in the Core Strategy, saved Southwark Plan and topic based SPDs to deliver development of the same quality.
- 7.2.5. The scope of the SPD and the specific guidance has been shaped through consultation, as referred to above, and as set out in more detail in the Consultation Report.

7.3. What have the options identified?

- 7.3.1. The appraisal evaluated the sustainability of the proposed guidance using the Sustainability Appraisal Framework set out in section 6. Each piece of guidance was assessed in detail and consideration given to whether the guidance would give rise to positive impacts that would justify its inclusion in the SPD.
- 7.3.2. The benefits of having the SPD clearly outweighed the option of relying on existing policy. In addition to the benefits borne out through the SA, the SPD ensures that all stakeholders in the area have a clear understanding of the development opportunities in Dulwich; the sort of development that will be encouraged and the sort of development that we are unlikely to support.
- 7.3.3. The broad differences in these two approaches are set out below with regard to the various chapters of the SPD:

Heritage:

- 7.3.4. The additional guidance refers to the individual conservation area appraisals and establishes the key characteristics of each conservation area. This gives greater clarity as to the type of development that will be acceptable in different parts of Dulwich and an insight into what we are trying to achieve through designating the conservation areas. This approach is more likely to lead to development that conserves the historic environment and safeguards local heritage assets. The heritage section of the SPD also acknowledges a number of important local landmarks and Listed buildings in the area, which make a significant contribution to Dulwich's distinctive local character, and which new development in the area should have regard to.
- 7.3.5. The alternative approach would be to have no SPD, in which case we would rely on the Core Strategy and saved Southwark Plan policies. Although they provide a strong planning framework for considering heritage and conservation, they are borough-wide policies and are purposely less detailed, so that they can be applied flexibly to accommodate different contexts. By providing additional guidance in the SPD, we can focus on the key heritage issues in Dulwich. This will ensure improved policy delivery and in more clarity for local residents, interest groups and for developers.

Built Environment:

- 7.3.6. The additional guidance seeks to limit the scale of residential extensions in order to preserve local character. It addresses the development of new dwellings in private gardens, which is a significant local issue given the size of many residential gardens in Dulwich. It also addresses the issue of development in basements, which is an increasing trend in Dulwich and one that can have significant sustainability impacts, both in terms of the impact on individual properties and broader areas.
- 7.3.7. The alternative approach would be to rely on borough-wide policies in the Core Strategy, saved Southwark Plan and Residential Design Standards SPD. Whilst these policies are flexible to accommodate development across the borough, the additional guidance in the SPD specifically addresses the issues that have arisen in Dulwich and so is considered a much more targeted, sustainable approach, and one that is more likely to preserve local character.

Natural Environment:

- 7.3.8. Stressing the importance of improving green links, highlighting the South East London Green Grid and emphasising that open spaces should be multi-functional make the additional guidance more specific to the Dulwich. The fact that Dulwich is less well connected when compared to some other areas of the borough means that access to existing spaces - and the functions that they provide - is particularly important. Furthermore, additional guidance stating that all developments will be expected to increase the 'greenness' of the area and that major developments should accommodate opportunities for food growing is a reflection of the character of the area. The guidance is therefore more beneficial for Dulwich than simply referring to the policies in the Core Strategy and Southwark Plan.

Transport and Parking:

- 7.3.9. The additional guidance builds on our existing approach in the Core Strategy, saved Southwark Plan and the transport plan. It draws out key local issues, such as the need for improved cycle parking and storage to enable an increase in local cycling and the need to limit sub-division of properties to prevent an influx of new vehicles in a localised area. The additional guidance is an important part of pursuing sustainable development in Dulwich. Transport policies are currently split between a number of planning documents, including the London Plan, so consolidating this information in the SPD clarifies the guidance that is required to address transport and parking issues in Dulwich.

Town Centres:

- 7.3.10. The additional guidance in the SPD reflects the composition of the different centres in Dulwich. The guidance aims to make the centres more attractive and vibrant by, for example, encouraging the upper floors to be brought into use and by promoting improvements to the public realm. The SPD also refers to the specific protected shopping frontages in Dulwich, where building facades make an important contribution to local character.
- 7.3.11. The alternative option would be to refer to existing guidance in the Core Strategy and saved Southwark Plan. Although these policies reflect the same themes, by honing in on the prominent issues affecting town and local centres in Dulwich, this approach is considered to be more appropriate in guiding future development in this part of the borough.

Development Sites:

- 7.3.12. In the case of Dulwich hospital and Herne Hill velodrome, the SPD introduces additional guidance based on consultation with key stakeholders. The hospital site is subject to an existing planning brief, whilst significant funding has been secured to restore the velodrome as part of the Olympic Legacy. The guidance related to these sites reflects the preferred option and, at this stage, there are no alternatives. Given the prominent nature of these sites in an area where opportunities for large-scale redevelopment are limited, it is considered important to include the additional guidance within the SPD.
- 7.3.13. Guidance on the redevelopment of school sites draws on existing policies in the Core Strategy and Southwark Plan. The emphasis on provision of community facilities and securing access to facilities for the wider public reflects both a local and borough-wide desire to ensure the benefits of such facilities can be enjoyed by the wider community.

8. Effects of the SPD policies

8.1. How has sustainability been considered in the development of the SPD

- 8.1.1. By completing the appraisal process, we have considered the sustainability implications of each piece of additional guidance in the SPD. The results of this appraisal give a good indication of how sustainable the guidance is. By highlighting issues that will need particular attention as policies are delivered and decisions made, we will be able to minimise conflicts and ensure that individual developments contribute to a more sustainable Dulwich.
- 8.1.2. The appraisal has involved making a certain amount of subjective judgement of the likely sustainability impacts of proceeding with any policy over the short, medium and long term. The judgement is made with reference to what the sustainability objective is trying to achieve and the possible impact a proposed action may have. Impacts of strategic policies may be hard to predict at the local level but once more detailed information is available it will be easier to establish mitigation measures

8.2. Dulwich SPD

- 8.2.1. The Dulwich SPD sets out a framework for considering planning decisions in Dulwich. It balances the need to promote new development with the need to protect local character, heritage and the green environment. The SPD builds on the strategic policies in the Core Strategy and saved Southwark Plan and provides further detailed guidance on how these policies should be delivered in Dulwich.
- 8.2.2. Each piece of additional guidance has been appraised to give an indication as to whether or not it will contribute to our sustainability objectives. This has been carried out in accordance with the process set out above in Section 6.2. The following matrix gives an overview of the potential impacts of the guidance in the Dulwich SPD. A more detailed summary is included in Appendix 6.

[illegible]

8.3. Significant positive impacts

8.3.1. The SA found that all of the additional guidance in the SPD will have a positive impact. For every policy, the positive impacts outweighed the negative impacts when assessed across the whole range of sustainability objectives. In the majority of cases the additional guidance has no anticipated negative impacts against the sustainable objectives.

8.3.2. Every piece of guidance was considered to have at least one major positive impact when compared to the sustainable development objectives. Notably, the following pieces of additional guidance were considered to have several major positive impacts:

Additional Guidance 9	Open Space
Additional Guidance 10	South East London Green Chain
Additional Guidance 11	All London Green Grid
Additional Guidance 15	Green infrastructure and climate change
Additional Guidance 16	Development on school sites
Additional Guidance 20	Dulwich Hospital
Additional Guidance 21	Herne Hill Velodrome

8.3.3. Dulwich has a significant amount of high quality open spaces and tree lined streets. The additional guidance relating to the protection and improvement of open space and green infrastructure, including the South East London Green Chain, scored highly against the Sustainability Objectives; particularly those relating to the natural environment (SDO11 and SDO13), health (SDO3) and promoting community cohesion (SDO5).

8.3.4. Similarly, the SPD has a strong focus on providing additional guidance to ensure that new development respects and complements the existing character and heritage value of the area. The additional guidance scored a number of major positive impacts in relation to the objective of conserving and enhancing the historic environment (SDO12). Most of the additional guidance set out in the SPD scored a major positive impact in relation to this objective.

8.3.5. The additional guidance around the redevelopment of Herne Hill velodrome and of school sites also scored highly against a number of indicators. To a slightly lesser extent, the guidance on Dulwich Hospital also scored positively, although the development of this site is subject to its own planning brief. There are only a limited number of development sites in the Dulwich SPD area, so it is important that where opportunities do exist, there is a commitment to deliver benefits to the local community. The significant positive impacts at these sites reflect this.

8.4. Significant negative impacts

8.4.1. The SA process did not result in any significant negative impacts being identified. This is likely to be as a result of the limited opportunities for development in Dulwich.

8.4.2. Additional guidance on listed buildings, conservation areas, archaeology and basement development was identified as potentially having minor negative impacts. In the case of listed buildings and conservation areas the negative impact was against the objective relating to reducing the impacts of climate change (SDO6). We have set out further information in our Core Strategy and our sustainable design and construction SPD to ensure impacts of development on wider climate change considerations are appropriately mitigated.

8.4.3. In the case of basement development, it was considered that the extensive excavation could lead to greater soil instability and increase the risk to properties from flooding. The criteria linked to basement development have been considered in detail and will enable these risks to be considered and minimised on a site-by-site basis.

8.4.4. The additional guidance on archaeology was considered to have a potential minor negative

impact in relation to the SDO on providing everyone with a decent home to live in (SDO15). This is on the basis that analysis and excavation linked to archaeological remains may slow the development process and therefore the delivery of new homes. However, given the scale of new development anticipated in Dulwich, it is unlikely to give rise to significant negative impacts.

8.5. Uncertain impacts

8.5.1. The additional guidance could give rise to a number of uncertain impacts. This is particularly the case in relation to Sustainability Objectives relating to reducing crime and the fear of crime and providing everyone for the opportunity to live in a decent home. The uncertainty is largely because the additional guidance can be applied flexibly and the precise impacts will need to be considered on a site-by-site basis, as part of the development management process.

8.5.2. The following pieces of additional guidance were considered to have uncertain impacts:

Additional Guidance 1	Conservation Areas
Additional Guidance 2	Listed Buildings
Additional Guidance 4	Sub-division of properties
Additional Guidance 5	Back-land development
Additional Guidance 8	Subterranean development
Additional Guidance 9	Open space
Additional Guidance 10	South East London Green Chain
Additional Guidance 19	Evening and night-time economy

8.5.3. For example, additional guidance on the evening and night-time economy could lead to more amenities in local centres that have later opening hours. The increase in the number of people in local centres in the evening and at night will lead to a greater amount of natural surveillance, which could make people feel safer, however, depending on the type of use and hours of operation, this could also attract anti-social behaviour.

8.5.4. The restrictions imposed on the sub-division of new housing could have the effect of reducing the number of new households in this part of the borough. However, it also ensures that larger family units are retained. Although beneficial in terms of preserving local character, whether this is beneficial to families in the local area will partly be measured over time by monitoring demand for different types of houses in the area.

8.6. Cumulative impacts

8.6.1. The SEA Directive requires an assessment of secondary, cumulative, and synergistic effects, which should be incorporated in the SA. Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects (e.g. noise, dust and visual) have a combined effect. An example could be that the cumulative impact of several new housing developments could create sufficient demand for a new health centre or an additional school classroom. Similarly, a number of individual developments could have a negative cumulative impact in terms of traffic generation, particularly if they are close together.

8.6.2. Where individual proposals could generate negative impacts, mitigation measures will be required. This could relate to issues such as noise or traffic generation. Given that this is applied on an individual basis, it is unlikely that significant negative cumulative effects will arise and with the development of new technologies and regulations, it is likely that potential negative impacts will be reduced further over time.

8.6.3. The additional guidance in the SPD is not considered to lead to any negative cumulative impacts. This view is reinforced by the fact that there are a limited number of development opportunities in Dulwich, so this is likely to lead to fewer cumulative impacts; positive or negative.

- 8.6.4. A secondary impact is one that arises indirectly as a result of pursuing other aims. For example, additional guidance promoting improvements to green links and the pedestrian environment in Dulwich will improve access to local services and facilities, but it is also likely to be beneficial in terms of health and well-being and could lead to a reduction in vehicular traffic. It is considered that the additional guidance gives rise to a range of secondary benefits and this is highlighted by the fact that all of the additional guidance has a range of positive impacts when compared to the sustainability indicators (see section 8.2). Where a number of secondary impacts arise from the delivery of different pieces of guidance, there can be a synergistic effect.
- 8.6.5. Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. Ultimately, the various pieces of additional guidance should have a synergistic effect by all contributing to more sustainable development in Dulwich. Specifically, guidance on promoting cycling links and cycling storage, encouraging more development and a wider variety of uses in local centres, particularly above shops, and improving public realm will have a synergistic impact on improving the quality and vibrancy of local centres.
- 8.6.6. The additional guidance in the Dulwich SPD is not considered to lead to any negative cumulative or synergistic impacts. The sustainability appraisal process has highlighted a small number of negative secondary impacts that will need to be mitigated against as development proposals come forward. The impacts of the additional guidance will be kept under review via monitoring the delivery of the SPD and individual planning applications in Dulwich. Where any negative cumulative impacts are identified through this process, amendments may be proposed to the existing guidance in the SPD or further guidance drafted.

8.7. Proposed mitigation

- 8.7.1. Where the SA identified potential shortcomings of particular policies, mitigation measures are proposed to help off-set the negative impacts. The proposed guidance on basement development gives rise to potential negative impacts; however, the guidance in the SPD is intended to mitigate negative impacts that can occur when basement development and excavation takes place. Through considering planning applications for basement developments alongside the criteria in the SPD, we should have a framework for securing more sustainable development in Dulwich, than if we did not have this guidance. Ultimately, the potential impacts on soil, land stability, flooding and local character will need to be considered in detail as part of the consideration of planning applications as part of the development management process. Where necessary, further detail on mitigation measures for all of the additional guidance is included in the individual appraisals in Appendix 6.
- 8.7.2. Many of these mitigation measures are policy requirements in either the Core Strategy or Supplementary Planning Documents (SPD). For example, Core Strategy policy 13 sets out the Council's targets for development to minimise their impacts upon climate change, highlighting particular mitigation measures that should be employed as part of developments. The Sustainable Design and Construction SPD (SPDs) contains further advice on the issue.
- 8.7.3. Similarly, other policies in our adopted planning documents will contain guidance that aims to mitigate potential negative impacts of development. For example, further detail on managing the trip generation and traffic arising from new development is provided in the Sustainable Transport SPD, whilst the Residential Design Standards SPD sets out a range of guidance to minimise negative impacts in new residential developments.

8.8. Uncertainties and risks

- 8.8.1. The conclusions that were reached by undertaking the SA were a result of qualitative (i.e. subjective) judgement by planning professionals within the Council. Where possible, the quantitative impacts of the additional guidance in the SPD will be considered in the Authority's Monitoring Report.
- 8.8.2. In addition, predicting the outcome of a potentially complex mix of social, economic and environmental factors is an inherently difficult task to undertake, and can only be undertaken on the basis of the background data that is available. Consequently, there may be some questions about the way some policies were ranked against particular sustainability objectives. However, whilst some individual rankings may possibly be challenged at this level, it is the overall performance of a policy against the Sustainability Framework taken as a whole that is the most important element to consider.

9. Implementation

9.1. Next steps in the preparation of the SPD

SA PRODUCTION STAGE	TIMETABLE
Adoption of the SPD and publication of the final sustainability appraisal report.	July 2013

9.2. How will the SPD be implemented?

9.2.1. The SPD sets out the vision for the type of place Dulwich should be in the future and sets out additional guidance that will shape development proposals and inform planning applications over the next 15 years. Ultimately, the additional guidance in the SPD will be delivered through the Council's development management team when they make recommendations on planning applications in the Dulwich area.

9.2.2. Our Statement of Community Involvement (SCI) sets out how and when the community will be involved in preparing planning policy documents and in making decisions on planning applications. The SCI was developed by working with many local people, businesses, voluntary and community organisations, councillors and statutory organisations. The SCI includes: information on different consultation methods; how to overcome barriers to involve different groups and; the consultation process for both planning policy documents and planning applications. Involving the community at the earliest stage possible in the planning process helps to implement development that is wanted and needed by the community

Details about consultation events that have taken place to underpin the development of the Dulwich SPD can be found in the interim Consultation Report.

9.2.3. We will continue to work in partnership with infrastructure providers, including both internal council departments and external agencies, and with the local community throughout the preparation of the SPD to identify infrastructure required to facilitate the development set out in the plan. Once adopted, these conversations will continue so that we are able to identify the types of new and improved infrastructure that is required in Dulwich over time.

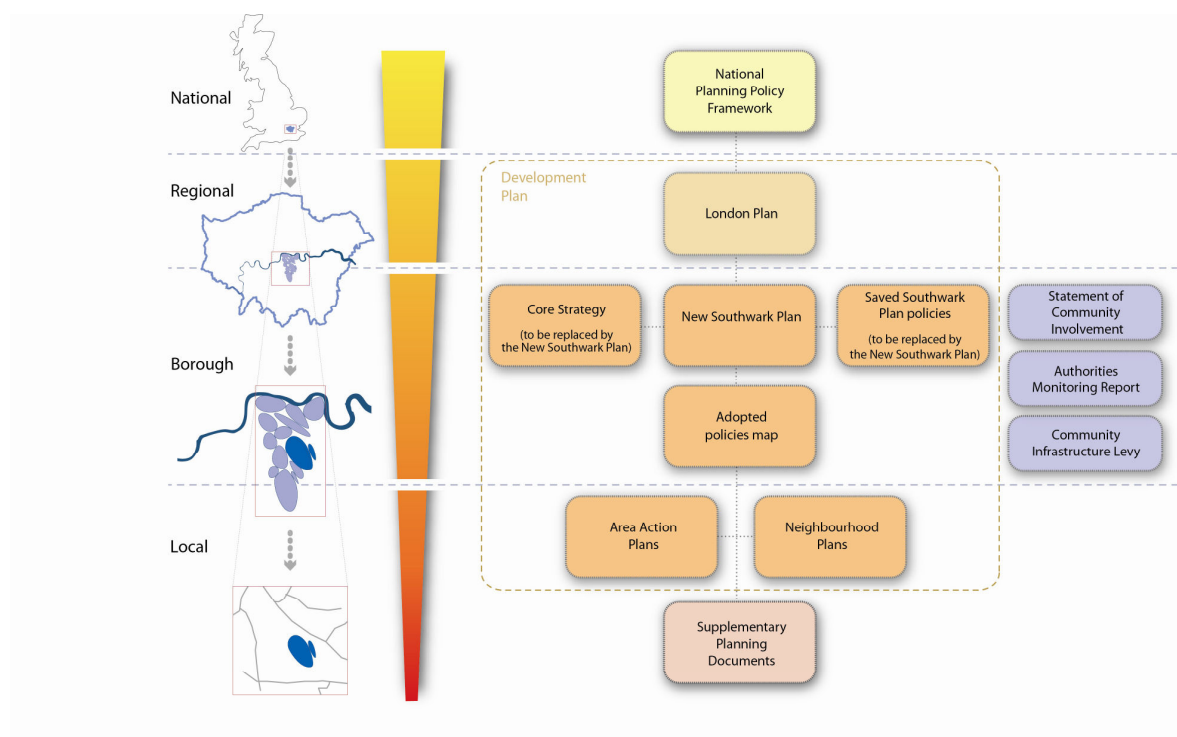
9.2.4. We will use s106 planning obligations and Community Infrastructure Levy (CIL) to ensure that infrastructure needed to support development is provided. Planning obligations will only be required where in accordance with the rules that are set out in current legislation. We have an approved s106 Planning Obligations supplementary planning document (2007) which explains our policies in more detail and sets out a series of standard charges to be applied to new development to help deliver new and improved infrastructure. We are currently preparing our CIL charging schedule and we plan to adopt this in 2014. We will also prepare an updated S106 SPD in 2014. Rather than negotiating improvements to local infrastructure as part of the process of determining a planning application, the CIL will be a standard charge that is applied to new development as a cost per square metre and will be used to fund new and improved infrastructure, such as transport improvements, schools, open spaces and health facilities.

9.3. Links to other tiers of plans, programmes and other guidance

9.3.1. The Dulwich SPD will be one of a set of planning documents that collectively guide future development in the borough and are used to determine planning applications. The development plan in Southwark comprises the Core Strategy, saved Southwark Plan, several Area Action Plans for specific areas and also the London Plan. These documents are supported by a number of supplementary planning documents that focus on particular

issues, such as residential design or sustainable transport, or on particular areas, such as Elephant and Castle, Dulwich or Camberwell.

- 9.3.2. There are also several specialist documents, such as the Local Development Scheme, which sets out our timetable for producing new planning documents, the Statement of Community Involvement, which sets out how we engage with residents, businesses and other organisations as part of the preparation of new planning policy, and the Authority's Monitoring Report, which monitors policy delivery and whether we are meeting our targets.
- 9.3.3. In 2013 we will start work on the New Southwark Plan, which will effectively combine and replace the Core Strategy and saved Southwark Plan. This relationship is set out below and further information is available on our website: www.southwark.gov.uk/planningpolicy
- 9.3.4. It should be noted that local planning policy is produced in line with national planning guidance set out in the National Planning Policy Framework (NPPF) and, in the case of London, regional guidance in the form of the Mayor's London Plan. This guidance indicates the broad principles that local policy should adopt. For example, the need to provide further housing as established in guidance means that it would not be possible to have an option of no further housing provision across the borough.



9.4. Proposals for monitoring

- 9.4.1. It is important that the SPD is monitored to keep track of whether it is working in the way it should. This report has identified indicators that should be used to monitor the SPD. The most appropriate way to monitor the SPD is through the Authority's Monitoring Report (AMR). The AMR monitors the type of development that is occurring as a result of all of the council's planning policies and guidance and what effects this development is having in terms of sustainability. Where new indicators have been identified, through the SA process, these will be added to the AMR.
- 9.4.2. We have conducted a thorough review of our monitoring indicators in 2012 to ensure that future AMRs are consistent with the latest guidance, are logical, clear and concise, yet adequately reflect policy delivery, setting out areas where we are performing well and areas that could be improved.

APPENDIX 1

Legal and policy background for sustainability appraisal and development plan documents

Strategic Environment Assessment and Sustainability Appraisal

The Dulwich SPD falls within the definition of a plan or programme under European Directive 2001/42 (the SEA Directive). As it is likely to have significant environmental effects, it must undergo a Strategic Environmental Assessment (SEA), as part of the sustainability appraisal process.

It should be noted that all of the additional guidance in the Dulwich SPD flows from the Core Strategy policies, which themselves have been subject to a comprehensive sustainability appraisal that incorporated an SEA.

The SEA Directive is transposed (made) into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004. Guidance on the implementation of the 2004 Regulation and the Planning and Compulsory Purchase Act 2004 is set out in the Office of the Deputy Prime Minister's (ODPM) Practical Guide to the SEA Directive (September 2005) and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005) respectively.

These guidance documents set out a similar methodology to be used in the preparation of both SAs and SEAs. The government guidance on SA incorporates the requirements of the SEA Directive within the SA process. In the case of the Dulwich SPD, all reference to SA should be understood as referring to both the SA and SEA process. The components of the SA and its relationship to the information required within the SEA report is set out below.

Components of the SA Report which make up the Environmental Report for the purposes of the Strategic Environmental Assessment

Information Required in Environment Report		Section in SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I)		The SA report
a	An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plan and programmes	Sections 1, 3 and 4 Appendix 2
b	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sections 4 and 5
c	The environmental characteristics of areas likely to be significantly affected	Sections 4 and 5
d	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4
e	The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 4 Appendix 3
f	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Sections 7 and 8 Appendix 6
g	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Sections 8 and 9
h	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 6, 7 and 8 Appendix 6
i	A description of measures envisaged concerning monitoring in accordance with Article 10	Sections 2 and 9
j	A non-technical summary of the information provided under the above headings.	Non-technical summary

	The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	Sections 2, 3 and 9
	Consultation: - authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). - authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). - other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	Section 2 Appendix 2
	Taking the environmental report and the results of the consultations into account in decision-making (Art. 8) Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed: - the plan or programme as adopted; - a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and - the measures decided concerning monitoring (Art. 9 and 10)	Section 9
	Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Section 9
	Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA checklist Directive (Art. 12).	The Quality Assurance Checklist has been followed

APPENDIX 2

Relevant plans and policies

International

Policy or Plan	Summary of objectives and targets
Kyoto Protocol to the United Nations Framework convention on climate change (1997)	• Limit the emissions of 6 greenhouse gases including: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride. • Reduce greenhouse gas emissions by 5% of 1990 levels by 2008-12. • UK has an agreement to reduce emissions by 12.5% below 1990 levels by 2008/12 and a national goal to a 20% reduction in CO2 emissions below 1990 levels by 2010.
Johannesburg Declaration on Sustainable development	• Promote the integration of the three components of sustainable development — economic development, social development and environmental protection — as interdependent and mutually reinforcing pillars. • Poverty eradication, changing unsustainable patterns of production and consumption and protecting and managing the natural resource base of economic and social development are overarching objectives of, and essential requirements for, sustainable development.

European

Policy or Plan	Summary of objectives and targets
EU Biodiversity Strategy (1998)	This strategy lays down a general framework for developing community policies and instruments to fulfil the community's obligations under the Rio de Janeiro Convention on Biological Diversity. It is developed around four major themes, with specific objectives being determined and implemented for each by means of action plans.
EU Biodiversity Action Plan (2006)	The EU Biodiversity Action Plan addresses the challenge of integrating biodiversity concerns into other policy sectors in a unified way. It specifies a comprehensive plan of priority actions and outlines the responsibility of community institutions and Member States in relation to each. It also contains indicators to monitor progress and a timetable for evaluations. The European Commission has undertaken to provide annual reporting on progress in delivery of the Biodiversity Action Plan.
European Landscape Convention (ratified by the UK Government in 2006)	The European Landscape Convention (ELC) is the first international convention to focus specifically on landscape, and is dedicated exclusively to the protection, management and planning of all landscapes in Europe. The ELC was signed by the UK government on 24 February 2006, ratified on the 21 November 2006, and became binding on 1 March 2007. The convention highlights the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies
EU Sixth Environment Action Plan (Sustainable Development Strategy) (2002)	The Sixth EAP identifies four priority areas: • Climate change • Nature and biodiversity • Environment and health • Natural resources and waste The Sixth EAP promotes full integration of environmental protection requirements into all community policies and actions and provides the environmental component of the community's strategy for sustainable development. The link is made between environment and European objectives for growth, competitiveness and employment
European Spatial Development Perspective Report (1999)	• Limit climate change and increase the use of clean energy • Address threats to public health • Manage natural resources more responsibly • Improve the transport system and land use management • Combat poverty and social exclusion and deal with the economic and social implications of ageing society
EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)	The overall aim of the EU Sustainable Development Strategy is to identify and develop action to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently,

	able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion
EU Directives	
Air Quality Framework (EU Directive 96/62/EC and daughter directives (99/30/EC), (2000/69/EC), (2002/3/EC)	Objective is to improve air quality through out Europe by monitoring certain pollutants and set alert thresholds for specific pollutants. The Framework Directive was followed by daughter directives, which set the numerical limit values, or in the case of ozone, target values for each of the identified pollutants. The daughter directives are to harmonise monitoring strategies, measuring methods, calibration and quality assessment methods to arrive at comparable measurements throughout the EU and to provide for good public information
Assessment of the Effects of Certain Public and Private Projects on the Environment (EIA Directive 85/337/EEC)	The Environmental Impact Assessment Directive (EIA) (85/337/EEC) has been in force since 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II. All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, the national authorities have to decide whether an EIA is needed. This is done by the "screening procedure", which determines the effects of projects on the basis of thresholds/criteria or a case by case examination.
Assessment and Management of Environmental Noise (END Directive 2002/49/EC)	The Environmental Noise Directive or END concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources. The Directive requires: • the determination of exposure to environmental noise, through noise mapping • provision of information on environmental noise and its effects on the public • adoption of action plans, based upon noise mapping results, which should be designed to manage noise issues and effects, including noise reduction if necessary • preservation by the member states of environmental noise quality where it is good. The Directive requires mapping and action planning in relation to noise from major roads, major railways, major airports and in agglomerations (large urban areas).
Conservation on Natural Habitats and of Wild Fauna and Flora (Directive 92/43/EEC)	• Conserve fauna and flora and natural habitats of EU importance. • Establish a network of protected areas to maintain both the distribution and abundance of threatened species and habitats
Conservation of Wild Birds (Directive 79/409/EEC)	The long term protection and conservation of all bird species naturally living in the wild within the European territory of the Member States (except Greenland).
Energy Performance of Buildings (EU Directive 2002/91/EC)	The objective of this Directive is to promote the improvement of the energy performance of buildings within the Community, taking into account outdoor climatic and local conditions, as well as indoor climate requirements and cost effectiveness considering: This Directive lays down requirements as regards : (a) the general framework for the energy performance of buildings; (b) the application of minimum requirements on the energy performance of new buildings; (c) the application of minimum requirements on the energy performance of large existing buildings that are subject to major renovation; (d) energy certification of buildings; and

	(e) regular inspection of boilers and of air-conditioning systems in buildings and in addition an assessment of the heating installations in which boilers are more than 15 years old.
Floods Directive (EU Directive 2007/60/EC)	This Directive requires Member States to assess if all water course and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.
Groundwater Directive (EU Directive 2006/118/EC)	This Directive establishes specific measures as provided for in Article 17(1) and (2) of Directive 2000/60/EC in order to prevent and control groundwater pollution. These measures include in particular: (a) criteria for the assessment of good groundwater chemical status; and (b) criteria for the identification and reversal of significant and sustained upward trends and for the definition of starting points for trend reversals. This Directive also complements the provisions preventing or limiting inputs of pollutants into groundwater already contained in Directive 2000/60/EC, and aims to prevent the deterioration of the status of all bodies of groundwater.
Landfill Directive 1999/31/EC	The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills. The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.
Promotion of the use of Biofuels or other Renewable Fuels for Transport (EU Directive 2003/30/EC)	Objective to promote the use of bio-fuels or other renewable fuels to replace diesel or petrol for transport purposes in each Member State, with a view to contributing to objectives such as meeting climate change commitments, environmentally friendly security of supply and promoting renewable energy sources
Renewable Energy (EU Directive 2009/28/EC)	The Directive on renewable energy sets ambitious targets for all Member States, such that the EU will reach a 20% share of energy from renewable sources by 2020 and a 10% share of energy specifically in the transport sector. It also improves the legal framework for promoting renewable electricity, requires national action plans that establish pathways for the development of renewable energy sources including bioenergy, creates cooperation mechanisms to help achieve the targets cost effectively and establishes the sustainability criteria for biofuels.
Strategic Environmental Assessment (SEA Directive 2001/42/EC)	Requires the formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. The focus of SEA is environmental effects.
Urban Waste Water Directive (91/271/EEC)	The Council Directive 91/271/EEC concerning urban waste-water treatment was adopted on 21 May 1991. Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors (see Annex III of the Directive) and concerns the collection, treatment and discharge of Domestic waste water, Mixture of waste water and Waste water from certain industrial sectors (see Annex III of the Directive)
Waste Framework Directive 75/442/EEC	To set up a system for the co-ordinated management of waste within the European Community in order to limit waste production. Member states must promote the prevention, recycling and conversion of wastes with a view to their reuse.
Water Framework Directive (EU Directive 2000/60/EC)	- The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater - All inland and coastal waters to reach good ecological status by 2015.

	Indicates the importance of applying and developing SUDS policy.

National

Policy or Plan Regulations	Summary of objectives and targets
Air Quality Standards Regulations (2010)	These Regulations replace the Air Quality Standards Regulations 2007 implement the following Directives: Directive 2008/50/EC on ambient air quality and cleaner air for Europe (this Directive replaces Council Directive 96/62/EC on ambient air quality assessment and management, Council Directive 1999/30 EC relating to limits for sulphur dioxide, nitrogen dioxide, oxides of nitrogen, particulate matter and lead in ambient air, Council Directive 2000/69/EC relating to limit values for benzene and carbon monoxide in ambient air, Council directive 2002/3/EC relating to ozone in ambient air.) Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.
Building Regulations: England and Wales (Part L – Conservation of Fuel and Power, 2010) and (Part G Sanitation, hot water safety and water efficiency, 2010)	Part L – Conservation of fuel and power The legal framework and Approved Documents for Part L (Conservation of fuel and power) were last revised by amendments that came into effect on 1 Oct 2010. Part G (Sanitation, hot water safety and water efficiency) This section covers the technical guidance contained in Part G (Approved Document G) of schedule 1 of the Building Regulations. It covers the requirements with respect to Sanitation, hot water safety and water efficiency.
Community Infrastructure Levy (England) Regulations 2010	The Community Infrastructure Levy (the levy) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.
Community Infrastructure Levy (amended) Regulations 2011	Amendments include allowing councils to set their own flexible payment deadlines and offer developers the option to pay the Community Infrastructure Levy by instalments, and removing the £50,000 minimum threshold for payments in kind, so charging authorities can accept a payment in kind in respect of any liability payable to them. Other amendments reduce administrative burdens on councils and developers, and make minor changes to clarify and correct the operation of the regulations.
Climate Change Act (2008)	The Climate Change Act creates a new approach to managing and responding to climate change in the UK, by: - setting ambitious, legally binding targets - raking powers to help meet those targets - strengthening the institutional framework - enhancing the UK's ability to adapt to the impact of climate change - establishing clear and regular accountability to the UK Parliament and to the devolved legislatures

Energy Act 2011	The Energy Act provides for some of the key elements of the Coalition's Programme for Government and its first Annual Energy Statement. It is a first step in our legislative programme, and further legislation has been sought to implement, for example, the findings of the Electricity Market Reform Programme. The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to our framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.
Energy Act 2008	The Energy Act 2008 updates energy legislation to: • reflect the availability of new technologies and emerging renewable technologies • correspond with the UK's changing requirements for secure energy supply • protect our environment and the tax payer as the energy market changes
Environmental Assessment of Plans and Programmes regulations 2004	Provides the regulations for the implementation of the Strategic Environmental Assessment Directive (EU/2001/42/EC) for certain plans and programmes that are likely to have significant environmental impacts
Environmental Noise (England) Regulations 2006 (as amended)	The regulations transpose the EU Directive 2002/49/EC that relates to the assessment and management of environmental noise.
Equality Act 2010	This act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies. This makes the law easier for people to understand and comply with. The act also strengthened protection in some situations. The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are: Age Disability gender reassignment marriage and civil partnership pregnancy and maternity race religion or belief sex sexual orientation
Flood Water Management Act 2010	This Act provides a more comprehensive management of flood risk for people, homes and businesses, protects water supplies to the consumer and helps safeguard community groups from unaffordable rises in surface water drainage charges. The Act introduces into law the concept of flood risk management rather than 'flood defence' and provides the framework for delivery of flood and coastal erosion risk management through national and local risk strategies. The Act establishes a SuDS approving body (SAB). The SAB will have responsibility for the approval of proposed drainage systems in new developments and redevelopments (in accordance with National Standards for Sustainable Drainage). The Act requires Lead Local Flood Authorities (LLFA's) to maintain a register and record important flood risk management strategies and to investigate flooding to determine which authority has responsibility.
Local Government Act 2000	This act received Royal Assent in July 2000 and is made up of three parts:

	- Part I introduces a new power for local authorities to promote the economic, social or environmental wellbeing of an area. - Part II requires that all local authorities move away from the traditional committee style of decision making in which all members had a formal decision-making role, to one of four executive models. These are: leader or cabinet, mayor or cabinet, mayor or council manager, or alternative arrangements. - Part III introduces a new ethical framework for councils, including a requirement to adopt a code of conduct for members and implement a standards committee. The general functions of the standards committee are to promote and maintain high standards of conduct within the local authority, and to assist members of the authority to observe the code of conduct.
Local Government White Paper: Strong and Prosperous Communities (2009)	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.
Localism Act 2011	An Act to make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.
Natural Environment and Rural Communities Act (2006)	The Natural Environment and Rural Communities Act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering Government policy. The Act was published by Parliament and is accompanied by a set of explanatory notes, a Regulatory Impact Assessment and a policy statement.
Planning and Compulsory Purchase Act (2004)	The Act received Royal Assent on 13 May 2004 and the provisions of the Act were introduced through a series of Commencement Orders and Regulations. The Act strengthened the focus on sustainability, transparency, flexibility and speed. The aim of the Act is to give effect to the Government's policy on the reform of the planning system, the principal features of which are set out in the policy statement Sustainable communities: Delivering through planning which was published on 23 July 2002.
Planning and Energy Act (2008)	This Act allows local councils to set targets in their areas for on-site renewable energy, on-site low carbon electricity and energy efficiency standards in addition to national requirements. It requires developers to source at least 10% of any new building's energy from renewable sources.
Planning Act (2008)	The Planning Act 2008 was granted Royal Assent on 26 November 2008. The Act introduced a new stream-lined system for decisions on applications to build nationally significant infrastructure projects (NSIPs) in England and Wales, alongside further reforms to the town and country planning system and the introduction of a Community Infrastructure Levy (CIL).
Sustainable Communities Act 2007	The Sustainable Communities Act 2007 provides local authorities and local communities with the opportunity to ask central government to devolve more power to them in order to improve the sustainability of their local area.
Sustainable Communities Act (amendment) 2010	This amendment improves the process to allow communities a greater say in how their proposed changes can happen
Town and Country Planning Act (1990)	The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales

The Town and Country Planning (Environmental Impact Assessment) Regulations 2010	The regulations consolidate and update the 1999 Environmental Impact Assessment Regulations, as amended, and explains amendments for screening changes and extensions. It also explains the requirement for the competent authority to provide reasons for screening decisions.
The Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008	These Regulations amend the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1991 so that they apply to applications for subsequent approval of matters under conditions attached to planning permissions.
The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999	These regulations outline the procedure for considering environmental impact when deterring planning permission applications.
The Town and Country Planning (Environmental Assessment and Permitted Development) Regulations 1995	These Regulations are concerned with the further implementation in England and Wales of Council Directive 85/337/EEC.
The Town and Country Planning (Development Management Procedure (England) Order 2010 (amended)	Replaces the General Development Procedure Order (GDPO) and sets out the procedural framework covering the planning application process.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010	This order amends the GPDO 1995 to expand the scope of non-domestic permitted development and amend the procedure by which local authorities make Article 4 Directions. It also gives permitted development rights for buildings used as small scale houses in multiple occupation shared by three to six people, to use as dwelling houses, so that specific planning permission is not required.
The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008	This order provides permitted development rights for the installation of specified types of microgeneration equipment including solar PV and solar thermal equipment on or within the curtilage of dwelling houses subject to certain criteria.
The Town and Country Planning (General Permitted Development) Order 1995	The main purpose of this Order is to grant planning permission for certain classes of development without any requirement for an application to be made under Part III of the Town and Country Planning Act 1990.
The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations replaced the Town and Country Planning (Local Development) (England) Regulations and set out procedural guidance on the steps that Local Authorities should take when preparing new planning documents. In particular they set out guidance on the Duty to Cooperate (as set out in the Localism Act 2011) including the range of 'prescribed bodies' that should be engaged with on an ongoing basis as new guidance is produced.

The Town and Country Planning (Major Infrastructure Project Inquiries Procedure) (England) Rules 2005	These rules outline the procedures to be followed for local inquiries into 1) applications for planning permission or 2) the approval of local planning authorities for major developments deemed to have national or regional importance.
The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992	This Regulation gives further detail to the procedure for appeals against enforced planning obligations.
The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010	This amendment introduces a definition of houses in multiple occupation into the Use Classes Order.
The Town and Country Planning (Use Classes) Order	This Order revokes and replaces the Town and Country Planning Order 1972 as amended by the Town and Country Planning Order 1983.
National Planning Policy	
National Planning Policy Framework (2012)	The Government has produced a simple national planning policy framework setting out their priorities for the planning system in England in a single, concise document covering all major forms of development proposals handled by local authorities. All the national planning policies set out in PPSs, MPSS, PPGs and MPGs, have been superseded by the NPPF. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
Planning Circulars	
Planning Circular 05/10 Changes to Planning Regulations for Dwelling Houses and Houses in Multiple Occupation (2010)	This circular gives guidance on the planning regulations for dwelling houses and houses in multiple occupation. SI 2010/653 amends the UCO in relation to residential properties. It effectively splits the old C3: Dwellinghouses class into two classes C3: Dwellinghouses and C4: Houses in multiple occupation.
Planning Circular 07/09 Protection of World Heritage Sites (2009)	This circular replaces and expands on the guidance in paragraphs 2.22-2.23 and 6.35-6.37 of <i>Planning Policy Guidance 15: Planning and the Historic Environment</i> (PPG15). It gives advice on the level of protection and management needed for World Heritage Sites, and draws attention to recent legislative measures designed to enhance the protection of these sites.
Planning Circular 04/07 Planning for Travelling Show people	This circular provides updated guidance on planning aspects for travelling show people and how local authorities and travelling show people can work together to achieve that aim. The policies in this circular apply throughout England.
Planning Circular 02/07 Planning for the Strategic Road Network	This circular explains how the Highways Agency (the Agency), on behalf of the Secretary of State for Transport, will participate in all stages of the planning process with Government Offices, regional and local planning authorities, local highway/transport authorities, public transport providers

	and developers to ensure national and regional aims and objectives can be aligned and met.
Planning Circular 01/06 (ODPM) Planning for Gypsy and Traveller Caravan Sites (2006)	This circular provides updated guidance on the planning aspects of finding sites for Gypsies and Travelers and how local authorities and Gypsies and Travelers can work together to achieve that aim
Government Strategies	
Air Quality Strategy (2007)	The Strategy: sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives.
Biodiversity – The UK Action Plan (1994)	The Action Plan is the UK Government's response to the Convention on Biological Diversity (CBD) signed in 1992. It describes the UK's biological resources and commits a detailed plan for the protection of these resources. The first lists of Priority Species and Habitats were published by Government in 1995 as part of the UK Biodiversity Action Plan (UK BAP). They included over 300 species of which 11 were butterflies and 53 were moths.
Code for Sustainable Homes: Setting the standard in sustainability for new homes (2008)	The Code for Sustainable Homes (the Code) was introduced to improve the overall sustainability of new homes by setting a single national standard within which the home building industry can design and construct homes to higher environmental standards and offers a tool for developers to differentiate themselves within the market. The Code also gives new homebuyers better information about the environmental impact of their new home and its potential running costs.
Conserving Biodiversity – the UK approach (DEFRA 2007)	This statement has been prepared by the UK Biodiversity Standing Committee ¹ on behalf of the UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.
Department of Health Public Health Strategy – healthy lives, healthy people (July 2011)	This policy statement sets out the progress the government has made in developing the new public health system. In doing so the paper sets out how the government expect the reformed public health system to work including: • clarifying the role of local authorities and the Director of Public Health in health improvement, health protection and population healthcare; • proposals for who is responsible for commissioning the different public health services; • the mandatory services local authorities will be required to provide; • the grant conditions we expect to place on the local authority public health grant; • establishing Public Health England as an Executive Agency to provide greater operational independence within a structure that is clearly accountable to the Secretary of State for Health; • clear principles for emergency preparedness, resilience and response.
Departments of Health and Transport- Active Travel Strategy 2010	The Department of Health and Department for Transport jointly published a new Active Travel Strategy. The strategy highlights plans to put walking and cycling at the heart of local transport and public health strategies over the next decade. The guiding principles for the strategy are that walking and cycling should be everyday ways of getting around – not just for their own sake but also because of what they can do to improve public health,

	tackle congestion, reduce carbon emissions and improve the local environment
Heat and Energy Saving Strategy (2009) (Draft)	The Heat and Energy Saving Strategy will help formulate a successful strategy for national and local government to help people individually and as a part of their community, to heat and power their homes and businesses.
Healthy Weight Healthy Lives: A Cross Government Strategy for England (2008)	This cross-government strategy is the first step in a sustained programme to support people to maintain a healthy weight. It will be followed by a public annual report that assesses progress, looks at the latest evidence and trends, and makes recommendations for further action.
National Institute for Health and Clinical Excellence (NICE): Prevention of Cardiovascular disease at the population level	The guidance is for government, the NHS, local authorities, industry and all those whose actions influence the population's cardiovascular health (that is, can help keep people's hearts healthy and prevent strokes). The guidance comprises two sets of recommendations aimed at national policy makers and local practitioners respectively. Recommendations 1 to 12 outline a national framework for action. They break new ground for NICE by focusing on legislative, regulatory and voluntary changes – including further development of existing policies. Topics covered include: • How to reduce the nation's consumption of salt, saturated fats and trans fats • How to ensure food marketing and promotions aimed at children and young people do not encourage them to consume high levels of salt, saturated fats and trans fats • Commercial interests • Food product labelling • The European Union's common agricultural policy • Public sector catering guidelines • Advice on take-aways and other food outlets.
National Institute for Health and Clinical Excellence (NICE): Preventing unintentional injuries among children and young people aged under 15: road design and modification	This is one of three pieces of NICE guidance published in November 2010 on how to prevent unintentional injuries among under-15s. A second publication covers unintentional injuries in the home and a third covers strategies, regulation, enforcement, surveillance and workforce development. The guidance covers 20 mph limits, 20mph zones and engineering measures to reduce speed or make routes safer. The recommendations include advice on: • How health professionals and local highways authorities can coordinate work to make the road environment safer. • Introducing engineering measures to reduce vehicle speeds, in line with Department for Transport guidance. • Making routes commonly used by children and young people safer. This includes routes to schools and parks.
National Institute for Health and Clinical Excellence (NICE): Promoting physical activity: active play and sport for pre-school and school-age children and young people in family, pre-school, school and community settings	This guidance is for all those who are involved in promoting physical activity among children and young people, including parents and carers. The NICE recommendations give advice on: • how to promote the benefits of physical activity and encourage participation • high level strategic planning • the importance of consultation with children and young people and how to set about it • planning and providing spaces, facilities and opportunities • training people to run programmes and activities • how to promote physically active travel such as cycling and walking.
National Institute for Health and	This guidance offers the first evidence-based recommendations on how to improve the physical environment to encourage physical activity. It is for

Clinical Excellence (NICE): Promotion and creation of physical environments that support increased levels of physical activity	NHS and other professionals who have responsibility for the built or natural environment. This includes local transport authorities, transport planners, those working in local authorities and the education, community, voluntary and private sectors. The seven recommendations cover strategy, policy and plans, transport, public open spaces, buildings and schools. They include: • Ensure planning applications for new developments always prioritise the need for people (including those whose mobility is impaired) to be physically active as a routine part of their daily life. • Ensure pedestrians, cyclists and users of other modes of transport that involve physical activity are given the highest priority when developing or maintaining streets and roads. • Plan and provide a comprehensive network of routes for walking, cycling and using other modes of transport involving physical activity.
Natural England's – England Biodiversity (2002)	England Biodiversity Strategy was published in 2002. It brings together England's key contributions to achieving the 2010 target to halt biodiversity loss. It also seeks to make biodiversity part of mainstream thinking and emphasises that healthy, thriving and diverse ecosystems are essential to everybody's quality of life and wellbeing. The Strategy has five themes: • Protecting the best wildlife sites. • Promoting the recovery of declining species and habitats. • Embedding biodiversity in all sectors of policy and decision making. • Enthusiasing people • Developing the evidence base. An important aim of the strategy is to deliver the UK Biodiversity Action Plan in England, and a measure of success of conserving England's biodiversity is how the status of priority species and habitats is changing
Noise Policy Statement for England (DEFRA 2010)	This statement sets out the long term vision of Government noise policy, which is to promote good health and a good quality of life through the management of noise within the context of Government policy on sustainable development. The policy seeks to make explicit the implicit underlying principles and aims regarding noise management and control that are to be found in existing policy documents, legislation and guidance.
Planning for Growth (2011)	The Government's strategy that established the need for planning reforms in order to facilitate more sustainable economic growth and the creation of new jobs. The strategy asserts that local planning authorities should consider favourably development proposals that promote enterprise and facilitate housing, economic or other forms of sustainable development.
Strategic Review of Health Inequalities in England Post 2010 (The Marmot Review)	In November 2008, Professor Sir Michael Marmot was asked by the Secretary of State for Health to chair an independent review to propose the most effective evidence-based strategies for reducing health inequalities in England from 2010. The strategy will include policies and interventions that address the social determinants of health inequalities. The Review had four tasks 1 Identify, for the health inequalities challenge facing England, the evidence most relevant to underpinning future policy and action 2 Show how this evidence could be translated into practice 3 Advise on possible objectives and measures, building on the experience of the current PSA target on infant mortality and life expectancy 4 Publish a report of the Review's work that will contribute to the development of a post- 2010 health inequalities strategy

Sustainable Construction Strategy (2008)	This Strategy is aimed at providing clarity around the existing policy framework and signalling the future direction of Government policy. It aims to realise the shared vision of sustainable construction by: • Providing clarity to business on the Government's position by bringing together diverse regulations and initiatives relating to sustainability; • Setting and committing to higher standards to help achieve sustainability in specific areas; • Making specific commitments by industry and Government to take the sustainable construction agenda forward
UK Climate Change Programme (2006)	This Climate Change Programme seeks to ensure that the UK can make real progress by 2020 towards the long-term goal to reduce carbon dioxide emissions by 60 percent by 2050. The package of existing and new policy measures in the Programme are projected to reduce carbon dioxide emissions to 15-18 per cent below 1990 levels – the new measures saving 12 million tonnes of carbon by 2010.
UK Low Carbon Transition Plan (2009)	The low carbon transition plan sets out how the government is to meet its binding carbon budget – an 18% cut in emissions on 2008 levels by 2020 (34% on 1990 levels). It also allocated individual carbon budgets for the major UK government departments, which are expected to produce their own plans.
UK Renewable Energy Strategy (2009)	The Renewable Energy Strategy sets a path towards increasing UK generation of renewable projects. It sets out the actions the Government are taking to ensure the targets of producing 15% of UK energy needs from renewable energy sources by 2020 are met. To achieve this the strategy calls for; • 30% of electricity supply to come from renewable sources, including 2% from micro-generation • 12% of heat supply to come from renewable sources • 10% of transport supply from renewable sources
UK Sustainable Procurement Action Plan (2007)	The Government launched a package of actions to deliver the step change needed to ensure that supply chains and public services will be increasingly low carbon, low waste and water efficient, respect biodiversity and deliver wider sustainable development goals. The Action Plan puts in place clear lines of accountabilities and reporting, and develops plans to raise the standards and status of procurement practice in Government which will strengthen delivery of these targets.
Water Strategy - Future Water: The Government's Water Strategy for England (2008)	The overarching aim of the Water Strategy is to improve standards of service and quality, through sustainable water management, whilst achieving a balance between environmental impacts, water quality of surface and ground waters, supply and demand, and social and economic effects. The intermediate outcomes are: • No deterioration in water quality in the environment, aiming for improvement to good ecological status by 2015, and improved biodiversity and ecology with increased value from sustainable recreation • Climate change mitigation and adaptation • Sustainable use of water resources with no essential supply interruptions during drought • High levels of drinking water quality • Fair, affordable and cost-reflective charges
Waste Strategy (2007)	This new strategy builds on Waste Strategy 2000 (WS2000) and the progress since then but aims for greater ambition by addressing the key challenges for the future through additional steps. The Government's key objectives are to: • decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;

	• meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020; • increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste; • secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and • get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.
Guidance and Other Reference Documents	
A Practical Guide to the Strategic Environmental Assessment Directive (2005)	Practical guidance, published in September 2005, on applying European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".
By Design – Urban design in the planning system: towards better practice. DETR / CABE (2000)	The aim of this guide is to promote high standards in urban design. The central message is that careful assessments of places, well-drafted policies, well-designed proposals, robust decision-making and a collaborative approach are needed if better places are to be created.
BREEAM (Building Research Establishment Environmental Assessment Method) (2008)	BREEAM addresses wide-ranging environmental and sustainability issues and enables developers and designers to prove the environmental credentials of their buildings. It uses a straightforward scoring system that is transparent, easy to understand and supported by evidence-based research; has a positive influence on the design, construction and management of buildings and sets and maintains a robust technical standard with rigorous quality assurance and certification
CABE: From Gray to Green (2009)	This document provides fresh ideas and evidence, showing how we could design and manage places in radically different ways
CABE: Sustainable Places	Sustainable Places gives expert advice on planning, designing and managing a sustainable place. It includes clear priorities for action alongside expert advice on effective leadership for your neighbourhood, town or city.
Department of Health: Next Step Review: High Quality Care for All (2008)	High Quality Care for All sets a new foundation for a health service that empowers staff and gives patients choice. It ensures that health care will be personalised and fair, include the most effective treatments within a safe system, and help patients to stay healthy.
Environment Agency - Creating a better place. Our corporate strategy (2010-2015)	This strategy sets out the Environment Agency's aims for the period to 2015 and describes the role they will play in being part of the solution to the environmental challenges society faces. It sets out how the EA will continue to review their priorities and ways of working to ensure value for money whilst creating a better place for people and the environment.
Environment Agency – Climate Change, adapting for tomorrow (2009)	This report shows how the Environment Agency are working, often in partnership with others, to help communities and businesses adapt, while still protecting the natural environment.
Environment Agency – Building a better environment. A guide for developers (2006)	This guide provides advice on making sure development contributes to the long-term environmental quality of our country. The guide gives practical advice on each of the environmental issues that may affect a site. This ranges from how you can reduce flood risk through to creating quality green space in your development. It gives pointers for building sustainable, cost-effective homes, helping create an environment in which people will really want to live. It also provides examples of sites where this good practice has already been applied.

Environment Agency State of Environment Report for Southwark (2010)	This report provides a snapshot of the environment in the London Borough of Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the boroughs and the health of their environment.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment. This includes historic buildings, areas and their setting; archaeology; historic parks and gardens; heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the areas local distinctiveness. The document is used when considering heritage values, how to assess their significance and manage successful change in the historic environment.
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice; it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
English Heritage, Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings (2011)	This guidance has been produced to help prevent conflicts between the requirements of Part L of the Building Regulations and the conservation of historic and traditionally constructed buildings. The following areas are covered in the guidance: • The background to the legislation and the need to reduce greenhouse gas emissions • An interpretation of the regulations themselves as applied to historic and traditionally constructed buildings • Understanding the buildings before carrying out upgrading works • Meeting the requirements of Part L • Advice on the thermal upgrading of various building elements The guidance supersedes English Heritage's previous publication Building Regulations and Historic Buildings an interim guidance note on the application of Part L (2004).
English Heritage, Climate Change and the Historic Environment (2008)	This statement sets out English Heritage's current thinking on the implications of climate change for the historic environment. It is aimed at all those involved in the scientific and technical aspects of climate change and those undertaking impact, risk and adaptation studies. English Heritage are currently in the process of revising this publication: • to reflect changes resulting from the NPPF and other Government initiatives • to incorporate new information, research and advice on Climate Change
English Heritage, Climate Change and Your Home website	Climate Change and Your Home is a website set up by English Heritage which aims to help owners of older and historic homes to understand more about their properties and ways of saving energy (www.climatechangeandyourhome.org.uk)

English Indices of Deprivation 2010	The Index of Multiple Deprivation 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
Guidance on Tall Buildings CABE and English Heritage (2007)	The aim is to 'ensure that tall buildings are properly planned'. The document is for use as a basis for assessment for specific local projects in local policy and guidance preparation. The most important issues are making sure that tall buildings of high architectural quality, that they have a positive impact on the environment and area, and that they are supported by services, transport etc.
Model Procedures for the Management of Contaminated Land- Environment Agency.	The Model Procedures for the Management of Land Contamination, CLR 11, have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination. The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
Natural England: A Natural Development (2009)	The Natural Development Project launched on 3 November 2009 to demonstrate how both large and small scale development can incorporate green infrastructure in practice. Natural England and key players in the development sector formed a partnership to understand how to value, design and create quality green infrastructure. The partnership aims to demonstrate how – at different scales and locations – the contribution of the natural environment in regeneration can move from that of traditional landscaping to one of providing vital spaces for people, wildlife, health, wellbeing, and climate change adaptation. The Natural Development project will provide a focus for our engagement with real sites and enable us to practically demonstrate positive planning with developers. It will work to highlight opportunities and overcome barriers to success and enable us sharing of best practice to support the mainstreaming of green infrastructure in development and regeneration. Over the coming months and years the project will collect and share: Case Studies, focusing on a range of sites – initially in the Thames Gateway, and widening out as the project progresses. Commentary on problems, opportunities, and issues for large and small scale developments. Technical information relating to our work with developers across the country.
English Heritage Conservation Principles: for the sustainable management of the historic environment (2008)	This document contains policies and guidance for the sustainable management of the historic environment.
English Heritage, Guidance on Environmental Assessment, Sustainability Appraisal and the Historic Environment (2010)	This guidance focuses on SEA/SA for development plans, building on existing Government advice, it is equally applicable to the preparation of SEAs for other types of documents, such as Local Transport Plans and Water Resource Management Plans.
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	impact on the environment and area, and that they are supported by services, transport etc. This Guidance provides information to help Lead Local Flood Authorities, which are County and Unitary Authorities to meet duties to prepare Preliminary Flood Risk Assessments, as required by the Flood Risk Regulations 2009 (the Flood Risk Regulations http://publications.environment-agency.gov.uk/pdf/GEHO0410BSLS-E-E.pdf)
Guidance on producing Preliminary Flood Risk Assessments	
Conservation Bulletin 47: Characterisation, English Heritage (2005)	A bulletin that explores the subject of characterisation and sets out some examples of studies of local character.
Understanding Place: Historic Area Assessments in a Planning and Development Context, English Heritage (2010)	Sets out guidance for undertaking Historic Area Assessments to inform plan making and development management.
Understanding Place Historic Area Assessments: Principles and Practice, English Heritage (2010)	Sets out guidance for how to undertake assessments for historic areas in order to produce a Historic Area Assessment.
Valuing Places: Good Practice in Conservation Areas, English Heritage (2011)	Sets out a series of exemplary case studies for managing change in the historic environment.
The Setting of Heritage Assets, English Heritage (2011)	Sets out guidance for managing change within the settings of heritage assets.
Seeing The History In The View: A Method For Assessing Heritage Significance Within Views, English Heritage (2011)	Sets out a method for understanding and assessing heritage significance of views.
Strategic Environmental Assessment and Climate Change: Guidance for Practitioners	This guidance suggests how climate change issues can be considered in SEA in England & Wales. The original guidance was launched in 2004, and this revised version has been updated in 2007 and complements advice set out in UK Practical Guide to the SEA Directive. The guidance provides practical guidance on ways SEA can consider climate change and should be applied to Waste Management Strategy. The guidance is available at: http://www.environment-agency.gov.uk/commondata/acrobat/seaccjune07_1797458.pdf
Understanding Place: Character and context in local planning,	Sets out case studies for how historic characterisation can be used to inform plan making and development management decisions.

English Heritage (2011)	
Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)	Sets out guidance for managing change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.
Good Practice for Local Listing Consultation Draft, English Heritage (2011)	Sets out best practice guidance for identifying buildings and structures suitable for local listing and for managing the list.
Guidance on Heritage Impact Assessments for Cultural World Heritage Properties, ICOMOS (2010)	Sets out guidance for producing Heritage Impact Assessments for World Heritage Sites in order to evaluate the impact of potential development on the Outstanding Universal Value. This may also provide a guide for assessing general impact of development on heritage assets and their settings.
The voluntary Code of Practice (CoP) (Definition of Waste: Development Industry Code of Practice)	Produced by industry it provides a framework for determining whether or not excavated material used in land development is waste. The CoP sets out good practice for the development industry to use when assessing: If materials are classified as waste or not; and determining when treated waste can cease to be waste for a particular use. It also describes an auditable system to demonstrate that the Code of Practice has been adhered to on a site by site basis. http://www.environment-agency.gov.uk/static/documents/Leisure/PS006.pdf http://www.nhbc.co.uk/Productsandservices/ConsultancyandTesting/LandQualityEndorsement/documents/filedownload,43703,en.pdf

Regional

Policy or Plan	Summary of objectives and targets
Air Quality	
Air Quality Strategy (2010)	This strategy sets out a framework for delivering improvements to London's air quality and includes measures aimed at reducing emissions from transport, homes, offices and new developments, as well as raising awareness of air quality issues. Over the last few years, a number of innovative measures have been introduced to help improve air quality in London. Nevertheless, air pollution remains a problem in the capital, as is clear from the fact that European Union targets for air quality standards that were intended to be met in 2004 and 2005 have still not been achieved.
The control of dust and emissions from construction and demolition - Best Practice Guidance (2006)	The GLA and London Councils have produced 'Best Practice Guidance' to control dust and emissions from construction and demolition. The Guidance will be used to inform the planning process within London boroughs; assisting developers in understanding the methods available to them and what London boroughs might expect. The Guidance will be reviewed regularly, in order to update new best practice in dust and emissions management.

Accessibility and Equity	
Accessible London: Achieving an Inclusive Environment. Mayor's Supplementary Planning Guidance (2004)	This provides detailed guidance on the policies contained in the London Plan to make places usable by everyone especially disabled people.
Planning for Equality and Diversity in London. Mayor's Supplementary Planning Guidance (2007)	This SPG: - provides guidance to boroughs, partners and developers on the implementation of policies in the London Plan which relate to equalities issues and addressing the needs of London's diverse communities; - sets out some of the tools for promoting equality and diversity in planning processes; - highlights the spatial impacts of wider socio-economic issues such as poverty and discrimination in the planning context; - sets out overarching principles and the key spatial issues for planning for equality; and examines in greater detail the spatial needs of London's diverse communities and identifies how spatial planning can be used to try and address these
Culture	
Mayor's Cultural Strategy (2010)	The Mayor's Cultural Strategy sets out his vision, priorities and recommendations for how to strengthen the cultural life of Londoners across the capital. It recognises the significance of the cultural and creative sectors in making London a successful world city, and puts forward a case for its continued support and investment – particularly in the run up to the 2012 Olympics and the opportunity it presents for London to undertake a step change in cultural activity and participation.
Economy	
Mayor's draft Town Centre SPG (2012)	The Mayor's Draft Town Centres SPG provides guidance on the implementation of London Plan Policy 2.15 Town centres and its associated Annex, and of other policies in the Plan with specific reference to town centre development and management. In particular the SPG includes guidance to promote the vitality and viability of London's town centres, including neighbourhood and local centres. This includes supporting a vibrant mix of uses in town centres including retailing, leisure, culture, tourism, business, social infrastructure and housing and accommodating growth in demand for new town centre floorspace within centres or in well integrated edge of centre sites. It also addresses quality issues in town centre such as safety, access, design, diversity and sustainability and also the location and scale of development.
Mayor's Economic Development Strategy (2010)	The Mayor's vision is for London to be the best big city in the world. The Economic Development Strategy sets out this vision with respect to the London economy, and how it can be realised. The Mayor's ambitions are for London to be the World Capital of Business, and to have the most competitive business environment in the world; to be one of the world's leading low carbon capitals, for all Londoners to share in London's economic success and for London to maximise the benefits of the 2012 Olympic and Paralympic games.
GLA Economics- Evidence Base (2009)	The latest Economic Evidence Base document supports the public consultation drafts of the three Mayoral strategies currently being revised: the London Plan, the Economic Development Strategy and the Transport Strategy.
GLA Economics- Working Paper 39 – Borough Employment Projections to 2031 (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.

GLA Economics- Working Paper 38 – Employment Projections for London by sector	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 1: London employment sites database (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
Technical paper 2: Accessibility-based employment projections (2009)	GLA Economics has published four papers - two technical papers and two working papers - that describe its updated employment projections out to 2031 and which appeared in the recently published Economic Evidence Base.
London Office Policy Review (2012)	The London Office Policy Review 2012 is the most recent in a series of independent reviews of office market trends commissioned by the GLA. It includes monitoring benchmarks and associated time series data to illustrate key trends and market relationships and their bearing on policy. LOPR 2012 includes: - A review of office-based employment projections and office floor space need estimates to inform future alterations to the London Plan. - An assessment of the impact of recent economic events on different parts of the London office market, and those which might be anticipated in the future. - A review of London Plan town centre office development guidelines and associated policy proposals. - Consideration of the potential for conversion of surplus office space to other uses, especially residential, in different parts of London.
Land for Industry and Transport Supplementary Planning Guidance (2012)	The importance of integrating transport and industrial development is recognised in this document, with particular reference to improving linkages between rail connectivity and major distribution locations. Although significant growth is projected in London over the plan period, the SPG asserts that London's economy is undergoing a structural change, with a decline in traditional manufacturing and an increase of other industrial sectors, such as warehousing, logistics and utilities. The role of the SPG is set out guidance for boroughs to manage the changing demand for industrial land and land for transport as a result of these changes. It also provides guidance for freight requirements for Storage and Distribution functions.
GLA Hotel Demand Study (2006)	This study tests the hotel demand assumptions used in the 2004 London Plan to inform the draft alterations to the plan. It adds a finer grained geographic dimension which will help develop sub regional and more local monitoring benchmarks.
Energy and Climate Change	
Climate Change Adaption Strategy for London (2010)	The Mayor's Climate Change Adaptation Strategy: - identifies who and what is most at risk today - analyses how climate change will change the risk of flood, drought and heatwave through the century - describes what action is needed to manage this and who is responsible for it. The key actions proposed in the strategy are: - To improve our understanding and management of surface water flood risk - An urban greening programme to increase the quality and quantity of greenspace and vegetation in London – this will buffer us from floods and hot weather - To retro-fit up to 1.2m homes by 2015 to improve the water and energy efficiency of London homes
Climate Change Mitigation and Energy	This Strategy has a positive message on targets. It shows that if all the existing policies and programmes that are already in train –

Strategy (2011)	whether at national or local level – actually deliver as promised, we will be able to get very close to London's ambitious CO2 reduction target of 60 per cent against 1990 levels. The Strategy also identifies the further measures needed to close the gap.
Green Light to Clean Power. The Mayor's Energy Strategy (2004)	The Strategy's specific aims are: - Reducing London's contribution to climate change by minimising emissions of carbon dioxide from all sectors (commercial, domestic, industrial and transport) through energy efficiency, combined heat and power, renewable energy and hydrogen. - Helping to eradicate fuel poverty by giving Londoners, particularly the most vulnerable groups, access to affordable warmth. - Contributing to London's economy by increasing job opportunities and innovation in delivering sustainable energy, and improving London's housing and other building stock. The aim is to change energy provision and use by 2050 with a key target of CO₂ emissions reductions of more than 60% of those in 2000. The ways to achieve this are to reduce carbon dioxide emissions through energy efficiency, renewable energy, using less energy and preventing fuel poverty where people cannot afford energy.
Flood Risk	
Thames Region Catchment Flood Management Plan, 2009	This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the region and the options available for managing the risk to people, properties and the environment. It takes into account the likely impacts of climate change and the plans for future development.
Regional Flood Risk Appraisal (2009)	In June 2007 the Mayor published the draft Regional Flood Risk Appraisal (RFRA) for the London Plan, for public consultation. The RFRA examines the nature and implication of flood risk in London and how the risk should be managed.
Health	
The London Health Inequalities Strategy (2010)	The strategy sets out the Mayor's framework to reduce health inequalities in the capital. Key aims of the strategy include encouraging physical activity, supporting long-term investment to reduce poverty, improving access to primary care and NHS services, supporting individuals to make healthier choices and promoting well being in the workplace.
NHS London: Strategic Plan (2008)	A strategic plan that sets out an ambitious programme of work to deliver high-quality, value for money services.
Healthcare for London: A Framework for Action (2007)	Healthcare for London: A Framework for Action presents a powerful vision of how different healthcare in London could be – safer, more accessible, higher quality – and of how much healthier Londoners could become. Its recommendations include innovation and challenge in equal measure.
Heritage	
English Heritage's Heritage at Risk- London 2010	The Register identifies which heritage assets are at risk from development pressures, neglect or decay. It also monitors the changing condition of assets in order to help us prioritise where resources and expertise can best be deployed to resolve the problems. It also includes listed buildings and scheduled monuments, Conservation Areas, Registered Parks and gardens.
Housing	
London Housing Strategy (2010)	London's first statutory housing strategy was published on 27 February 2010, embodying the Mayor's vision for housing in London to: Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families and by increasing

	opportunities for home ownership through the new First Steps housing programme; • Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes; • Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.
GLA Housing Design Guide 2010 Interim edition (2010)	The new 'interim edition' of the London Housing Design Guide sets out the Mayor of London's aspirations for the design of new housing in the capital. The Mayor is committed not just to delivering more homes in London, but also to improving the quality of our homes. The London Development Agency has published the new London Housing Design Guide, which sets a new benchmark for housing design in London. All housing built on London Development Agency land is expected to meet these standards. The standards will also start to be applied to housing schemes applying for funding from the London Homes and Communities Agency from April 2011.
South East London Student Sub Report, Strategic Housing Market Assessment (2009)	This document is the one of the sub-group reports for South East London. Other sub-group reports include an analysis of the circumstances and housing requirements of older people, people with support needs, young people, families, Black and Minority Ethnic groups, migrant workers, public sector workers, the private rented sector, Low Cost Home Ownership, intermediate housing, low earners and Gypsies and Travellers.
South East London Housing Market Assessment (2009) and sub reports	Opinion Research Services (ORS) was commissioned by local authorities in South East London to undertake housing requirements studies in each borough and a strategic housing market assessment for the sub region. The local authorities involved in the project are Bexley, Bromley, Greenwich, Lewisham and Southwark. A SHMA is a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate. It promotes an approach to assessing housing need and demand which can inform the development of local development document and regional spatial strategy planning for housing policies, as set out in planning policy statement 3: housing (PPS3).
GLA 2008 Round Population Projections	Detailed ward level population projections to support the London Plan. Incorporating housing provision targets as outlined in the consultations draft of the revised London Plan
London Student Housing Requirements Study (2007)	BBP Regeneration, SQW Ltd., Tribal Consulting, and Opinion Research Services undertook a study in 2006 to assess the impact that growth in the Higher Education (HE) sector may have on housing requirements and housing markets in Greater London. The primary aim of this research was to inform the implementation of London Plan and borough policy. The study incorporates a policy review, an analysis of baseline data on London's student population and student accommodation, and primary research. The data has been used to help forecast future student population growth and accommodation needs and the potential impact of the HE sector on London's economy, followed by a number of recommendations.
Housing Mayor's Supplementary Planning Guidance (2012)	The SPG provides guidance on how to implement the housing policies in the 2011 London Plan (LP). It is divided into 7 sections which provide guidance on supply, demand, design, density, mix, mixed use, choice and quality.
Infrastructure	
Central London Infrastructure Study (2009)	The study aims to provide a strategic understanding of the implications of growth for the whole of Central London, with an indication of how growth, and therefore demand for infrastructure, is distributed across the study area. This analysis allows Central London Forward to build a robust case for additional infrastructure investment for Central London to achieve sustainable growth up to 2026. In

	particular, as well as offering local authority level information and analysis, the report provides evidence of sub-regional issues and opportunities, encouraging joint solutions wherever appropriate. This study also identifies existing gaps and shortfalls in infrastructure provision.
Community Infrastructure Charging Schedule – Mayor of London (2012)	Sets out the level of charge that will apply to certain types of new development across London in order to deliver the Crossrail programme.
London Plan	
London Plan (July 2011)	The London Plan describes an integrated economic, social, environmental and transport framework for the development of London over the next 20-25 years. London boroughs' local plans need to work within this larger structure and its policies guide decisions on planning applications by councils and the Mayor. The new London Plan policies deal with: • quality of life issues in particular places within London – particularly those on the 2012 Games and their legacy, outer London, inner London, the Central Activities Zone, regeneration areas, town centres and green infrastructure • ensuring equal life chances for all, improving and addressing health inequalities, ensuring an adequate supply of good quality homes for all Londoners and sufficient social infrastructure • ensuring and developing a London economy that provides jobs, goods and services Londoners need – including those on developing the economy, arts, culture and entertainment, retail, town centres and small shops, encouraging a connected economy, and improving opportunities for all • mitigating the scale of future climate change, adapting to the change that is now inevitable and, as part of this, ensuring high water quality and sufficient water supply and wastewater infrastructure • providing a transport network enabling easy access to jobs, opportunities and facilities while mitigating adverse environmental and other impacts in • supporting a high quality urban living space – including building neighbourhoods and communities, inclusive environments, high quality built environments (7.3–7.7), protection of London's heritage, air and noise pollution, protection and enhancement of open and natural environments and of the Blue Ribbon Network of waterways • strategic priorities for use of the planning system to secure infrastructure and other benefits to support improving quality of life • Monitoring and Review
London Plan early minor alterations and revisions (2011-12)	The Mayor of London adopted the new London Plan in July 2011. Within the adopted London Plan, it was acknowledged that the Mayor would be consulting on early minor alterations to some of the policies. The Mayor held an initial round of consultation on the first set of alterations for 6 weeks in November and December 2011 with the London Assembly and GLA functional bodies - the first formal stage in changing the London Plan. The council submitted a response to the Mayor at this stage. The Mayor then consulted formally on the early minor alterations in February and March 2012. Following the adoption of the National Planning Policy Framework (NPPF), the Mayor has revised the alterations further and has commenced a third stage of consultation. The latest alterations incorporate the previous set of early minor alterations issued for consultation in February and include additional minor updates and amendments to take account of the NPPF and other legislation such as the duty to cooperate and the new CIL regulations. More substantive changes to the housing policies are also proposed. It is anticipated that both sets of alterations will be considered together by an independent planning inspector at an examination in

	public (EiP) to be held in November/December 2012.
Noise	
London Agglomeration Noise Action Plan (2010)	The purpose of the Noise Action Plan is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008.
Sounder City: The Mayors Ambient Noise Strategy (2004)	The aim of the Mayor's ambient noise strategy is a practical one – to minimise the adverse impacts of noise on people living and working in, and visiting London using the best available practices and technology within a sustainable development framework. Three key issues are: 1. Securing good noise reducing road surfaces 2. Securing a night aircraft ban across London 3. Reducing noise through better planning and design of new housing
Open Space and Biodiversity	
Connecting with London's Nature. The Mayor's Biodiversity Strategy (2002)	The document details the Mayor's vision for protecting and conserving London's natural open spaces. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The strategy is an important step in establishing a London-wide framework for maintaining London's diversity of wildlife.
Environment Agency Green roof Toolkit	Environment Agency on-line toolkit which sets out guidance for site specific opportunities, green roof design and technical assessment The vision is that developers will promote the use of green roofs to: • create a better and more sustainable London • deliver better quality places to live and work • create a low-carbon city • adapt to and mitigate the effects of climate change
Forestry Commission – The case for trees (2010)	This document aims to inspire people involved in planning policy and practice to become champions and advocates for trees.
London Trees and Woodland Framework (2005)	The London Trees and Woodland Framework is part of the Environment Strategy of the Greater London Authority. It was launched on the 23rd March 2005 and is the result of a broad partnership of London-wide bodies headed by the Forestry Commission and the GLA. Chapter 2 describes the current status of trees and woodlands in London Chapter 3 provides the national and London policy context Chapter 4 sets out the Framework. It puts forward key aims and objectives for trees and woodlands in London to realise their contribution to the natural, built and managed environment, people, and the economy Chapter 5 provides detailed proposals on how the Framework should be turned into action
Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)	This SPG aims to help those involved in planning local neighbourhoods to engage with young Londoners to deliver real improvements in the quality of play spaces. The Mayor wants to see a child-friendly London with inclusive, accessible, and safe play spaces that allow all young Londoners to engage in fun, positive, and healthy play and recreation in their own communities and throughout London. The

	2012 SPG adds further guidance to the previous 2008 SPG, in particular expanding on the concept of lifetime neighbourhoods.
Sustainability	
Sustainable Design and Construction. Mayor's Supplementary Planning Guidance (2006)	London Plan Policy 4B.6 relates to sustainable design and construction and sets the context for this SPG. The SPG provides guidance on the way that the seven measures identified in the policy can be implemented to meet the London Plan objectives and therefore the SPG is structured around these seven factors.
Adapting to Climate Change: A checklist for development (2005)	This guidance on designing developments in a changing climate was published by the Greater London Authority. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance
Sustainable Development Framework for London. London Sustainable Development Commission (June 2003)	This Framework has been developed by the London Sustainable Development Commission, appointed by the Mayor in May 2002 to advise on sustainability issues in the capital. It is the first Sustainable Development Framework for London. It sets out a Vision for the capital and a set of objectives to guide decision making. The Framework should be used to: -provide the context for policy development and decision-making; -undertake sustainability appraisals of projects, plans and strategies; -monitor progress towards a more sustainable city
Sustainable Communities Plan for London: Building for the Future (2003)	This document is part of a national programme of action setting out how the Government intends to achieve sustainable communities in London. The main challenges for London are to accommodate growth and to reduce poverty and deprivation. To do this, the main aims are for more and better-designed and affordable homes, including homes for key workers. To improve public transport and other infrastructure to support the development of new and growing communities; to raise education standards and skill levels across the capital; to tackle crime, anti-social behaviour and the fear of crime.
Transport	
Mayor's Transport Strategy (2010)	The Mayor's Transport Strategy is a statutory document, developed alongside the London Plan and Economic Development Strategy as part of a strategic policy framework to support and shape the economic and social development of London over the next 20 years. It sets out the Mayor's transport vision and describes how Transport for London (TfL) and its partners, including the London boroughs, will deliver that vision. Six goals set out how the overarching vision should be implemented. The transport strategy should: • Support economic development and population growth • Enhance the quality of life for all Londoners • Improve the safety and security of all Londoners • Improve transport opportunities for all Londoners • Reduce transport's contribution to climate change and improve its resilience • Support delivery of the London 2012 Olympic and Paralympic Games and its legacy
London Cycle Network Plus Annual Report 2008/2009	This report is a record of activity for the London Cycle Network plus (LCN+) project during the 2007/08 financial year. The LCN+ is a planned 900km network of radial and orbital cycle routes across London, involving borough roads, the Transport for London Road Network (TLRN) and off-highway segments. The project seeks to provide a network of quality cycling facilities across the city, and in doing so encourage more Londoners to cycle

Views	
London View Management Framework. Mayor's Supplementary Planning Guidance (2010)	The London View Management Framework is a key component of the Mayor's strategy to preserve London's character and built heritage. It outlines the policy framework for managing the impact of development on key panoramas, river prospects and townscape views.
Waste	
Mayor's Draft Replacement Municipal Waste Management Strategy (2010)	The Strategy is made up of six key policy chapters, outlining where the Mayor thinks he can make most difference. The six overarching policies are; Policy 1 – Inform producers and consumers of the value of reducing, reusing and recycling Policy 2 – London will have a greenhouse gas standard for municipal waste management activities to reduce their impact on climate change Policy 3 – Capture the economic benefits of waste management Policy 4 – London to achieve 50 per cent municipal waste recycling or composting performance (including anaerobic digestion) by 2020 and 60 per cent by 2031 Policy 5 – Catalysing municipal waste infrastructure in London, particularly low-carbon technologies Policy 6 – Achieving a high level of street cleanliness.
London Waste Apportionment Study (2007) – update and further sensitivity testing	Subsequent to the reiteration of the apportionment, published in December 2006, further data of relevance to criteria within the model has become available. The update includes • correct data on safeguarded wharves, • revision of current licensed waste management capacity in London resulting from the decision on the development of the Belvedere facility, updated, recently verified and soon to be published data on indicative capacity of land for waste, logistics and other industrial used in London, provided by the GLA.
London Waste Apportionment Study (2006)	This report describes in detail the waste apportionment methodology underlying the London Plan minor alteration on borough level waste apportionment.
London Remade Demolition Protocol Report (2005)	This describes how demolition recyclate can be recovered with maximum value and how this can be provided as a high quality recycled material in new builds.
Rethinking Rubbish in London. The Mayor's Waste Management Strategy (2003)	The Mayor's Municipal Waste Management Strategy sets out a number of policies and proposals to improve waste management in London including: • Ensuring that waste authorities look at maximising waste reduction, recycling and composting before considering energy recovery and disposal. • Developing a 'Waste Reduction and Reuse Programme' for London. • Aiming to exceed the recycling and composting targets set by the Government for London's waste authorities. • Increasing recycling collections by waste authorities, with collections to be introduced wherever possible, and more types of materials to be collected including waste for composting. • Increasing bottle banks and recycling banks for other materials, so that everyone is close to facilities for recycling. • Increasing recycling facilities, with Civic Amenity sites turned into 'Reuse and Recycling Centres', making it easier for people to

	recycle a much wider range of things, including furniture, household goods, and green garden waste. • Encouraging new business ideas for recycling and looking at ways to increase the amount of products made from recycled material. • Planning for new and improved waste and recycling facilities in London. • Improving public awareness of waste issues including the need to reduce, reuse, recycle, and compost waste and also to buy recycled goods.
Water	
Securing London's Water Future: The Mayor's Water Strategy (2011)	The London Water Strategy is intended to complement the plans and strategies of other organisations by presenting a London-specific view of managing water resources. The draft strategy has been developed with the support of Thames Water and the Environment Agency. Its goal is improved water management – both the water we want (such as drinking water) and the water we don't (such as sewage and floodwater in the wrong place).
Environment Agency Thames Estuary 2100 plan	This document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk
Thames River Basin Management Plan (2009)	The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are: • To safeguard the sustainable use of water • To protect and restore the status of aquatic ecosystems • To improve aquatic environments by the reduction of hazardous substances • To reduce groundwater pollution; and • To help mitigate the effects of flood and droughts
Taking Care of Water- Our Plan for the next 25 years (Thames Water Utilities 2007)	Taking care of water describes a long-term strategy to address a series of issues. It is built around the four main themes that have emerged from public consultation: delivering for customers; planning for a sustainable future; delivering efficiently; and providing affordable services. The document set out the things that are needed to meet the challenges of the future. It also set out the costs of providing those services and the likely impact on bills.
Water Resources Management Plan (Thames Water Utilities) 2010-2035	Sets out how demand for water is balanced against the supply over the next 25-year period.
Our Plans for Water (Thames Water Utilities) 2010-2015	A five-year Plan which sets out proposals to maintain and improve services during the period 2010 to 2015.
Draft Strategic Proposals for Sludge Management (Thames Water Utilities) 2008	Thames Water Utilities Ltd. (Thames Water) has developed high-level strategic proposals for sludge management/disposal in our region for the 25 years to 2035. The decision to carry out the strategy development was taken for the following reasons: (1) to provide a broad framework for the specific investment proposals, particularly in the period 2010-2015 for the periodic review of our charges in 2009; and (2) to review the appropriateness of the current strategy (i.e. wherever possible recycle sludge to land) going forward, given the increasing costs and regulatory/other constraints arising from this outlet.
Thames Corridor Catchment Abstraction	This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005.

Management Strategy (CAMS)	The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance.

Local

Policy or Plan	Summary of objectives and targets
Community	
Southwark, Children and Young People's Plan 2010-2013	This strategy provides a plan for all local services affecting children and young people in Southwark. The aims in the next three years are: improved literacy and numeracy; more things to do; less crime against children and young people; fewer teenagers getting pregnant; and a reduction in the rate of increase of children who are obese.
Southwark Statement of Community Involvement (2008)	The Statement of Community Involvement (SCI) sets out how and when Southwark Council involves the community in the alteration and development of town planning documents and applications for planning permission. This ensures there is effective community involvement in the planning process.
Metropolitan Police Estate – Estate Strategy 2010-2014 (draft Estate Strategy 2013-2016)	This document sets out the strategy for improving the Metropolitan Police Estate in Southwark over the next three years. The future strategy focuses on ensuring that the police Estate is fit for purpose and capable of delivering a modern, effective police service. The Strategy states that surplus sites, with a value in excess of £500m will be disposed off, with receipts being reinvested in the remaining Estate.
Southwark Council Corporate Asset Management Plan 2008	AMP 2008, which was approved by Executive on 20th May 2008, establishes the Council's overarching approach to the management of its property assets and how these can most effectively be arranged to ensure that the Council can achieve its core objectives and deliver key corporate outcomes.
Strategy for the future Management of Council owned properties occupied by the Voluntary and Community Sector, Southwark Corporate Property, April 2009	The strategy sets out the Asset Management Strategy framework for Southwark's portfolio of Council owned properties that are occupied by the Voluntary and Community Sector (VCS). It describes the baseline position for the estate as it stands currently, the Council's objectives in holding the assets concerned and examines the drivers that are likely to influence the development of the portfolio into the future. The paper also explains the review processes that have been undertaken to inform the development of the strategy. The VCS Asset Management Strategy derives directly from the Council's Corporate Asset Management Plan 2008 (AMP 2008) and underpins this key strategic document with an additional tier of detail.
Southwark Violent Crime Strategy 2010/2015	The Southwark violent crime strategy 2010/15 detailing how the council, police and other partners in Southwark are tackling violent crime in the borough.
Economy and Employment	

Southwark Employment Land Review 2010	The study provides an assessment of the quantity, quality and viability of employment land throughout the borough and evaluates the viability of existing (UDP) employment policies as well as informing the LDF evidence base and associated policies.
Southwark Economic Well-being Strategy (2012-2020)	The strategy sets out what the council seeks to achieve between 2012 and 2020, and how we aim to work across the Council and with our partners in the private, public and voluntary sectors in order to make Southwark a place: • Where people, especially our young people, are equipped with the skills and ambition to make the most of our central London location • Where businesses grow and prosper • Where town centres and high streets thrive • Where our residents are financially independent
Education	
Southwark Schools for the Future, New School Provision, 2006	Southwark council officers report asking the executive to: • Approve the revised strategy to meeting the pupil place planning requirements, including the development of proposals to open two new secondary schools. • Approve the commencement of the initial statutory consultation with relation to the opening of two new secondary schools by 2012 (subject to the results of initial consultation). • Request that officers prepare the Building Schools for the Future (BSF) Outline Business Case on the basis of this revised strategy for December 2006.
Southwark Schools for the Future BSF Outline Business Case report 2007	Southwark Council officers have developed five programme options, with differing degrees of transformation of the secondary schools involved and different associated costs. In arriving at these programme options, officers have investigated a range of possible solutions for each school included in the programme ranging from doing nothing through to complete rebuild for each school.
Southwark Primary Strategy for Change, 2008	The Primary Strategy for Change highlights the key areas of focus for the borough based on an analysis of the baseline data and provides a snapshot of primary education provision in the borough at this time.
Southwark Schools for the future: Strategic Business Case for Investment in Secondary Mainstream and Special Schools under the BSF programme, 2006	Southwark council officers report asking the executive to: 1 Approve the education vision for Southwark Schools for the Future 2 Approve the conclusions of the review of Special Educational Needs provision in Southwark, articulating a strategy for special schools and resourced units in Southwark 3 Approve the Building Schools for the Future (BSF) Strategic Business Case (SBC) Programme Options (as outlined in paragraph 36). 4 Note the significant funding that Partnerships for Schools (PfS) has indicated will be made available as a contribution to delivering these options (£188.4m). 5 Note the opportunity for the Council to contribute additional funds, subject to their availability, and the preferred programme option selected.
Southwark Extended Schools Strategy	The strategy sets out a set out principles as the basis for the development of extended schools in Southwark.

	The strategy anticipates that providing extended services will • support improvements in standards • enable children to have fun and develop new skills • enhance support for vulnerable children • encourage parental involvement in children's learning • make better use of facilities by opening them up to the community • provide better help to address children's wider needs
Flood risk	
Southwark Strategic Flood Risk Assessment (SFRA) (2008)	A Strategic Flood Risk Assessment (SFRA) has been prepared to ensure that flood risk is taken into account and minimised in all new developments. The SFRA sets out the level of flood risk in different areas of the borough. This will help plan for new developments and assist in the determination of planning applications.
Health	
Alcohol Strategy 2010-2012	The three year alcohol strategy sets out the following: • Focus on children and young people, supporting children of problem drinkers and running health campaigns for young people. • Address alcohol related crime and community safety concerns especially regarding alcohol fuelled violence and domestic violence. • Support problem drinkers via health and social care services involving outreach workers targeting hidden or hard to reach drinkers. • Southwark Council will ensure a joined up approach is taken regarding local concerns about alcohol.
Annual Public Health Report 2010	Life expectancy in Southwark has never been higher, with women in Southwark living to an average of 82.9 years, which is above the national average of 82.3 and men in Southwark living to an average of 77.8 years. However, every year up to 600 people die in Southwark before the age of 75. This year's Annual Public Health Report for Southwark focuses on how GP practices can work with their patients to prevent more early deaths. Southwark's early death rates from heart attack and chronic obstructive lung disease (covering emphysema and bronchitis) was significantly higher than the national average.
Children and Young People's Health Needs Assessment (2010)	A detailed analysis of the demand and performance of Southwark's services and how this contributed to the development of the Children and Young People's Plan 2010-2013.
NHS Southwark: Commissioners Investment & Asset Management Strategy (CIAMS): Understanding the Estate - A comprehensive audit of the NHS Southwark primary and community services estate (December 2009)	The Commissioners Investment and Asset Management Strategy (CIAMS) will set out how the PCT intends to develop its estate to meet its commissioning objectives in developing health services within its available resources. This document represents the first stage in developing that Strategy – reviewing the existing primary care estate, both the PCT's own properties and other primary care premises – to assess its quality, cost and condition.
NHS Southwark Strategic Plan 2010/2011 –	This Strategic Plan sets out our plans over the next five years to deliver improvement in health outcomes and high quality and effective

2014/2015	services for our population. The Strategic Plan sets out the PCT vision for improved health in Southwark and describes how we will work with our partners to achieve those goals. This plan outlines our work to prioritise initiatives and actions given a clear understanding of health need, the current provider landscape and steps the PCT will take to manage the market for provision to secure the standards required by commissioning intentions.
Southwark Children and Young People's Health plan	This plan sets out how we will improve the wellbeing of children and young people in regard to the five Every Child Matters outcomes: • Be healthy • Stay safe • Enjoy and achieve • Make a positive contribution • Achieve economic wellbeing This plan recognises and addresses the far-reaching implications of statutory changes to children's trusts, local safeguarding children boards, Children and Young People's Plans and the roles of lead members and directors of children's services, which came into force on 1 April 2010.
Southwark Health Profile 2012	This profile gives a picture of health in this area. It is designed to help local government and health services improve people's health and reduce health inequalities. Health Profiles are produced every year by the Association of Public Health Observatories.
Southwark Health: Strategy to reduce health inequalities within Southwark 2009-2020	This strategy sets out our intentions to address health inequalities in Southwark. The document builds on earlier work including a recent Joint Strategic Needs Assessment and consideration of national and other evidence about the most effective ways of reducing health inequalities.
Heritage and archaeology	
Southwark Conservation Area Appraisals	The government requires all councils to produce appraisals for the conservation areas in their borough. Conservation area appraisals are intended to: Provide an analysis and account of the area; Explain why it is considered to be of special architectural or historic interest; Give a clear indication of the council's approach to its preservation and enhancement. They are also used by the council in assessing the design of development proposals. A number of conservation area appraisals are referred to in the Dulwich SPD.
Southwark Archaeology Priority Zones	Southwark Council has policies to protect the borough's archaeology. The policy identifies seven archaeological priority zones (APZs). When development proposals are submitted for these areas, the archaeology officer conducts initial appraisals to assess the archaeological implications and ensures that any necessary investigations take place
Housing - General	
Southwark Affordable Housing Viability Study (2010)	This report examines in terms of financial viability, the potential for development sites in Southwark to deliver affordable housing at varying percentages and mixes, while maintaining other planning obligations at the current levels as advised.
Southwark Housing Requirements Study (and sub reports) 2010	The study was undertaken to inform local policies, in particular relating to the development plan and housing strategy surrounding affordable housing provision. The study provides a key component of the evidence base required to develop and support a robust

	policy framework.
Southwark Housing Strategy 2009	This aims to: improve the quality of all homes and neighbourhoods; increase the supply of housing, in particular affordable housing; reduce homelessness and improve the standard of temporary accommodation; improve the quality of life for vulnerable people through housing support and deliver community-focused services;
Southwark Housing Development Capacity Assessment (2010)	This assessment provides further information on possible sites that may come forward in the next 15 years to 2026.
Housing - Student	
Research into the need for additional student housing in Southwark (2008)	London Borough of Southwark undertook research into the need for additional student housing in Southwark in 2008. The study was initiated to inform the comprehensive review of the Southwark Housing Strategy and to inform the preparation of the core strategy. It was produced at the time when the borough was beginning to experience an increasing number of planning applications from developers wishing to build accommodation for students in Southwark. BNP Paribas Real Estate has been instructed to undertake further research into student housing schemes in the London Borough of Southwark. The objective of this study is to report provide consolidated information on: Existing student accommodation in the Borough; the schemes of student housing currently in the pipeline with planning consent to include those under construction and those not yet started; and the student housing schemes with current applications.
Neighbouring Boroughs*	
Lambeth Council Sustainable Community Strategy (2008-2020)	The strategy sets out a long-term vision for the borough and seven long term outcomes which the council and partners will strive to achieve. In addition, the Sustainable Community Strategy contains improvement targets for the next three years as well as key projects/programmes that Lambeth First will be taking forward.
Lewisham Council Sustainable Community Strategy (2008-2020)	Sets out the vision for Lewisham and the priority areas for action between 2008 and 2020. It is based on a thorough understanding of the borough and its citizens as they are today as well as what the borough and its population will look like in the future. The strategy establishes two cross-cutting principles, that will underline all partnership work in the borough, and six priority outcomes that describe sustainable communities in Lewisham.
Open space and biodiversity	
Southwark Open Spaces Strategy (2013) and Evidence Base	The draft open spaces strategy sets out a series of recommendations around standards of open space provision for the borough and highlights areas where investment should be focused to best meet the needs of residents in the borough, now and in the future. The strategy is supported by an evidence base study which maps open spaces across the borough and assesses their quality.
Parks and Public Spaces Strategy, February 2006	The Parks and Public Spaces Strategy relates to the management of parks and open space provision in the borough. It includes a series of action points, including continuing to develop open space projects in development areas, with emphasis on Elephant and Castle and Rotherhithe. The report to council on the Parks and Public Spaces Strategy recognised the recommendations of the Southwark Open Spaces Strategy in respect of planning policy.
Southwark Play Strategy 2008-2011	The Play Strategy is a five year plan to make sure that: - Children's rights to play are recognised

	- Everyone knows the importance of play in children's lives - All children across the borough have a space where they can play Those responsible for roads, housing, parks and open spaces recognise the need for play space and include it in their planning
Southwark Biodiversity Action Plan (2013)	This 'toolkit' provides information and guidance on protecting, managing and promoting key wildlife habitats and species within London.
Southwark Tree Management Strategy, Dec 2010	A tree management strategy is a policy framework for the trees owned, managed and/or protected by an organisation. Southwark Council's tree management strategy sets out a vision for the next five years and explains how we will achieve this vision. It is a reference document for anyone with an interest in Southwark's trees.
Planning	
Southwark Core Strategy (2011)	The Core Strategy is a planning document that sets out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016). It affects everyone living, working and visiting Southwark. The core strategy sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development.
Southwark Plan Saved Policies (2007)	A number of Southwark Plan policies have been saved where they are consistent with the core strategy.
Southwark Core Strategy DPD submission version (2010) – Background evidence papers	The publication draft of the core strategy is accompanied by a sustainability appraisal report, an equalities impact assessment, an appropriate assessment, a consultation statement, a consultation plan and a number of background papers which set out the council's evidence base and describe the council's strategy. These include: • Housing • Infrastructure • Tall Buildings • Bankside, Borough and London Bridge Opportunity Area Tall Buildings Study - Stage 1 and 2 • Environmental Performance and Feasibility Study • Sites of Importance for Nature Conservation • Retail • Employment • Environmental Performance and Flood Risk
Southwark Plan adopted Policies Map (updated 2010)	The adopted policies map (January 2010) is a visual representation of planning policies in Southwark, showing the extent of different policy designations across the borough. The Policies Map is updated on a regular basis as new development plan documents are adopted.
Southwark adopted Supplementary Planning	Supplementary planning documents (SPDs) and supplementary guidance documents (SPGs) are used to provide more information

Documents (SPDs) and Supplementary Planning Guidance (SPGs)	and guidance on the policies in the development plan. They can be based on certain topics such as transport or design, or they can be specific to certain places such as Canada Water or Dulwich. Southwark has several SPDs and SPGs which provide additional information on the saved policies in the Southwark Plan (UDP) and Core Strategy.
Pollution	
Southwark Draft Air Quality Management and Improvement Plan (2010)	This draft document will help deliver the National Air Quality Strategy for Air Quality Management Areas (AQMA).
Southwark Contaminated Land Strategy (2001)	This document establishes a programme to identify contaminated land and water in Southwark, and to facilitate its remediation according to UK National Regulations.
Retail	
Southwark Retail Capacity Study (February 2009)	The study considers: • The vitality and viability of Southwark's existing town centres • The extent to which Southwark centres are fulfilling their role in meeting the retailing needs of the borough • The need for further retail development during the LDF period, and possible scenarios for meeting any identified need for additional retail floorspace
Southwark Street trading and Markets Strategy (2010)	The street trading and markets strategy sets out how we want to work with traders to revitalise markets in the borough. The strategy aims to set out what we will do to increase numbers of people using and trading on our markets; keep markets thriving and viable business environments; improve the management of markets and market areas.
Town Centre retail surveys (2012)	Up to date surveys of the town, district and local centres in Southwark
Misc	
The council plan 2011 - 2014	The Council Plan • Sets out the Leader's vision for a fairer future for Southwark, including the six key principles that underpin that vision; • Describes the top ten fairer future promises that will demonstrate what is being done to achieve that vision; • Provides a priority statement from each cabinet member, describing in more detail the most important areas of activity within their portfolios. Each statement is then supported by delivery schedules of actions and targets with responsible officers identified (see appendices) The corporate plan provides a summary of the council's priorities, what we will do to ensure progress is continued and includes key milestones which local people can use to monitor our process. • Describes what the Council must have in place to ensure that we are a well managed authority.
Southwark Annual Monitoring Reports (2004-2012)	The AMR assesses if our planning policies achieve their objectives and targets by using a collection of data from local, regional and national sources and a number of indicators that measure performance. The AMR sets out: • progress in producing planning documents

	- whether planning policies are achieving the objectives of the plan - what impacts the policies are having on the local environment, communities and economy - details of how policies need to be changed or replaced if we are not meeting our objectives or targets
Sustainability	
Environment Agency summary for Southwark (2010)	This report provides a snapshot of the environment in Southwark. It outlines trends and changes in the environment, and highlights some of the work being carried out in the local areas to improve the environment, and people's experience of it. The report has been compiled as an extension of the London State of the Environment report to provide a local focus on the Boroughs and the health of their environment.
Southwark Climate Change and Sustainability Strategy (2006)	This document sets a strategic direction for climate change strategies in the borough with targets.
Transport	
Southwark Transport Plan (2011)	The new Transport Plan for Southwark replaces the Local Implementation Plan. The Transport Plan sets out how we will improve travel to, within and from the borough. It also sets out our long term goals and transport objectives for the borough (up to 20 years), a three year programme of investment, and the targets and outcomes we are seeking to achieve. The Southwark Transport Plan responds to the revised Mayor's Transport Strategy (MTS), the emerging Sub-Regional Transport Plans (SRTPs), Southwark's Sustainable Community Strategy and other relevant policies.
Waste	
Southwark Waste Management Strategy: 2003 – 2021	This sets out Southwark council's programme for achieving the waste management targets set out in the GLA Waste Management Strategy.

APPENDIX 3:

Responses to the sustainability appraisal scoping consultation

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
	English Heritage	SA Scoping Report			London Borough of Southwark – Dulwich Supplementary Planning Document (SPD) Sustainability Appraisal (SA) Scoping Report As the Government's statutory adviser on the historic environment English Heritage is keen to ensure that the historic environment is fully taken into account at all stages and levels of the local planning process. English Heritage therefore welcomes the opportunity to comment on the draft SA Scoping Report for Dulwich SPD.	Comment noted.
	English Heritage	SA Scoping Report			Overall English Heritage supports the approach taken in this consultation; however we would like to highlight areas where greater consideration of the historic environment is needed to inform LB of Southwark's emerging SPD for Dulwich. Our recommendations are set out below and we hope our advice will help to ensure your SPD is technically sound in accordance with government planning policy, such as PPG15 and 16, and the assessment is based on robust evidence. The SA should ensure the policies set out in the SPD protect and enhance the historic environment, helping achieve genuinely sustainable development, as set out in Planning Policy Statement 1 paragraph 5.	Support noted.
	English Heritage	SA Scoping Report			Q1. <i>Relationship to other Plans and Programmes</i> English Heritage notes and welcomes that PPG15, PPG16, EH/ CABE Guidance on Tall Buildings and the Dulwich Conservation Area Appraisals has been identified as key documents to be taken into account in preparation of the SPD. In addition, English Heritage recommends the European Landscape Convention, which was ratified by the United Kingdom government in 2006, also be included in the International Plans and Programmes section. It is the first international convention for the management and	This has been included in the Sustainability Appraisal published alongside the 2012 draft Dulwich SPD.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
	English Heritage	SA Scoping Report			protection of landscape, for the text of the treaty please see: http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm. Q2. <i>Baseline Information</i> English Heritage notes that baseline data is being gathered for the historic environment to inform the evidence base for the Dulwich SPD. We welcome inclusion of data on Conservation Areas and the Archaeology Priority Zone, however the full range of heritage assets should also be considered. For example, an understanding of listed historic buildings, areas and their setting; historic parks and gardens (such as grade II Dulwich and Peckham Fye Parks); heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the Boroughs local distinctiveness. There are also a number of 'Buildings at Risk' that should be identified in the area. The appropriate information sources that should be consulted, in respect of the historic environment, are as follows: • Greater London Sites and Monuments Record (archaeology, including Scheduled Ancient Monuments and Archaeology Priority Areas); • The Schedule of Buildings of Architectural and Historic Interest (listed buildings); • The Borough's conservation area records and adopted guidance (including conservation area designation reports, statements, appraisals and design guidance); • The borough's list of Locally Listed Buildings (or equivalent); • The Register of Historic Parks and Gardens • The London Heritage at Risk Register www.english-heritage.org.uk/BAR; • The HELM website www.helm.org.uk; and • The Heritage Counts website www.heritagecounts.org.uk	The draft Dulwich SPD 2012 has been amended to include further references to the wider historic environment. The sustainability indicators have also been revised to include; • Numbers of heritage assets in the borough on the English Heritage at Risk Register • Changes in numbers of listed buildings • Number of scheduled ancient monuments at risk • Number of conservation areas at risk
	English Heritage	SA Scoping Report			English Heritage would also encourage LB of Southwark to undertake 'historic' 'characterisation' of the SPD areas as part of the character assessment, and to inform how future change can be managed in the historic	A significant proportion of the SPD area is covered by conservation area designations or is protected open space. The conservation area appraisals set out the detail of the character. We are also preparing an open

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					environment. Your in-house conservation and archaeological staff would be able to advise you on this, as well as the Greater London Sites and Monuments Record (http://www.english-heritage.org.uk/server/show/nav.8900).	spaces strategy that sets out further information on the type and quality of open spaces.
	English Heritage	SA Scoping Report			Q3. <i>Sustainability Issues and Objectives</i> The wider benefits of the historic environment could also be emphasised in the sustainability issues section. For example how the historic environment contributes to the vibrancy and vitality of Dulwich. The historic environment has a vital role to play in providing sense of place and identity, and enhancement of this resource is a key component of maintaining local character/ distinctiveness in the Borough. For example better interpretation of key heritage assets and improved access for community enjoyment could also be an objective.	Further detail on the wider benefits of the historic environment has been included in the draft Dulwich SPD 2012.
	English Heritage	SA Scoping Report			Q4. <i>Sustainability Appraisal Framework</i> English Heritage notes and welcomes that a specific sustainability objective on the historic environment has been included (SDO 12). Regarding the criteria, LB of Southwark could consider including a question as to whether it will enhance access to the historic environment and also contribute to better understanding of the historic environment. Although we welcome inclusion of buildings at risk as indicators, there should be indicators to reflect the full range of heritage assets. For example the number of Conservation Areas with up-to-date appraisals and management plans are potential indicators (e.g. Dulwich Wood is not yet completed). There are also 'monuments at risk' and 'conservation areas at risk' will be published in June this year (www.english-heritage.org.uk/BAR).	The sustainability indicators have been updated to include: • Amount of Southwark covered by Conservation Area or APZ • Numbers of heritage assets in the borough on the English Heritage at Risk Register • Changes in numbers of listed buildings • Number of scheduled ancient monuments at risk • Number of conservation areas at risk • Number of conservation areas with up-to-date appraisal/ management plans
	English Heritage	SA Scoping Report			Conclusion Finally, English Heritage would strongly advise that the local authority's conservation staff are involved throughout the preparation and implementation of the SPD as they are often best placed to advise on local historic environment issues and priorities; sources of data; and, consideration of options relating to the historic	Comment noted.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the Dulwich SPD and its Sustainability Appraisal.	
	Natural England	SA Scoping report			Natural England is working to enhance biodiversity, landscapes and wildlife in rural, urban, coastal and marine areas; promote access, recreation and public well-being, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations. Overall Natural England broadly supports the Scoping Opinion and has no objections to the proposed approach or methodology planned by the Council.	Support noted.
	Natural England	SA Scoping report			Paragraph 3.3 refers to Appendix 3 – Relationship to Other Plans and Programmes, this should read Appendix 2 as per question 1.	This has been amended in the sustainability appraisal.
	Natural England	SA Scoping report			Question 1 Natural England considers the Plans and Programmes referenced as suitable and appropriate; we have no other Programmes or Plans to recommend.	Support noted.
	Natural England	SA Scoping report			Question 2 Chapter 4 Baseline Information covers the areas and issues that Natural England would wish to see considered by such a document, such as Open Space and Biodiversity, together with Sustainable Transport. Under Open Space and Biodiversity, Natural England are pleased to see consideration of the promotion and access to the South East London Green Chain walk	Support noted.
	Natural	SA			Question 3 Chapter 5 – Sustainability Issues and Objectives section,	Support noted.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
	England	Scoping report			this section again covers the areas and issues that Natural England would wish to see considered by such a document so we have nothing to add to this section in response to Question 3	
	Natural England	SA Scoping report			Sustainability Appraisal Framework provides a breakdown of the proposed Sustainability objectives for this document, of which there are sixteen listed and which can be broadly supported by Natural England, especially; SDO 6 To reduce contributions to Climate Change SDO 13 To protect and enhance Open Spaces, Green Corridors and Biodiversity	Support noted.
	Natural England	SA Scoping report			Under the indicators for this Objective the Council may also wish to consider the numbers of agreed management plans in place/negotiated for open space with the Plan Area.	The open space strategy will set out further detail on the type and quality of open space. The management of open space is reviewed by the Council's Parks department who are currently preparing a Capital Investment Strategy for the borough which will set how S106 planning contributions will be used to improve our open spaces.
	Natural England	SA Scoping report			SDO 16 To (the word promote is missing here) sustainable forms of transport The Council may wish to give consideration to targets for Green Travel Plans for applications above a certain size e.g. Units, Floor-space or Employees	This has been amended in the draft Sustainability Appraisal.

APPENDIX 4:

Responses to the draft sustainability appraisal consultation

Representation Ref	Name of Respondent	Document	Details of Representation	Officer Response to Representation
139	961	Draft SA	Further to my comments on the London Borough of Southwark's Draft Dulwich SPD, dated 28 March, I can now offer additional comments in respect of the Draft Sustainability Appraisal which accompanied the SPD consultation. As the Government's statutory adviser on the historic environment, English Heritage is keen to ensure that heritage conservation and enhancement is fully considered in all aspects of the local planning process. Accordingly, we have reviewed the SA in light of the National Planning Policy Framework (NPPF) which requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Many of our comments on the SA and SPD were identified at the scoping stage and are referred to in Appendix 3. In our view the Draft Sustainability Appraisal is comprehensive and therefore we do not wish to comment in detail. However we do consider a number of amendments may be appropriate to ensure the documents more accurately reflect the historic significance of the SPD area	Noted.
140	961	Draft SA	4.4.9 Parks and open spaces We consider the identification of the two Grade II Registered Parks and Gardens in this section beneficial, however in our view this identification would benefit from being carried through to their inclusion in the Design and	We have amended section 4.4 to refer to registered parks and gardens in the final version of the SPD.

Representation Ref	Name of Respondent	Document	Details of Representation	Officer Response to Representation
141	961	Draft SA	Heritage section. We have therefore suggested this is rectified in 4.4 of the SPD Document. 4.4.10. Design and Heritage We are pleased to note the additional clarifications resulting from our comments on the SA scoping report (Appendix 3). However, as the baseline information for locally listed buildings/buildings of townscape merit is not yet available, it would be potentially helpful to clarify when and how this is to be addressed. We also note that the Dulwich Wood CA Appraisal is not yet complete and would also suggest that the measures to address this are also clarified (these issues are carried forward into the SPD). In our view the last two sentences of this paragraph (4.4.10) in respect of listed buildings are a little vague and would benefit from clarification, for example "a borough-wide schedule of listed buildings", is this a reference to the National Heritage List for England, or a Council list? If so, it would be helpful if this is clarified. The references to Belair House and Kingswood House, in our view, appear rather arbitrary. We have suggested that SPD section 4.4 is strengthened through a slightly revised explanation of the examples illustrative purpose. We would also suggest a reference to Archaeology is included. We note that there is no reference to design in this section. As this requires greater qualitative analysis you might wish to consider referencing the existing CA Appraisals and Management Guidelines do give useful	We have included some additional text in both the SA and the final version of the SPD to clarify our position on the identification of non-designated heritage assets and to make it clear the a conservation area appraisal for Dulwich Wood is currently being prepared. We have also included some additional information on archaeology and design.

Representation Ref	Name of Respondent	Document	Details of Representation	Officer Response to Representation
142	961	Draft SA	guidance on appropriate design, and publications by CABE and EH set out how good design might be encouraged and measured (via submissions to Council Design Review meetings, liaison with CAAC's, CAAC reviews, Neighbourhoods etc). 5.1 Sustainability Issues English Heritage publishes extensive guidance on tackling climate change in the historic environment and the issue of retro-fitting. This guidance promotes an informed holistic approach and, as such could be referred to in promoting a balanced approach to a sustainable future (see comments below in respect of Appendix 2 Guidance).	Noted.
143	961	Draft SA	6.2 The SA Framework Conservation of the Historic Environment. In our view it would be preferable to substitute heritage assets and their setting for historic buildings and remains and their setting. This would reflect the NPPF and encompass SAM's, Registered Parks and Gardens and undesignated heritage assets such as buildings of townscape merit outside a CA. As the Council proposes to undertake a study of buildings of townscape merit it may be beneficial for this to be included as a sustainability indicator. We would also suggest that 13.3 should also be amended to include Registered Parks and Gardens and SAM's	This has been amended in the final SA report.
144	961	Draft SA	Appendix 2 Relevant Guidance and other reference documents In our view, our published guidance on the Setting of Heritage Assets (2011) which provides assistance to	These documents have been included in Appendix 2 of the final SA report.

Representation Ref	Name of Respondent	Document	Details of Representation	Officer Response to Representation
			those involved with managing development that may affect the setting of heritage assets could be usefully included within this section. We would also suggest you may wish to include Energy Conservation and Historic Buildings of Part L of the building Regulations to historic and traditionally constructed buildings (English Heritage 2011) and Climate Change and the Historic Environment (English Heritage 2008). We also maintain a website entitled Climate Change and Your Home which aims to help owners of older and historic homes to understand more about their properties and ways of saving energy (www.climatechangeandyourhome.org.uk).	

APPENDIX 5

Draft Dulwich SPD (2009) Summary of results

✓ = positive impact, 'x' = negative impact, 'o' = neutral i.e. no impact, '?' = impact not known i.e. there is an impact but not known if it is positive or negative impact

	SD01	SD02	SD03	SD04	SD05	SD06	SD07	SD08	SD09	SD010	SD011	SD012	SD013	SD014	SD015	SD016
Scale and design of new development	0	0	0	✓	✓	0	0	0	0	0	✓	✓	✓	0	?	0
Changing density in Dulwich	0	0	✓	0	✓	✓	✓	0	0	0	✓	✓	✓	0	?	✓
Subdivision of large properties	0	0	✓	0	✓	✓	✓	0	0	0	✓	✓	✓	✓	x	✓
Heritage	✓	0	✓	0	✓	✓	✓	✓	0	✓	✓	✓	✓	✓	0	0
Sustainable design and construction	0	0	✓	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Open spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	✓
Green chains	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	✓
Back land development	0	0	✓	0	✓	✓	✓	0	0	✓	✓	0	✓	✓	x	✓
Community facilities and schools	✓	✓	✓	0	✓	✓	✓	0	0	0	0	✓	✓	0	0	✓
Traffic and parking	✓	✓	✓	0	✓	?	?	0	0	0	0	✓	0	0	0	?
Shopping areas	✓	0	✓	✓	✓	✓	✓	0	0	0	✓	✓	0	0	0	✓
Lordship Lane additional guidance for shops	✓	0	✓	✓	✓	✓	✓	0	0	0	✓	✓	0	0	0	✓
The Kingswood estate	✓	✓	✓	✓	✓	✓	✓	✓	0	0	✓	0	0	0	?	✓
Dulwich Hospital site	✓	✓	✓	✓	✓	✓	✓	?	?	0	✓	?	0	0	?	✓
Herne Hill Velodrome site	✓	✓	✓	✓	✓	✓	✓	✓	?	?	✓	0	✓	0	0	✓

SDO1. To tackle poverty and encourage wealth creation.	SDO6. To reduce contributions to climate change	SDO11. To protect and enhance the quality of landscape and townscape.
SDO2. To improve the education and skill of the population	SDO7. To improve air quality in Southwark	SDO12. To conserve and enhance the historic environment and cultural assets
SDO3. To improve the health of the population	SDO8. To reduce waste and maximise use of	SDO13. To protect and enhance open spaces,

SDO4. To reduce the incidence of crime and fear of crime	waste arising as a resource SDO9. To encourage sustainable use of water resources and improve the quality of controlled waters SDO10. To maintain and enhance the quality of land and soils	green corridors and biodiversity SDO14. To reduce vulnerability to flooding SDO15. To provide everyone with the opportunity to live in a decent home SDO16. To promote sustainable transport and minimise the need to travel by car

APEENDIX 6

Sustainability matrices

Individual appraisals have been undertaken for each piece of additional guidance that is proposed in the Dulwich SPD. The impacts of the guidance against each of the sustainability indicators are considered over the short, medium and long term and a commentary provided to explain the reasons behind the scores. Each appraisal is set out below:

Heritage and Conservation

Sustainability Objectives		Timescale				Additional Guidance: Conservation areas
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Improving the quality of the built environment will help to generate demand for people to live and work in the area and attract investment	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Protecting important heritage assets will have the affect of raising awareness of the value of individual buildings and the broader historic environment. This may also give rise to the need for specialist skills and crafts associated with the upkeep and general conservation of individual buildings and the wider environment.	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Improving the quality of the built environment may bring about mental health benefits as people take pride in the local area and feel safer.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Improving the quality of the built environment can contribute to a greater sense of well being in the community and help to reduce crime and, particularly the fear of crime	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Improving the quality of the built environment can contribute to a greater sense of pride in the local area which can help to foster social inclusion, equality, diversity and community cohesion	
SDO 6 To reduce contributions to climate change	x	x	x	x	Protecting local character and could have the impact of reducing opportunities to adapt to, or mitigate the effects of climate change. For example, installing solar panels or wind turbines could be more difficult.	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	

SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Improving the quality of the built environment, protecting important heritage assets and encouraging sensitive design in conservation areas will also help to improve the townscape
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Protecting important heritage assets and encouraging sensitive design in conservation areas will also help to conserve and enhance the historic environment and cultural assets
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Improving the quality of the built environment will mean that any development proposals will need to protect existing levels of biodiversity and, where possible, enhance the greenness of the environment
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?	Ensuring that new development is built to a high quality design standard which will provide more decent homes in the area
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact
SDO 17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

Sustainability Objectives		Timescale				Additional Guidance: Listed buildings
	13	S	M	L		Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓		Protecting important historic buildings will help to improve the quality of the built environment. This will help to generate demand for people to live and work in the area and attract investment
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓		Listed buildings are often important in terms of their design and architectural style, but they can also provide an insight into the history of a place. Listed buildings can therefore be considered important from an educational perspective. They may also give rise to the need for specialist skills and crafts associated with their upkeep.
SDO 3 To improve the health of the population	✓	✓	✓	✓		Listed buildings make an important contribution to the broader historic environment and their protection can help to create a greater sense of local pride and well-being in communities.
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓		Through preserving local character, the conservation areas could contribute to a greater sense of well being in the community and help to reduce crime and, particularly the fear of crime
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓		Conservation Area Designation a way of recognising distinctive local character and ensuring that new development protects and enhances it. Could engender stronger sense of pride in local community and well-being for existing residents and workers.
SDO 6 To reduce contributions to climate change	x	x	x	x		Listed buildings provide very limited opportunities for retrofitting to better equip them to respond to climate change
SDO 7 To improve the air quality in Southwark	-	-	-	-		No significant impact
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-		No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-		No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-		No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓		Buildings are listed on the national register or the local list where they are of particular architectural or historical merit. Recognising and protecting these buildings is very important in terms of the overall character of local townscapes.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓		Buildings are listed on the national register or the local list where they are of particular architectural or historical merit. Individually, these buildings can act as cultural assets in themselves, but protecting and retaining these buildings collectively is a hugely important step in preserving broader historic environments.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-		No significant impact
SDO 14	-	-	-	-		No significant impact

To reduce vulnerability to flooding									
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?	?				Listed buildings can provide unique and interesting homes where this has been their traditional use or where buildings have been converted to residential use. Their listed status may, however, limit opportunities to renovate and add modern features that could improve the way that the building functions as a home.
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	-				No significant impact
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-				No significant impact

Sustainability Objectives		Timescale			Additional Guidance: Archaeology
	13	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	The discovery of local artefacts could encourage investment in the area where they are of particular historical or cultural interest
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Protecting/Preserving/Assessing archaeological remains can have educational benefits where local artefacts are discovered that can give an insight into local history
SDO 3 To improve the health of the population	-	-	-	-	No significant impact
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Where there are opportunities to excavate archaeological remains, this could act as a mechanism to generate local interest and foster community cohesion
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	Potential to enhance the townscape/landscape depending on findings of investigative work. Could lead to new historic structures being discovered; could lead to new elements to the landscape
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Very important element of this policy is to ensure that opportunities are seized to carry out investigations for historical/cultural artefacts as an initial phase of the development process
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	x	x	x	x	Delays incurred in carrying out archaeological excavations means that development takes longer to be completed and decent homes come forward at a slower pace
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact

SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-	No significant impact

Built Environment

Sustainability Objectives		Timescale				Additional Guidance: Sub-division of properties	
	13	S	M	L		Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-		No significant impact	
SDO 2 To improve the education and skill of the population	-	-	-	-		No significant impact	
SDO 3 To improve the health of the population	✓	✓	✓	✓		Restricting the sub-division of housing ensures that residential space standards can be upheld and that we do not create a cramped or crowded living environment	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-		No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓		The retention of family housing could help to encourage greater social cohesion because it ensures that the family housing stock is retained and it will mean less disruption to existing residents as a result of conversions	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓		The sub-division of housing is likely to lead to an increase in local traffic and so be harmful to our attempts to reduce contributions to climate change.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓		As above, restricting the sub-division of properties will serve to limit the volume of traffic in residential areas and so could indirectly benefit air quality	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-		No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-		No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-		No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	-	-	-	-		No significant impact	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓		Dulwich has a number of large dwellings that are intrinsic to local character. Restricting the extent at which these properties are subdivided will protect this local character	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	?	?	?	?		Restricting the opportunities for sub-dividing existing properties could have the effect of increasing the pressure to develop on Greenfield sites	
SDO 14 To reduce vulnerability to flooding	-	-	-	-		No significant impact	
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?		Positive impact in that the area's traditional family housing stock is protected, but by restricting subdivision of properties to form smaller, more affordable units, this could hinder other people from getting on to the property ladder	

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Limiting subdivision of properties will reduce traffic generation in the area as a result
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

Sustainability Objectives		Timescale				Additional Guidance: Back-land development	
	13	S	M	L		Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-		No significant impact	
SDO 2 To improve the education and skill of the population	-	-	-	-		No significant impact	
SDO 3 To improve the health of the population	✓	✓	✓	✓		The additional guidance will ensure that where back-land development does take place, it will not be at the expense of the amenity of existing residents and it will not detract significantly from private garden space. This will have positive impacts in terms of the physical and mental health of residents.	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓		Restricting back-land development ensures that properties do not suffer from increased overlooking and loss of privacy. It also preserves the local character in Dulwich and will help foster a greater sense of community well-being.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓		Back-land development is usually a very emotive issue for local residents and restricting the opportunities for it to happen is an important measure in encouraging community cohesion	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓		Protection of private gardens provides some protection against the urban heat island effect	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓		Protection of private gardens can be beneficial because vegetation filters out particulate matter and improves air quality	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-		No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-		No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓		Protects soils by restricting Greenfield development	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓		Large gardens are very typical in Dulwich	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓		Preservation of historic building patterns and large residential garden which are typical in Dulwich	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓		Private gardens are a significant resource for biodiversity, so preventing back-land development is very important step in preserving habitats in urban areas. However, preventing back-land development could increase pressure on developing other Greenfield sites.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-		No significant impact	
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓		Preventing back-land development reduces incidences of overcrowding or overlooking;	

					preserving residential amenity
SDO 16 To promote sustainable transport and minimise the need to travel by car	?	?	?	?	Back-land development would be sustainable in terms of transport in the sense that new housing would be in close proximity to the existing road network, but it would inevitably lead to an increased number of vehicles in a very localised area
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	No significant impact

Sustainability Objectives		Timescale				Additional Guidance: Infill development
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Infill housing can reinforce local character by using derelict land to provide much needed housing. Development of this sort will be small-scale and so more likely attract local builders as opposed to volume house builders.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	-	-	-	-	No significant impact	
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	Infill housing can be beneficial in terms of reducing fear of crime by making better use of redundant or derelict spaces that could provide places for people to loiter	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Small-scale development, no adverse impacts on views. All development of this sort will be in-keeping with existing townscape and could actually improve it by strengthening the building line	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Criteria ensure that in-fill development is in-keeping with local character and respects the historic environment	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Infill sites tends to be Brownfield, so through promoting this form of development this could relieve some of the pressure for development on Greenfield sites	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact	
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?	Ultimately this would depend on the quality of housing provided, but promoting infill housing in Dulwich will increase the opportunities for people to move into the area	
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	Maintains building line and is only likely to be small-scale development, therefore limited traffic impacts.	

SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-	No significant impact

Sustainability Objectives		Timescale				Additional Guidance: Extensions
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Allowing flexibility for extensions means that homes can be modified and adapted according to the changing needs of residents, particularly where a health issue necessitates a change to the home.	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The additional guidance gives some flexibility and will allow the modification of homes to meet the needs of residents; particularly where extensions are required to accommodate a growing family, to make a home more comfortable for people as they get older or for disabled people.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Ensures development is sympathetic to local townscape, particularly in terms of roof extensions, where the additional guidance states that they will generally be unacceptable where there is an adverse impact on views	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The additional guidance ensures that any extensions are sympathetic to the existing building and respect the historic environment. However, there is flexibility for larger extensions for larger properties.	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	The additional guidance stipulates that larger extensions will only be allowed for properties that are set in extensive grounds, where the impact on the size of the remaining garden would be less of a concern. Additional guidance that protects private gardens is also beneficial in terms of safeguarding biodiversity.	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact	

SDO 15 To provide everyone with the opportunity to live in a decent home	✓✓	✓✓	✓✓	✓✓	✓✓	The additional guidance gives some flexibility to ensure that homes can be adapted by residents to accommodate their changing needs
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	-	No significant impact
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-	No significant impact

Sustainability Objectives		Timescale				Additional Guidance: Basement Development
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	✓	✓	✓	✓	Allowing some flexibility for basement development means that homes can be modified and adapted according to the changing needs of residents, particularly where a health issue necessitates a change to the home.	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	The additional guidance gives some flexibility and will allow the modification of homes to meet the needs of residents; particularly where extensions are required to accommodate a growing family, to make a home more comfortable for people as they get older or for disabled people.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	x	x	x	x	Basement developments can damage soils and lead to instability without proper investigation prior to development taking place. The additional guidance will ensure that officers in development management have sufficient information to consider the impacts of proposals on soils and stability.	
SDO 11 To protect and enhance the quality of landscape and townscape	?	?	?	?	Basement developments can lead to land instability, damage to neighbouring properties and damage to trees if the necessary safeguards are not in place. The additional guidance acknowledges this. However, the fact that development is taking place underground does negate some of the impact on local landscape and townscape. Further detail on proposed construction techniques will be required in a Basement Impact Assessment to clearly identify any impacts on the property, on neighbours' properties and on the quality of the local townscape.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Subject to a cautious approach being adopted, the additional guidance is generally supportive of basement development since the impact on the historic environment is minimal.	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	Potential impacts on nearby tree roots will need to be managed as part of any basement development to ensure there is no damage. However, promoting basement development reduces some of the demand for Greenfield development and has a reduced impact on private	

SDO 14 To reduce vulnerability to flooding	x	x	x	x	x	gardens (and therefore biodiversity) when compared to more traditional house extensions
						Through increasing the volume of man-made structures beneath ground level, this type of development can reduce drainage capabilities. Basement development could increase the vulnerability of residents to flooding in some areas, however this risk is minimal in Dulwich. The additional guidance requires the submission of a Basement Impact Assessment (BIA) to identify whether development will impact on flood risk
SDO 15 To provide everyone with the opportunity to live in a decent home	✓	✓	✓	✓	✓	Opportunity for more flexible housing can be a benefit to residents (as above), but there is a greater risk of disturbing neighbours because of the engineering works involved
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	-	No significant impact
SDO 17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-	No significant impact

Natural Environment

Sustainability Objectives		Timescale				Additional Guidance: Open Space
	13	S	M	L		Commentary on Results
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓		High quality open spaces are an important part of the image of an area. Continuing to protect and improve open spaces in Dulwich could encourage investment and lead to the creation of new jobs
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓		Open spaces are important education resources. Also, they are increasingly incorporated within schools themselves in the form of outdoor classrooms
SDO 3 To improve the health of the population	✓	✓	✓	✓		Open spaces provide valuable opportunities for people to be physically active or to just relax. Having easy local access to a quality open space can be beneficial for physical and mental health.
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?		Well maintained spaces are valued by communities and can reduce level of crime where local people have a vested interest in them. However, some open spaces can be perceived as unsafe and contribute to the fear of crime, particularly at night if youths often congregate there
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓		Open spaces provide valuable opportunities for social interaction and can be a focal point for community activities and/or community groups. The fact that open spaces are free to use means that, as long as they are maintained appropriately, these benefits extend to all sections of the community.
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓		Open spaces help to mitigate CO2 emissions and also can help reduce the effects of urban heating.
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓		Tress and vegetation within open spaces play a valuable role in improving air quality by helping to filter out particulate matter
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-		No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-		No significant impact
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓		Protecting and improving green space helps to ensure that soil quality is maintained
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓		Dulwich's open space is a distinctive part of its landscape, covering a significant amount of the SPD area. They are hugely important features that influence the character of the area and their protection and improvement is a crucial step in maintaining and improving the quality of the local landscape.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓		Many of Dulwich's open spaces have historic significance

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	✓✓	The references to open space in the SPD have strong, direct links to this sustainability objective. A number of open spaces are also designated as Sites of Importance for Nature Conservation (SINCs)
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	✓	Open spaces slow surface water runoff by intercepting rainwater. The Dulwich area is not regarded as being at risk of flooding. However, protecting open space in Dulwich will be of some benefit to the local area itself, but also more broadly it will benefit the surrounding areas in Southwark and Lambeth
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	Open spaces can provide valuable opportunities for walking and cycling, particularly where they are linked together
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Green Infrastructure is a crucial component that underpins local communities and their quality of life.

Sustainability Objectives		Timescale				Additional Guidance: South East London Green Chain	
		13	S	M	L	Commentary on Results	
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	✓	✓	High quality open spaces are an important part of the image of an area. Continuing to protect and improve open spaces in Dulwich could encourage investment and lead to the creation of new jobs	
SDO 2	To improve the education and skill of the population	✓	✓	✓	✓	Open spaces are important education resources. Also, they are increasingly incorporated within schools themselves in the form of outdoor classrooms	
SDO 3	To improve the health of the population	✓	✓	✓	✓	Open spaces provide valuable opportunities for people to be physically active or to just relax. Having easy local access to a quality open space can be beneficial for physical and mental health.	
SDO 4	To reduce the incidence of crime and the fear of crime	?	?	?	?	Well maintained spaces are valued by communities and can reduce level of crime where local people have a vested interest in them. However, some open spaces can be perceived as unsafe and contribute to the fear of crime, particularly at night if youths often congregate there	
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Open spaces provide valuable opportunities for social interaction and can be a focal point for community activities and/or community groups. The fact that open spaces are free to use means that, as long as they are maintained appropriately, these benefits extend to all sections of the community. The South East London Green Chain is collaboration between a number of Local Authorities and its scale means that these benefits are spread across a broader area.	
SDO 6	To reduce contributions to climate change	✓	✓	✓	✓	Open spaces help to mitigate CO2 emissions and also can help reduce the effects of urban heating.	
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	Tress and vegetation within open spaces play a valuable role in improving air quality by helping to filter out particulate matter	
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10	To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Protecting and improving green space helps to ensure that soil quality is maintained	
SDO 11	To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Dulwich's open space is a distinctive part of its landscape, covering a significant proportion of the SPD area. They are hugely important features that influence the character of the area and their protection and improvement is a crucial step in maintaining and improving the quality of the local landscape.	
SDO 12	To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Many of Dulwich's open spaces have historic significance.	

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	The references to open space in the SPD have strong, direct links to this sustainability objective. In particular, the linear nature of the Green Chain means that it provides a valuable corridor for the movement of wildlife.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Open spaces slow surface water runoff by intercepting rainwater. Protecting a network of open spaces will make a valuable contribution to mitigating the risk of flooding in South East London.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	The South East London Green Chain provides over 20 miles of connected open spaces and so provides a vast opportunity for walking and cycling. As well as opportunities for recreation, it is also a legitimate substitute for travel by private car for people needing to travel in the area
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Green Infrastructure is a crucial component that underpins local communities and their quality of life.

Sustainability Objectives		Timescale				Additional Guidance: All London Green Grid	
	13	S	M	L		Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓		High quality open spaces are an important part of the image of an area. Continuing to protect and improve open spaces in Dulwich could encourage investment and lead to the creation of new jobs	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓		Open spaces are important education resources. Also, they are increasingly incorporated within schools themselves in the form of outdoor classrooms	
SDO 3 To improve the health of the population	✓	✓	✓	✓		Open spaces provide valuable opportunities for people to be physically active or to just relax. Having easy local access to a quality open space can be beneficial for physical and mental health.	
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?		Well maintained spaces are valued by communities and can reduce level of crime where local people have a vested interest in them. However, some open spaces can be perceived as unsafe and contribute to the fear of crime, particularly at night if youths often congregate there	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓		Open spaces provide valuable opportunities for social interaction and can be a focal point for community activities and/or community groups. The fact that open spaces are free to use means that, as long as they are maintained appropriately, these benefits extend to all sections of the community. The South East London Green Chain is collaboration between a number of Local Authorities and its scale means that these benefits are spread across a broader area.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓		Open spaces help to mitigate CO2 emissions and also can help reduce the effects of urban heating.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓		Tress and vegetation within open spaces play a valuable role in improving air quality by helping to filter out particulate matter	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-		No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-		No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓		Protecting and improving green space helps to ensure that soil quality is maintained	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓		Dulwich's open space is a distinctive part of its landscape, covering a significant proportion of the SPD area. They are hugely important features that influence the character of the area and their protection and improvement is a crucial step in maintaining and improving the quality of the local landscape.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓		Many of Dulwich's open spaces have historic significance.	

SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	✓✓	The references to open space in the SPD have strong, direct links to this sustainability objective. In particular, the linear nature of the Green Chain means that it provides a valuable corridor for the movement of wildlife.
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	✓	Open spaces slow surface water runoff by intercepting rainwater. Protecting a network of open spaces will make a valuable contribution to mitigating the risk of flooding in South East London.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓✓	✓✓	✓✓	✓✓	The All London Green Grid will help to connect open spaces and provide more opportunities for walking and cycling.
SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	✓	Green Infrastructure is a crucial component that underpins local communities and their quality of life.

Sustainability Objectives		Timescale				Additional Guidance: Biodiversity
		13	S	M	L	Commentary on Results
SDO 1	To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact
SDO 2	To improve the education and skill of the population	✓	✓	✓	✓	Protecting and improving biodiversity is important from an educational perspective as it helps provides valuable opportunities to learn about the natural world
SDO 3	To improve the health of the population	✓	✓	✓	✓	Given that open spaces tend to be our richest sites in terms of biodiversity, protecting and enhancing biodiversity has an indirect benefit to health.
SDO 4	To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Protecting and improving biodiversity is very often a means of generating local interest and 'friends of' groups. Biodiversity has been highlighted as an important issue in Dulwich.
SDO 6	To reduce contributions to climate change	✓	✓	✓	✓	Tree cover and vegetation helps to mitigate CO2 emissions and also can help reduce the effects of urban heating.
SDO 7	To improve the air quality in Southwark	✓	✓	✓	✓	Biodiversity is strongly linked to green space, so through improving biodiversity there is an inevitable link to trees and vegetation, which will help to improve air quality in the local area
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact
SDO 10	To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Protecting and enhancing SINC's will ensure that soil quality is maintained at these sites
SDO 11	To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Dulwich's SINC's make a significant contribution to the quality of the local landscape
SDO 12	To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	Protecting and enhancing biodiversity is an integral part of preserving Dulwich's historic, green character. A number of open spaces with historic value are designated as SINC's and Dulwich's street trees are acknowledged as being an important part of local character and identity.
SDO 13	To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	The references to biodiversity in the SPD have strong, direct links to this sustainability objective
SDO 14	To reduce vulnerability to flooding	✓	✓	✓	✓	The links to Dulwich's open spaces and street trees means that preserving and enhancing biodiversity is also beneficial in terms of reducing vulnerability to flooding
SDO 15	To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16	To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact
SDO17	To provide the necessary infrastructure to support existing and future	-	-	-	-	No significant impact

development	

Sustainability Objectives		Timescale				Additional Guidance: Geodiversity
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Protecting and improving local geological interests is important from an educational perspective as it helps provides valuable opportunities to learn about the natural world	
SDO 3 To improve the health of the population	-	-	-	-	No significant impact	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Local geology is often the sort of issue that can generate local interest and lead to the formation of interest or 'friends of' groups.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Where geological remains are identified, their protection can make an important contribution to quality of the local landscape. Dulwich Pond has been identified as a one such site where protection would enhance the local area.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Geological remains can give us a unique insight to the history of a place. Where geological remains are identified, such as at Dulwich Pond, it is important that they are protected.	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact	
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact	
SDO 17 To provide the necessary infrastructure to support existing and future	-	-	-	-	No significant impact	



Sustainability Objectives		Timescale				Additional Guidance: Trees
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓	✓	✓	✓	Trees can be an important component of design, improving residential areas, open spaces and public realm. Well maintained trees can lead to a more attractive environment, which can encourage investment in an area and potentially lead to job creation.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	-	-	-	-	No significant impact	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	-	-	-	-	No significant impact	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Tree cover and vegetation helps to mitigate CO2 emissions and also can help reduce the effects of urban heating.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Trees and vegetation within open spaces play a valuable role in improving air quality by helping to filter out particulate matter	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	✓	✓	✓	✓	Trees help to bind soils. Protecting existing trees and requiring their replacement where loss is unavoidable will therefore benefit soil quality.	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	Dulwich's trees are a distinctive feature in open spaces and along residential streets. They are important features that influence the character of the area and their protection and improvement is a crucial step in maintaining and improving the quality of the local landscape.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	Dulwich's mature trees are an important part of the historic environment and the SPD provides safeguards to ensure that they are protected as development takes place	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	Trees provide valuable habitats and so the criteria in the SPD will promote biodiversity	
SDO 14 To reduce vulnerability to flooding	✓	✓	✓	✓	Trees intercept rainwater and can slow surface water runoff. Protecting trees can reduce vulnerability to flooding.	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact	
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	No significant impact	

SDO17 To provide the necessary infrastructure to support existing and future development	✓	✓	✓	✓	Green Infrastructure is a crucial component that underpins local communities and their quality of life.

Sustainability Objectives		Timescale				Additional Guidance: Green Infrastructure and climate change
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓	-	✓	✓	High quality green infrastructure is an important part of the image of an area. Continuing to protect, promote and improve open spaces, trees and other green infrastructure in Dulwich could encourage investment and lead to the creation of new jobs	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	Good quality green infrastructure is multi-functional and can act as an important education resource in terms of biodiversity and the natural environment and ways in which we can mitigate against climate change. Increasingly, green infrastructure is better integrated within schools, such as by providing outdoor classrooms.	
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	Open spaces provide valuable opportunities for people to be physically active or to just relax. Having easy local access to a quality open space can be beneficial for physical and mental health. Similarly, green infrastructure can improve the quality of the broader environment and encourage more active travel.	
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	Well maintained spaces are valued by communities and can reduce level of crime where local people have a vested interest in them. However, some open spaces can be perceived as unsafe and contribute to the fear of crime, particularly at night if youths often congregate there. The management regimes linked to green infrastructure will determine the specific impacts.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	-	✓	✓✓	Open spaces provide valuable opportunities for social interaction and can be a focal point for community activities and/or community groups. The fact that open spaces are free to use means that, as long as they are maintained appropriately, these benefits extend to all sections of the community.	
SDO 6 To reduce contributions to climate change	✓✓	✓	✓✓	✓✓	Open spaces, street trees, private gardens, green roofs and green walls can all contribute to a network of green infrastructure that can help to mitigate against climate change by reducing CO2 emissions and helping to reduce the effects of urban heating.	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Trees and vegetation within open spaces play a valuable role in improving air quality by helping to filter out particulate matter	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	✓	✓	✓	✓	Green infrastructure in the form of Sustainable Drainage (SUDs) systems can help to slow surface water runoff and reduce the risk of flooding	
SDO 10 To maintain and enhance the quality of land and soils	✓✓	✓✓	✓✓	✓✓	Protecting and improving green infrastructure helps to ensure that soil quality is maintained. The SPD, through the focus on the conservation areas, highlights the fact that we will prevent private gardens from being paved over, therefore preventing the loss of vegetation and protecting soils.	
SDO 11	✓✓	✓✓	✓✓	✓✓	Dulwich's green infrastructure is a distinctive part of its landscape. Open spaces cover a	

To protect and enhance the quality of landscape and townscape						significant amount of the SPD area and street trees make a significant contribution to local townscape. They are hugely important features that influence the character of the area and their protection and improvement is a crucial step in maintaining and improving the quality of the local landscape.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓✓	✓✓	✓✓	✓✓	✓✓	Green infrastructure in Dulwich is an integral part of the historic environment, with many of Dulwich's open spaces acknowledged as having historical significance in their own right.
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	✓✓	Dulwich's varied green infrastructure provides a range of valuable habitats. The content on green infrastructure has a direct link to this sustainability objective. A number of open spaces are also designated as Sites of Importance for Nature Conservation (SINCs)
SDO 14 To reduce vulnerability to flooding	✓✓	✓✓	✓✓	✓✓	✓✓	Green infrastructure slows surface water runoff by intercepting rainwater. The Dulwich area is not regarded as being at risk of flooding. However, protecting, promoting and improving green infrastructure in Dulwich will be of some benefit to the local area itself, but also more broadly it will benefit the surrounding areas in Southwark and Lambeth by reducing runoff. In particular, measures to reduce the paving over of private gardens will help in this regard.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓✓	✓	✓✓	✓✓	✓✓	Open spaces can provide valuable opportunities for walking and cycling, particularly where they are linked together. Street trees can also create a more pleasant environment for active travel.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓	✓✓	✓✓	✓✓	Green Infrastructure is a crucial component that underpins local communities and their quality of life.

Sustainability Objectives		Timescale				Additional Guidance: Development on School sites
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact	
SDO 2 To improve the education and skill of the population	✓	✓	✓	✓	The additional guidance refers to the fact that any redevelopment of school sites will be expected to be of exceptional design quality. High quality educational facilities can have a positive impact on attainment.	
SDO 3 To improve the health of the population	✓	✓	✓	✓	School sites typically include extensive open space and sports facilities, so opening these up to the wider community can enable healthier lifestyles. Also, the guidance refers to the fact that where new community facilities are provided on school sites, parking will be restricted in order to encourage more active travel.	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓✓	✓✓	✓✓	✓✓	The SPD states that where redevelopment is to take place on school sites, public access to facilities should be secured as part of the process. This ensures that the wider community can benefit from the facilities provided on school sites at times when they would otherwise be unused, i.e. outside of school hours.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	Due to their scale, schools provide excellent opportunities to incorporate measures that can mitigate the impact of climate change, for instance, renewable energy infrastructure	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	There are a number of schools in Dulwich that enjoy extensive grounds. Collectively, they have a significant impact on local character and landscape. The SPD refers to the fact that any development on school sites will be expected to be of exceptional design standards.	
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	A number of schools in Dulwich have historical significance; both in terms of their built structures and the extensive open spaces that they sit within. The SPD states that any development of school sites should maintain their open character and their design should account for any heritage value.	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	✓✓	✓✓	✓✓	✓✓	The SPD states that any development on school sites will be expected to maintain their openness.	

SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	No significant impact
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	Schools generate a significant volume of trips on a daily basis and this demand is catered for by the existing cycle, pedestrian and road network. Providing greater community uses on school sites is therefore relatively sustainable in terms of the additional traffic it would generate.
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	✓✓	Schools provide a range of physical, social and green infrastructure and the additional guidance in the SPD aims to ensure that the wider community can benefit from this in addition to students

Traffic and Parking

Sustainability Objectives		Timescale				Additional Guidance: Transport and accessibility
	13	S	M	L		
SDO 1 To tackle poverty and encourage wealth creation	-	-	-	-	No significant impact	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	✓✓	✓✓	✓✓	✓✓	The additional guidance aims to restrict unsustainable levels of traffic and instead prioritise pedestrians and cyclists. Criteria that require new developments to link with cycle networks, provide secure cycle storage and take account for the needs of pedestrians will lead to the creation of a healthier environment	
SDO 4 To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The additional guidance aims to ensure that all transport impacts are addressed and that the road network functions efficiently. Congestion and parking problems can create significant frustration, so this will play a big part in creating community cohesion.	
SDO 6 To reduce contributions to climate change	✓	✓	✓	✓	The additional guidance promotes walking, cycling and more sustainable forms of transport as an alternative to private car use. This will lead to a reduction in harmful vehicle emissions	
SDO 7 To improve the air quality in Southwark	✓	✓	✓	✓	Promoting and prioritising alternatives to private car use will reduce the volume of traffic, therefore help to ease congestion and in doing so will reduce harmful vehicle emissions and improve air quality.	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	✓	✓	✓	✓	Restricting the number of car parking spaces in new developments will help to retain local character and ensure that new developments and streets are not dominated by parked cars	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact	
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact	

Town and local centres and the evening economy

Sustainability Objectives		Timescale				Additional Guidance: Shopping areas
		13	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	✓✓	Commentary on Results The SPD supports existing and new shops within shopping areas and encourages a range of complementary uses. This will lead to new job opportunities in retail and a range of other town centre uses.
SDO 2 To improve the education and skill of the population	-	-	-	-	-	No significant impact
SDO 3 To improve the health of the population	✓	✓	✓	✓	✓	By focussing development in local centres, which are generally more accessible by foot, bike or public transport, it will also encourage linked trips to different shops and services. This guidance will encourage more sustainable travel and lead to a healthier environment by reducing the volume of traffic
SDO 4 To reduce the incidence of crime and the fear of crime	✓	✓	✓	✓	✓	The SPD supports the development of housing in shopping areas so that these areas have an element of supervision and can contribute to a more secure environment.
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	✓	Promoting a range of uses in shopping areas, including housing, should lead to these areas feeling more vibrant. The SPD requires all development to positively contribute to the public realm, providing spaces for people to congregate and meet, where possible. This should lead to the creation of safer, more sociable shopping areas.
SDO 6 To reduce contributions to climate change	-	-	-	-	-	No significant impact
SDO 7 To improve the air quality in Southwark	✓	?	✓	✓	✓	The SPD could encourage more journeys to shopping areas, so increase congestion and use of vehicular transport. However, the fact that shopping is dominant in local centres means that there is greater opportunity for linked trips and the use of sustainable methods of travel.
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	-	No significant impact
SDO 9 To encourage sustainable use of water resources	-	-	-	-	-	No significant impact
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	-	No significant impact
SDO 11 To protect and enhance the quality of landscape and townscape	✓✓	✓✓	✓✓	✓✓	✓✓	Additional guidance states that any development in shopping areas should respect and be in-keeping with the prevailing local character. The additional guidance includes criteria that require new development to make a positive contribution to the public realm.
SDO 12 To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	✓	The additional guidance states that where particular shopping areas contribute to the broader historic environment, any new development must be in-keeping with this style.
SDO 13	✓	✓	✓	✓	✓	New development in shopping areas must positively contribute to the street scene and public

To protect and improve open spaces, green corridors and biodiversity SDO 14 To reduce vulnerability to flooding	-	-	-	-	-	realm, providing spaces for people to congregate where appropriate.
SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	No significant impact. The area covered by the Dulwich SPD is not at risk of flooding and shopping areas provide limited opportunity for water storage given the relatively small amount of new development that is envisaged within them.
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	No significant impact The Dulwich SPD supports existing and new shops within shopping areas, complemented by other facilities and town centre uses, and gives scope for offices and flats above these uses. By focussing a number of uses within these areas, the SPD supports a pattern of growth that could lead to a reduced number of journeys because people will be able to link trips to different shops and facilities.
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-	No significant impact

Sustainability Objectives		Timescale				Additional Guidance: The evening and night time economy
	13	S	M	L	Commentary on Results	
SDO 1 To tackle poverty and encourage wealth creation	✓✓	✓✓	✓✓	✓✓	Promoting the evening and night time uses in appropriate locations will lead to job creation, particularly for the younger generation.	
SDO 2 To improve the education and skill of the population	-	-	-	-	No significant impact	
SDO 3 To improve the health of the population	-	-	-	-	No significant impact	
SDO 4 To reduce the incidence of crime and the fear of crime	?	?	?	?	The evening and night time economy can contribute to the vitality and vibrancy of centres and provide a degree of surveillance and supervision, which can make a place feel safer. However, certain uses, particularly late night drinking establishments, are associated with anti-social behaviour and noise. The location of these facilities will need careful consideration, particularly in terms of the likely impacts on existing residents.	
SDO 5 To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	Introducing a variety of uses to local and town centres will cater for a greater range of lifestyles and past times for residents and visitors, and will create more vibrant centres.	
SDO 6 To reduce contributions to climate change	-	-	-	-	No significant impact	
SDO 7 To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8 To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9 To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10 To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11 To protect and enhance the quality of landscape and townscape	-	-	-	-	No significant impact	
SDO 12 To conserve and enhance the historic environment and cultural assets	-	-	-	-	No significant impact	
SDO 13 To protect and improve open spaces, green corridors and biodiversity	-	-	-	-	No significant impact	
SDO 14 To reduce vulnerability to flooding	-	-	-	-	No significant impact	
SDO 15 To provide everyone with the opportunity to live in a decent home	?	?	?	?	Evening and night time economy can be associated with anti-social behaviour and noise and can detract from the quality of the residential environment unless the location of certain types of facility is carefully considered. The SPD states that where bars and pubs, restaurants or takeaways are proposed, they must be in a local or town centre and consideration will be given	

SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	✓	✓	✓	✓	to the proximity to residents.
						The Dulwich SPD promotes the evening and night-time economy in local centres. These are the most accessible locations and so this pattern of development could lead to a reduced number of journeys by car.
SDO17 To provide the necessary infrastructure to support existing and future development	-	-	-	-	-	No significant impact

Development sites in Dulwich

Sustainability Objectives		Timescale				Additional Guidance: Dulwich Hospital
		13	S	M	L	
SDO 1 To tackle poverty and encourage wealth creation		✓✓	✓✓	✓✓	✓✓	The redevelopment of the Hospital site will lead to the creation of a range of jobs during the construction and then as part of the eventual development.
SDO 2 To improve the education and skill of the population		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 3 To improve the health of the population		✓✓	✓✓	✓✓	✓✓	The provision of a new health facility will bring obvious benefits in terms of the health and well-being of the local community. The provision of community facilities and new job opportunities will also be beneficial in terms of local people's mental health and well being.
SDO 4 To reduce the incidence of crime and the fear of crime		✓	✓	✓	✓	Development of the site will reduce the risk of vandalism or anti-social behaviour associated with the currently disused site
SDO 5 To promote social inclusion, equality, diversity and community cohesion		✓✓	✓✓	✓✓	✓✓	The Planning Brief for the site identifies a mixed-use development comprising health facilities, community facilities and offices. This mixture of uses will be beneficial to a range of community groups.
SDO 6 To reduce contributions to climate change		✓	✓	✓	✓	The scale of development proposed for the site means that there is a big opportunity to develop buildings that are resilient to and help mitigate against the impacts of climate change. The buildings will be expected to achieve a BREEAM Excellent rating.
SDO 7 To improve the air quality in Southwark		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 8 To reduce waste and maximise use of waste arising as a resource		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 9 To encourage sustainable use of water resources		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 10 To maintain and enhance the quality of land and soils		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 11 To protect and enhance the quality of landscape and townscape		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 12 To conserve and enhance the historic environment and cultural assets		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 13 To protect and improve open spaces, green corridors and biodiversity		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 14 To reduce vulnerability to flooding		-	-	-	-	The impact here will depend on the specific development proposals that are made for the site

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO 16 To promote sustainable transport and minimise the need to travel by car	-	-	-	-	-	The impact here will depend on the specific development proposals that are made for the site
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	✓✓	✓✓	✓✓	✓✓	The provision of social infrastructure, such as health and community facilities, is crucial in meeting the needs of residents and helping to create sustainable communities.

Sustainability Objectives		Timescale				Additional Guidance: Herne Hill Velodrome	
		13	S	M	L	Commentary on Results	
SDO 1	To tackle poverty and encourage wealth creation	✓	✓	✓	✓	The redevelopment of the velodrome will provide a range of jobs during construction and also as part of the eventual development	
SDO 2	To improve the education and skill of the population	✓	-	✓	✓	Depending on the precise nature of development that is proposed at the velodrome, there is an opportunity to promote the facility as a resource for education and training. The SPD refers to engaging with local schools to ensure that they make use of the velodrome and to encourage more cycling throughout the borough.	
SDO 3	To improve the health of the population	✓	✓	✓	✓	The Velodrome could be an important asset for cycling in the borough and across South London. The intention would be that the velodrome contributes to an increase in the level of cycling in Dulwich and throughout the borough.	
SDO 4	To reduce the incidence of crime and the fear of crime	-	-	-	-	No significant impact	
SDO 5	To promote social inclusion, equality, diversity and community cohesion	✓	✓	✓	✓	The redevelopment of the velodrome could create a significant community facility for Dulwich, the borough and South London. The facility has the potential to have a huge impact on community cohesion.	
SDO 6	To reduce contributions to climate change	-	-	-	-	No significant impact	
SDO 7	To improve the air quality in Southwark	-	-	-	-	No significant impact	
SDO 8	To reduce waste and maximise use of waste arising as a resource	-	-	-	-	No significant impact	
SDO 9	To encourage sustainable use of water resources	-	-	-	-	No significant impact	
SDO 10	To maintain and enhance the quality of land and soils	-	-	-	-	No significant impact	
SDO 11	To protect and enhance the quality of landscape and townscape	✓	-	✓	✓	The SPD contains guidance to ensure that the redevelopment of the velodrome makes a positive contribution to the local townscape and does not detract from its residential setting	
SDO 12	To conserve and enhance the historic environment and cultural assets	✓	✓	✓	✓	The velodrome is an important historical and cultural icon, having hosted cycling events at the Summer Olympics in the early 1900s. The redevelopment and restoration of the velodrome has a strong positive impact on this indicator.	
SDO 13	To protect and improve open spaces, green corridors and biodiversity	✓	✓	✓	✓	The additional guidance notes that any redevelopment of the velodrome should enhance the open character of the site	
SDO 14	To reduce vulnerability to flooding	-	-	-	-	No significant impact	

SDO 15 To provide everyone with the opportunity to live in a decent home	-	-	-	-	No significant impact
SDO 16 To promote sustainable transport and minimise the need to travel by car	✓	-	-	✓	If the velodrome is redeveloped and proves popular then it has the potential to increase levels of cycling in the borough over the longer term
SDO17 To provide the necessary infrastructure to support existing and future development	✓✓	-	✓	✓✓	The provision of cultural and community facilities is an important factor in meeting the needs of residents and helping to create sustainable communities.



Dulwich Supplementary Planning Document

Equalities Analysis

July 2013

Section 1: Equality analysis details

Proposed policy/decision/business plan to which this equality analysis relates	Dulwich Supplementary Planning Document

Equality analysis author		Kate Johnson			
Strategic Director:		Simon Bevan			
Department		Chief Executive	Division	Planning Policy	
Period analysis undertaken		June 2013			
Date of review (if applicable)		N/A			
Sign-off	Alison Squires	Position	Planning Policy Team Leader	Date	July 2013

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

The Dulwich Supplementary Planning Document (SPD) sets out our visions for Dulwich, as set out in the adopted Core Strategy. The SPD provides further planning guidance on the policies set out in the Core Strategy and the saved Southwark Plan for issues that relate specifically to development in Dulwich. The SPD will ensure that development respects the historic character and reflects local distinctiveness.

The SPD provides guidance on:

- Conserving heritage assets
- Appropriate types of new development
- Protecting and improving open spaces
- Improving transport and accessibility
- Protecting and improving shopping areas
- Development opportunities
- Community Infrastructure Levy (CIL) and Section 106 planning obligations

The SPD will assist members and council officers in implementing the policies effectively, inform the community of the issues associated with development in the area and will provide detailed advice to guide developers to inform their proposals. The SPD will be a material consideration to be taken into account in determining planning application.

The Dulwich SPD is being prepared in accordance with statutory regulations and in close consultation with the local community. We consulted the local community on the Dulwich SPD 2013 in accordance with our Statement of Community Involvement (2008). The community has also been consulted on a previous version of the draft SPD in 2009 and an earlier draft Dulwich SPG in 2004.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.
Key stakeholders were/are involved in this policy/decision/business plan	The Dulwich SPD will have an impact on anyone in the borough with an interest in Dulwich and the surrounding area, particularly residents, local community groups, landowners and developers. We have previously prepared draft Dulwich Supplementary Planning Guidance (SPG) in 2004 and an earlier version of the draft Dulwich SPD in 2009. Both of these documents were subject to public consultation. Consultation on the draft Dulwich SPD 2009 was carried out in accordance with our adopted Statement of Community Involvement (SCI) (2008). Our Statement of Community Involvement (SCI) sets out our approach to consultation on all our planning documents. The SCI identifies a number of barriers for consultation for different groups and we will seek to address these issues by using different consultation methods in order for each all groups. http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci We carried out Equalities Impact Assessments on the previous versions of the SPD. The findings of these EIQAs have been used to inform the approach set out in the SPD. We have revised the format of our Equalities Impact Assessments in order to meet the requirements of the Equalities Act 2010. In accordance with our SCI, all organisations and individuals on our mailing list are notified when the documents were available for consultation. Information was also available on our website to raise awareness of the consultation. We attended a ran a number of workshops and presentations including to the Dulwich community council. Our consultation report sets out further detail on how we consulted with the community on each stage in the preparation of the SPD. All comments received during the previous consultation stages were considered when preparing the Dulwich SPD and changes have been made where appropriate in light of comments received. The interim consultation report can be found on our website at; http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd We consulted on the Dulwich SPD until 22 April 2013. Following the consultation, we have looked at all the representations we received and prepared officer comments on the representations. We have amended the Dulwich SPD to reflect any changes as necessary.

Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights, the equality information on which above analysis is based and mitigating actions to be taken.

The guidance in the SPD may have many similar impacts on the different groups with protected characteristics. We have set out below some of the key impacts we have identified. Overall, we have assessed the guidance and consider that the overall impact of the SPD will be positive on all residents and people who work in and visit the borough. Further information is also set out in our sustainability appraisal, where we have assessed the guidance in the SPD against 17 sustainable development objectives to assess the social, environmental and economic impacts of the plan. Our sustainability appraisal is available to view on our website at:

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan

Heritage and conservation

The SPD recognises that Dulwich has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets. The protection of areas for heritage and conservation purposes restricts the amount and scale of development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. This may disproportionately affect young people who are seeking affordable accommodation in the area and access to new jobs. Limiting development may also result in more limited range of housing stock which can also impact on families looking for larger accommodation and the elderly who may wish to downsize to smaller properties but remain within the local area. The housing policies in the core strategy seek to ensure a mix of housing tenure is provided across the borough.

Built environment

Dulwich is predominantly a residential area and has a good mixture of house types, but the large proportion of houses has a clear impact on the character of the area and the sort of housing that we would want to promote in Dulwich. It is not anticipated that there will be significant opportunities for new housing in Dulwich as there are very few sites for development. The Dulwich SPD therefore sets out guidance on some types of alterations that may be considered acceptable to properties in Dulwich.

Seeking to protect against the subdivision of large properties will help to provide more large houses in the area, this will benefit young families who require larger homes. Allowing appropriate extensions to existing housing will give existing residents the flexibility to extend or alter their properties which may benefit young families and the elderly in particular by enabling people to remain in their homes for longer.

Natural environment

The area currently benefits from a high provision of good quality open spaces which will benefit all groups in the community. These spaces are an integral part of Dulwich's identity and local character. The impact of protecting large areas of open space may reduce the supply of land for new housing. If we do not allocate enough sites for housing, we may find we do not have enough space to build housing to our housing need and southwark wide target. Our core strategy has identified key areas for growth in the borough to ensure that we can meet our housing targets whilst protecting existing open spaces. Dulwich is not identified as a key growth area.

Improving areas through access to and improved quality of open spaces may result in a rise in house prices which may cause conflict between groups. For example young people who wish to stay in the area may not be able to afford the new housing whilst new residents move into the area. The housing policies in the core strategy seek to ensure a mix of housing tenure is provided, including at least 35% affordable housing and all major new developments across the borough.

Ensuring that open spaces are maintained to a high standard and are accessible to all will help to improve the quality of life for all groups but especially for the young and the elderly who may not have the means to travel far for access to open space. Improving links between spaces can improve access to open spaces and promote sustainable transport. This will have a positive impact on those with reduced mobility, including the elderly.

Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups such as the elderly.

Transport and accessibility

The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car.

Certain groups including the elderly may rely on using a car. It is therefore very important that a reduction in car parking and promotion of sustainable modes of transport is undertaken in tandem with improvements in public transport and the public realm so that these groups are not disadvantaged. The SPD sets out where links in Dulwich need to be improved. Our transport plan also sets out further objectives for improving access to public transport.

If walking and cycling routes are poorly lit, secluded or at risk from conflicts with road vehicles, a reduction in car parking may discourage people from going out and make people feel more isolated. This could particularly apply to vulnerable groups such as the elderly. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.

Town and local centres

Unemployment in Dulwich is much lower than in other areas of the borough and the proportion of young adults in Dulwich is lower than the borough overall. The SPD seeks to protect and encourage more businesses in the area. Dulwich also has two District Town Centres at Herne Hill and Lordship Lane and one Local Centre, Dulwich Village as well as a number of protected shopping frontages. The SPD seeks to protect the vitality and viability of these existing centres.

There may be conflicting priorities for the expansion and control of the night time economy. Younger people may feel strongly that there is a need for a more vibrant night time economy, which could act as a way to make the town centre safer in the evening and at night by having an increased footfall at these times. Elderly people may feel threatened by this in terms of the people that the night time economy might attract and the noise that it will create. The SPD sets out guidance on developments for evening and night time activity will need to take into account impact on residential amenity.

Local people may not have the skills to access job opportunities that currently exist in Dulwich. This can disproportionately affect young people in the area trying to get into the job market. This could act to create tensions in the community if there continues to be further provision of these types of job opportunities. This may also lead to resentment towards new people coming into the area and being successful in securing employment. Our core strategy policies seek to protect existing jobs in the borough and encourage a wide range of employment opportunities.

Equality information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Possible impacts (positive and negative) of proposed policy/decision/business plan

Heritage and conservation

The SPD recognises that Dulwich has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets. The protection of areas for heritage and conservation purposes restricts the amount and scale of development which may limit the opportunities for new housing. This may disproportionately affect disabled people who are seeking specific types of accommodation in the area that meets their needs. The housing policies in the core strategy seek to provide at least 10% of new accommodation in major developments is designed to be wheelchair accessible.

Focusing on the heritage and conservation value of an area may mean that the built environment and the public realm may not meet the needs of disabled people. This can result in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. In contrast, the needs of disabled people may be considered but results in the public realm being designed in a way that segregates and separates disabled people from the wider community. We will require design and access statements to be submitted with planning applications setting out how any works in the public realm will improve accessibility.

Built environment

Dulwich is predominantly a residential area and has a good mixture of house types, but the large proportion of houses has a clear impact on the character of the area and the sort of housing that we would want to promote in Dulwich. It is not anticipated that there will be significant opportunities for new housing in Dulwich as there are very few sites for development. The Dulwich SPD therefore sets out guidance on some types of alterations that may be considered acceptable to properties in Dulwich.

Seeking to protect against the subdivision of large properties will help to provide more large houses in the area, this may benefit people with disabilities who require properties with ground floor access. Allowing appropriate extensions to existing housing will give existing residents the flexibility to extend or alter their properties which may benefit people with disabilities in particular by enabling people to remain in their homes for longer.

Some in-fill development can increase traffic and parking issues in residential areas, which would have a negative impact on residential amenity and particularly those with mobility issues. The SPD seeks to ensure that in-fill development only occurs in appropriate locations where there would be no adverse impact on traffic and parking.

Allowing appropriate extensions to existing housing will give existing residents the flexibility to extend or alter their properties which may benefit those with disabilities in particular by enabling people to remain in their homes for longer.

Natural environment

The area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Dulwich's identity and local character. The impact of protecting large areas of open space may reduce the supply of land for new housing. If we do not allocate enough sites for housing, we may find we do not have enough space to build housing to our housing need and southwark wide target. Our core strategy has identified key areas for growth in the borough to ensure that we can meet our housing targets whilst protecting existing open spaces. Dulwich is not identified as a key growth area.

Ensuring that open spaces are maintained to a high standard and are accessible to all will help to improve the quality of life for all groups but especially for those with reduced mobility who may not have the means to travel far for access to open space. Improving links between spaces can improve access to open spaces and promote sustainable transport. This will also have a positive impact on those with reduced mobility. Further information is set out in our open space strategy on our approach to improving the accessibility of open spaces.

Transport and accessibility

The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car.

Certain groups may rely on using a car including disabled people. It will be very important that a reduction in car parking and promotion of sustainable modes of transport is undertaken in tandem with improvements in public transport and the public realm so that these groups are not disadvantaged.

There is a need to ensure that disabled people's needs are taken into account, this should continue to be an important consideration to avoid circumstances where disabled people continue to find it difficult in accessing convenient and reliable public transport due to poor design and management. This could act to create further barriers to their inclusion within the wider community and limit their access to job opportunities, leisure activities and housing options. This could make disabled people unnecessarily dependant on others and limit their inclusion. Our transport plan also sets out further objectives for improving access to public transport.

Disabled access may be provided but they may be segregated from other access routes, this can further exacerbate separation and isolation from the rest of the community. We will require design and access statements to be submitted with planning applications setting out how any development will be accessibly and consider the needs of people with disabilities.

If walking and cycling routes are poorly lit, secluded or at risk from conflicts with road vehicles, a reduction in car parking may discourage people from going out and make people feel more isolated. This could particularly apply to vulnerable groups such as disabled people. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.

Town and local centres

Unemployment in Dulwich is much lower than in other areas of the borough and the proportion of young adults in Dulwich is lower than the borough overall. The SPD seeks to protect and encourage more businesses in the area. Dulwich also has two District Town Centres at Herne Hill and Lordship Lane and one Local Centre, Dulwich Village as well as a number of protected shopping frontages. The SPD seeks to protect the vitality and viability of these existing centres.

Certain groups may experience discrimination in accessing employment opportunities such as disabled people. The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community. Our core strategy policies seek to protect existing jobs in the borough and encourage a wide range of employment opportunities.

Equality information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the draft Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the guidance set out in the draft Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, with have highlighted the mitigating actions taken through the SPD in the main section above.

Gender reassignment - The process of transitioning from one gender to another.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No specific impacts identified. The implementation of the Dulwich SPD should benefit all groups by ensuring the right type of development is delivered that is needed to support a healthy, safe and prosperous community and a fairer future for all in Dulwich.

Equality information on which above analysis is based.

Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

No specific impacts have been identified that would affect people differently as a result of their sexual orientation.

Marriage and civil partnership - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. (Only to be considered in respect to the need to eliminate discrimination.

Possible impacts (positive and negative) of proposed policy/decision/business plan

Built environment

Dulwich is predominantly a residential area and has a good mixture of house types, but the large proportion of houses has a clear impact on the character of the area and the sort of housing that we would want to promote in Dulwich. It is not anticipated that there will be significant opportunities for new housing in Dulwich as there are very few sites for development. The Dulwich SPD therefore sets out guidance on some types of alterations that may be considered acceptable to properties in Dulwich.

Seeking to protect against the subdivision of large properties will help to provide more large houses in the area, this will benefit those who are married or in civil partnerships who require larger homes.

Equality information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Possible impacts (positive and negative) of proposed policy/decision/business plan**Heritage and conservation**

The SPD recognises that Dulwich has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets.

The built environment and the public realm may not meet the needs of pregnant women or women with young children which can result in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. We will require design and access statements to be submitted with planning applications setting out how any works in the public realm will improve accessibility.

Built environment

Dulwich is predominantly a residential area and has a good mixture of house types, but the large proportion of houses has a clear impact on the character of the area and the sort of housing that we would want to promote in Dulwich. It is not anticipated that there will be significant opportunities for new housing in Dulwich as there are very few sites for development. The Dulwich SPD therefore sets out guidance on some types of alterations that may be considered acceptable to properties in Dulwich.

Seeking to protect against the subdivision of large properties will help to provide more large houses in the area, this will benefit young families who require larger homes.

Some in-fill development can increase traffic and parking issues in residential areas, which would have a negative impact on residential amenity and particularly on families with young children. The SPD seeks to ensure that in-fill development only occurs in appropriate locations where there would be no adverse impact on traffic and parking.

Allowing appropriate extensions to existing housing will give existing residents the flexibility to extend or alter their properties which may benefit young families who require more space to do not wish to move from their homes.

Natural environment

The area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Dulwich's identity and local character. The impact of protecting large areas of open space may reduce the supply of land for new housing. If we do not allocate enough sites for housing, we may find we do not have enough space to build housing to our housing need and southwark wide target. Our core strategy has identified key areas for growth in the borough to ensure that we can meet our housing targets whilst protecting existing open spaces. Dulwich is not identified as a key growth area.

Ensuring that open spaces are maintained to a high standard and are accessible to all will help to improve the quality of life for all groups but especially for pregnant women and those with young children who may not have the means to travel far for access to open space. Improving links between spaces can improve access to open spaces and promote sustainable transport. This will also have a positive impact on pregnant women and those with young children who may not be able to travel far for access to open space.

Transport and accessibility

The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car.

Transport services may feel unsafe for certain user groups. Some people may feel unsafe when travelling on public transport and fear for their personal safety such as pregnant women. In the same way, walking routes may continue to feel unsafe for these groups.

Certain groups may rely on using a car. This might include pregnant women and those with young children. It will be very important that a reduction in car parking and promotion of sustainable modes of transport is undertaken in tandem with improvements in public transport and the public realm so that these groups are not disadvantaged and so they do not feel that other groups are receiving favourable treatment.

If walking and cycling routes are poorly lit, secluded or at risk from conflicts with road vehicles, a reduction in car parking may discourage people from going out and make people feel more isolated. This could particularly apply to vulnerable groups including pregnant women. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.

Town and local centres

Unemployment in Dulwich is much lower than in other areas of the borough and the proportion of young adults in Dulwich is lower than the borough overall. The SPD seeks to protect and encourage more businesses in the area. Dulwich also has two District Town Centres at Herne Hill and Lordship Lane and one Local Centre, Dulwich Village as well as a number of protected shopping frontages. The SPD seeks to protect the vitality and viability of these existing centres.

Certain groups may experience discrimination in accessing employment opportunities such as pregnant women and those with young children. The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community. Our core strategy policies seek to protect existing jobs in the borough and encourage a wider range of employment opportunities.

Equality information on which above analysis is based
Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.
Mitigating actions to be taken
The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
Possible impacts (positive and negative) of proposed policy/decision/business plan
Heritage and conservation The SPD recognises that Dulwich has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets. High quality design standards in the area may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts, which may threaten the viability of these businesses. These business are often run by ethnic minority groups and therefore these groups may be disproportionately affected. Our core strategy policies seek to protect existing jobs in the borough and encourage a wider range of employment opportunities. Built environment Dulwich is predominantly a residential area and has a good mixture of house types, but the large proportion of houses has a clear impact on the character of the area and the sort of housing that we would want to promote in Dulwich. It is not anticipated that there will be significant opportunities for new housing in Dulwich as there are very few sites for development. The Dulwich SPD therefore sets out guidance on some types of alterations that may be considered acceptable to properties in Dulwich. Seeking to protect against the subdivision of large properties will help to provide more large houses in the area, this will benefit certain ethnic minority groups who require larger homes. Allowing appropriate extensions to existing housing will give existing residents the flexibility to extend or alter their properties which may benefit certain ethnic groups who have family members that wish to live together in larger properties. Natural environment The area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Dulwich's identity and local character. The impact of protecting large areas of open space may reduce the supply of land for new housing. If we do not allocate enough sites for housing, we may find we do not have enough space to build housing to our housing need and southwark wide target. By limiting the opportunities for major developments to come forward, this may result in more smaller units as policies requiring a mix of units will not apply. This may have a negative impact on some ethnic groups which are more likely to have larger families. Our core strategy has

identified key areas for growth in the borough to ensure that we can meet our housing targets whilst protecting existing open spaces. Dulwich is not identified as a key growth area.

Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups such as certain ethnic minority groups.

Transport and accessibility

The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car.

Transport services may feel unsafe for certain user groups. Some people may feel unsafe when travelling on public transport and fear for their personal safety such as members of the BME community. In the same way, walking routes may continue to feel unsafe for these groups. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.

Public transport could continue to be unaffordable to those on lower incomes such as the BME community. This may limit their job opportunities and inclusion in the wider community. It may limit them to one particular area. Our transport plan also sets out further objectives for improving access to public transport.

Town and local centres

Unemployment in Dulwich is much lower than in other areas of the borough and the proportion of young adults in Dulwich is lower than the borough overall. The SPD seeks to protect and encourage more businesses in the area. Dulwich also has two District Town Centres at Herne Hill and Lordship Lane and one Local Centre, Dulwich Village as well as a number of protected shopping frontages. The SPD seeks to protect the vitality and viability of these existing centres.

Certain groups may experience discrimination in accessing employment opportunities such as members of the BME community (especially young black men). The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community. Our core strategy policies seek to protect existing jobs in the borough and encourage a wider range of employment opportunities.

Equality information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Possible impacts (positive and negative) of proposed policy/decision/business plan

Built environment

Dulwich is predominantly a residential area and has a good mixture of house types, but the large proportion of houses has a clear impact on the character of the area and the sort of housing that we would want to promote in Dulwich. It is not anticipated that there will be significant opportunities for new housing in Dulwich as there are very few sites for development. The Dulwich SPD therefore sets out guidance on some types of alterations that may be considered acceptable to properties in Dulwich.

Seeking to protect against the subdivision of large properties will help to provide more large houses in the area which can benefit certain religious groups who require larger homes. Allowing appropriate extensions to existing housing will give existing residents the flexibility to extend or alter their properties which may benefit certain religious groups who have family members that wish to live together in larger properties.

Natural environment

The area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Dulwich's identity and local character. The impact of protecting large areas of open space may reduce the supply of land for new housing. If we do not allocate enough sites for housing, we may find we do not have enough space to build housing to our housing need and southwark wide target.

By limiting the opportunities for major developments to come forward, this may result in more smaller units as policies requiring a mix of units will not apply. This may have a negative impact on some groups, such as some religious groups which are more likely to have larger families. Our core strategy has identified key areas for growth in the borough to ensure that we can meet our housing targets whilst protecting existing open spaces. Dulwich is not identified as a key growth area.

Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups including some religious groups.

Transport and accessibility

The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car.

Transport services may feel unsafe for certain user groups. Some people may feel unsafe when travelling on public transport and fear for their personal safety such as women (especially pregnant women) and young people or they fear discrimination such as people following a certain faith. In the same way, walking routes may continue to feel unsafe for these groups. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.

Town and local centres

Unemployment in Dulwich is much lower than in other areas of the borough and the proportion of young adults in Dulwich is lower than the borough overall. The SPD seeks to protect and encourage more businesses in the area. Dulwich also has two District Town Centres at Herne Hill and Lordship Lane and one Local Centre, Dulwich Village as well as a number of protected shopping frontages. The SPD seeks to protect the vitality and viability of these existing centres.

Certain groups may experience discrimination in accessing employment opportunities such as members of certain faith groups. The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community. Our core strategy policies seek to protect existing jobs in the borough and encourage a wider range of employment opportunities.

Equality information on which above analysis is based
Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.
Mitigating actions to be taken
The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Sex - A man or a woman.
Possible impacts (positive and negative) of proposed policy/decision/business plan
Natural environment The area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Dulwich's identity and local character. Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups including women. Transport and accessibility The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car. Transport services may feel unsafe for certain user groups. Some people may feel unsafe when travelling on public transport and fear for their personal safety such as women. In the same way, walking routes may continue to feel unsafe for these groups. If walking and cycling routes are poorly lit, secluded or at risk from conflicts with road vehicles, a reduction in car parking may discourage people from going out and make people feel more isolated. This could particularly apply to vulnerable groups including women. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.
Equality information on which above analysis is based
Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Possible impacts (positive and negative) of proposed policy/decision/business plan

Natural environment

The area currently benefits from a high provision of good quality open spaces which benefit all groups in the community.

Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups including LGBT groups.

Transport and accessibility

The SPD focuses on promoting sustainable transport choices. In general, this means prioritising cycling and walking in the layout and design of new development, discouraging car use by improving access to public transport and reducing reliance on the car.

Transport services may feel unsafe for certain user groups. Some people may feel unsafe when travelling on public transport and fear for their personal safety including LGBT groups. In the same way, walking routes may continue to feel unsafe for these groups. If walking and cycling routes are poorly lit, secluded or at risk from conflicts with road vehicles, a reduction in car parking may discourage people from going out and make people feel more isolated. This could particularly apply to vulnerable groups including LGBT groups. Our transport plan sets out how we will encourage active transport in the borough by encouraging safe and attractive walking and cycling routes.

Town and local centres

Unemployment in Dulwich is much lower than in other areas of the borough and the proportion of young adults in Dulwich is lower than the borough overall. The SPD seeks to protect and encourage more businesses in the area. Dulwich also has two District Town Centres at Herne Hill and Lordship Lane and one Local Centre, Dulwich Village as well as a number of protected shopping frontages. The SPD seeks to protect the vitality and viability of these existing centres.

Certain groups may experience discrimination in accessing employment opportunities including LGBT groups. The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community. Our core strategy policies seek to protect existing jobs in the borough and encourage a wider range of employment opportunities.

Information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the Dulwich SPD. In addition we have considered the Equalities Impact Assessments carried out on the Core Strategy and previous versions of the SPD. The Equalities Analysis has also been informed by feedback through consultation events and responses, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken
The above analysis highlights that the implementation of the guidance set out in the Dulwich SPD will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the SPD in the main section above.

Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
Possible impacts (positive and negative) of proposed policy/decision/business plan
The implementation of the Dulwich SPD will have no impacts on the Articles that are set out in the Human Rights Act.
Information on which above analysis is based
Mitigating actions to be taken
N/A

Section 5: Further actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.			
Number	Description of Issue	Action	Timeframe
1	Monitoring the impact of the policies in the Dulwich SPD on groups with protected characteristics	Report on development impacts in Dulwich in the Authority's Monitoring Report (AMR)	AMR to be published annually
2			
3			
4			
5			
6			
7			



Dulwich Supplementary Planning Document

Consultation Report

July 2013

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1. INTRODUCTION

1.1. What is the Dulwich supplementary planning document?

- 1.1.1. The Dulwich supplementary planning document (SPD) sets out our vision for the Dulwich community council area and a small part of the Peckham and Nunhead community council area. It provides a framework which will guide development over the next 10-15 years, ensuring that new development is appropriate, respecting the historical context and important open spaces.
- 1.1.2. The Core Strategy (2011) and saved Southwark Plan policies (2007) set out how Southwark will change up to 2026 to be the type of place set out in our Sustainable Community Strategy (Southwark 2016). Southwark 2016 sets out the key objective of making the borough a better place for people. To meet this objective, we want to protect and improve the places covered by the SPD to meet the needs of the community. Our Core Strategy and saved Southwark Plan policies help us to do this.
- 1.1.3. This SPD supports these strategic planning policies by providing further guidance and information on how development in Dulwich should take place. The 2013 Dulwich SPD replaces the draft 2009 Dulwich SPD, the draft 2004 Dulwich SPG and the draft Lordship Lane SPG (2002).
- 1.1.4. The SPD provides guidance on:
 - Conserving heritage assets
 - Appropriate types of new development
 - Protecting and improving open spaces
 - Improving transport and accessibility
 - Protecting and improving shopping areas
 - Development opportunities
 - Community Infrastructure Levy (CIL) and Section 106 planning obligations
- 1.1.5. The SPD will be part of our framework of planning documents. It will be a material planning consideration in deciding planning applications. It will help ensure that the council makes decisions transparently and provides clarity for members of the public and developers

1.2. What is this consultation report?

- 1.2.1. A lot of consultation was carried out on earlier drafts of the Dulwich SPD. We have taken into account the comments we received on earlier versions of the SPD that were consulted on in 2004 and 2009.
- 1.2.2. Every time we consult on a planning policy document we carry out a range of consultation activities in accordance with our statement of community involvement (SCI) (2008). The SCI sets out how we will consult on all of our planning policy documents and also on planning applications. The SCI includes a number of obligations for consultation, both in terms of methods of consultation and also particular bodies we must engage with. The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the new

Duty to Co-operate is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. We have set out how we have met the requirements of the Duty to Co-operate.

- 1.2.3. Before consulting on a draft SPD, we prepared a consultation plan which set out the range of consultation we intended to carry out. We have now prepared this consultation report to set out what consultation has been carried out on the Dulwich SPD and how we have taken comments received on through the consultation into account. The consultation report demonstrates how we have complied with our adopted Statement of Community Involvement (2008).
- 1.2.4. This consultation report is structured as follows;
 - This first introductory section sets out the purpose of this interim consultation report.
 - The second section identifies who and how we consulted, in line with our adopted statement of community involvement.
 - The third section sets out a summary of the consultations made and explains how these were taken into account in the development of the Dulwich SPD.
- 1.2.5. The final section sets out how consultation has been monitored and reviewed and how we have taken this into account.

1.3. How to get more information

- 1.3.1. The Dulwich SPD and all the documents that support the SPD, including the Sustainability appraisal, consultation plan and equalities analysis linked to our consultation can be viewed at our website:

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

2. WHAT CONSULTATION HAS BEEN CARRIED OUT?

2.1. Previous stages of consultation

- 2.1.1. We have carried out consultation on a draft Dulwich SPG in 2004. We consulted on this early draft alongside the preparation of the Southwark Plan.
- 2.1.2. Following the adoption of the Southwark Plan in 2007 we consulted on a new version of the SPD in 2009. In preparing the 2009 draft Dulwich SPD we took into account all the comments we received on the 2004 draft SPG.
- 2.1.3. The 2013 Dulwich SPD is a revised version of the 2009 document, taking into account the adoption of the Core Strategy in April 2011 and changes to national and regional planning policy. The comments we received during the previous rounds of consultation have been used to inform the 2013 version of the Dulwich SPD which was consulted on from 28 January to 22 April 2013.

2.2. Who we consulted

- 2.2.1. We have found that six weeks is too short for planning policy documents. We carry out an additional six weeks of informal consultation before the formal 6 week period to make sure there is enough time. This means that we carried out a 3 month consultation period on the draft SPD in both 2009 and 2013 in accordance with our Statement of Community Involvement (SCI).
- 2.2.2. We met the statutory minimum requirements of Regulations consulting on the draft SPD and we also carried out a range of additional consultation methods in accordance with our Statement of Community Involvement (2008). We carried out additional consultation through a variety of methods to enable a wide range of people of different ages and from different backgrounds to get involved in the preparation of the document.
- 2.2.3. Further information on who we consulted at each stage during the preparation of the SPD is set out in the tables in section 2.3 of this report.

2.3. Methods of consultation

- 2.3.1. The following tables explain how we consulted on the Dulwich SPD to meet the requirements of the Regulations. We have also set out how we met and exceeded our statement of community involvement requirements.
- 2.3.2. During the preparation of the SPD the Regulations were updated to we ensured that we met the requirements of the new Regulations as well as the previous Regulations referred to in our SCI.
- 2.3.3. The SCI refers to and requires policy document consultations to meet the Regulations in force at the time of adoption of the SCI in 2008: the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. We met all of these regulations in consulting on the 2009 version of the SPD.
- 2.3.4. The current requirements are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into force 6 April

2012. These were the Regulations followed for the consultation on the 2013 version of the SPD.

Timescales of consultation on the Dulwich SPD

Requirement of SCI	When did it occur?
Dulwich SPD 2013	
Consultation on the draft Dulwich SPD, draft sustainability appraisal, consultation plan, equalities analysis and interim consultation report.	Consultation on the draft SPD took place from 28 January until 22 April 2013
Draft Dulwich SPD 2009	
Consultation on the draft Dulwich SPD, draft sustainability appraisal, consultation plan, equalities impact assessment and appropriate assessment.	Consultation on the draft SPD took place from 15 May 2009 until 11 September 2009
Scoping	
Consult on the sustainability appraisal scoping report (5 weeks)	Consultation on the Sustainability Appraisal scoping report took place from 9 March 2009 – 13 April 2009.
Draft Dulwich SPG 2004	
Consultation on the draft Dulwich SPG	Consultation on the draft SPG took place from 29 October until 28 January 2004

Draft Dulwich SPG 2004

	Type of consultation:	Stage of consultation:
		Draft Dulwich SPG 2004
Statutory	Mail-out to statutory consultees	3 November 2004 – mail-out to all consultees on planning policy's mailing list. (Appendix B)
	Putting document on council website	3 November 2004 - Draft Dulwich SPG put on website.
Additional consultation in accordance with the SCI	Presentations to Community Councils	We attended the following and either gave a presentation or had a stall with information and copies of the documents: Dulwich Community Council on July 19 2004
	Planning Committee	We presented the draft SPG to planning committee on the 7 September 2004

Scoping report

	Type of consultation:	Stage of consultation:
		Sustainability Appraisal Scoping Report
Statutory	Mail-out to statutory consultees	Natural England, English Heritage and the Environment Agency all written to 11 March 2009 for the scoping report
	Putting document on council website	11 March 2009 scoping report put on website. (Not a statutory requirement for the scoping report.)

Draft Dulwich SPD 2009

	Type of consultation:	Stage of consultation:
		Draft Dulwich SPD 2009
Statutory	Mail-out to statutory consultees	15 May 2009 – mail-out to all consultees on planning policy's mailing list. (Appendix B)
	Mail-out to statutory consultees	We sent out a further letter advertising an extension to the consultation and the consultation event on the 27 August. (Appendix C)
	Displaying documents at council offices	15 May 2009 - Draft Dulwich SPD, consultation plan, EQIA and draft SA report all distributed to libraries, council offices, Town Hall, One Stops shops, Housing Offices. (See Appendix A for a list of locations).
	Advertisement in local press	Advertisement detailing the consultation was put in the Southwark News on 14 May 2009. (Appendix F)
	Putting document on council website	23 March 2009 - Draft Dulwich SPD, consultation plan, EQIA and draft SA report put on website.
Additional consultation	Presentations to Community	We attended the following and either gave a presentation or had a stall with information and

in accordance with the SCI	Councils	copies of the documents: 3 June 2009 – Dulwich Community Council
	Planning Committee	We presented the draft Dulwich SPD to planning committee on the 31 March 2009
	Questionnaire	We distributed a questionnaire at community council meetings, workshops and in local shops in the SPD area. (The questionnaire for the Dulwich SPD (2009) is set out in appendix G)
	Presentation to Equalities and Diversity Panel	We presented the draft Dulwich SPD and the equalities impact assessment to the Panel on 19 May 2009.
	LGBT Forum	We presented the draft Dulwich SPD on 14 July 2009
	Somali Group Forum	We presented the draft Dulwich SPD on 29 July 2009
	Workshops & drop in sessions	We held workshops and were available for people to come along and speak to us about the draft Dulwich SPD on: 7 July, Dulwich Picture Gallery, 1pm – 6pm 27 August, Dulwich Picture Gallery, 1pm – 6pm
	Stalls & Posters	Posters advertising the 27 August event were put up at the Dulwich Picture Gallery, the cafe in Dulwich Park, Dulwich Library and within shops, cafes and pharmacies in Dulwich Village and Lordship Lane

Dulwich SPD 2013

	Type of consultation:	Stage of consultation:
		Dulwich SPD 2013
Minimum SCI requirements	Mail-out to statutory consultees	19 February – mail-out to all consultees on planning policy's mailing list. (Appendix K)
	Displaying documents at council offices	21 February - Draft Dulwich SPD, consultation plan, Equalities Analysis, draft SA and interim consultation report all distributed to Dulwich Library, council offices, One Stops shops, Housing Offices. (See Appendix A for a list of locations).
	Advertisement in local press	Advertisement detailing the consultation was put in the Southwark News on 21 February

		2013 (Appendix L)
	Putting document on council website	28 January 2013 - Draft Dulwich SPD, consultation plan, Equalities Analysis, draft SA and interim consultation report put on website.
Additional consultation in accordance with the SCI	Presentations to Community Councils	We attended the following and either gave a presentation or had a stall with information and copies of the documents: 30 January 2013 – Dulwich Community Council
	Planning Committee	We presented the draft Dulwich SPD to planning committee on the 5 March 2013
	Workshops & drop in sessions	We held workshops and were available for people to come along and speak to us about the draft Dulwich SPD on: 2 March 2013, Dulwich Picture Gallery, 3pm – 6pm 10 April 2013, Dulwich Leisure Centre, 5pm – 8pm

3. SUMMARY OF COMMENTS MADE ON THE DULWICH SPD

3.1. Introduction

- 3.1.1. This section sets out a summary of comments received on the Dulwich SPD consultation. Appendix H sets out all the comments we received on the draft Dulwich SPD (2009) and our officer response to these comments. Appendix O sets out all the comments we received on the draft Dulwich SPD (2013) and our officer response to these comments.
- 3.1.2. The comments on the sustainability appraisal scoping report and the Dulwich SPG 2004, and how we have responded to them are set out in the consultation plan in appendix I of this report.

3.2. Draft Dulwich SPG 2004 consultation

- 3.2.1. 11 organisations, groups or individuals submitted comments on the draft Dulwich SPG in 2004. This resulted in 34 representations.

Summary of comments

- 3.2.2. The main comments received in response to the 2004 consultation are summarised below.
- 3.2.3. We received a number of comments on strengthening the protection of Dulwich from in-fill development. Comments were also received relating to the importance of ecology and biodiversity. English heritage suggested a number of indicators that could be added to the sustainability appraisal to strengthen the assessment on the heritage value. Southwark cyclists and Southwark Living Streets commented on strengthening references to improved public transport and facilities for walking and cycling. The Metropolitan police authority submitted comments in relation to ensuring new development seeks to minimise opportunities for crime and create a safe and secure environment.

Summary of officer comments and how these issues have been addressed

- 3.2.4. The key changes we made in developing the Dulwich 2009 SPD as a result of the 2004 consultation are set out below.
- 3.2.5. The 2009 draft of the Dulwich SPD was updated to reflect the new policies in the adopted Southwark Plan 2007. The draft Dulwich SPD changed substantially from the version consulted on in 2004. The comments received in 2004 were used to inform the content of the revised Dulwich SPD in 2009.

3.3. Draft Dulwich SPD 2009 consultation

- 3.3.1. 21 organisations, groups or individuals submitted comments on the draft Dulwich SPD 2009. This resulted in 139 representations.

Summary of comments

- 3.3.2. The main comments received in response to the 2009 consultation are summarised below.
- 3.3.3. We received a number of comments on the Herne Hill Velodrome site and how it was important to support the use of the club whilst respecting surrounding residential properties. We also had a number of responses on the Dulwich Estate asking us to make it clearer what land is managed by the estate and where people could find more information. People also wanted us to include a reference to the East Dulwich community centre and put more detailed information in about proposals to improve open spaces.

Summary of officer comments and how these issues have been addressed

- 3.3.4. The key changes we made in developing the Dulwich 2013 SPD as a result of the 2009 consultation are set out below.
- 3.3.5. We have amended the draft Dulwich SPD to include more detail in the Herne Hill velodrome section about supporting the long term viability of the club. We have also included more information on the findings of our open space strategy. The draft Dulwich SDP has also been updated to include more detailed reference to the role of the Dulwich Estate and a link to their website where people can find out more information. There have also been a number of considerable changes in national, regional and local planning policies so we have updated the SPD to reflect this. During the consultation we also received several comments on the structure of the document so we have revised this to try to make the document clearer and easier to use.

3.4. Dulwich SPD 2013 consultation

- 3.4.1. 14 organisations, groups or individuals submitted comments on the Dulwich SPD 2013, including comments from the Dulwich Society, the Dulwich Estate, The Herne Hill Society, Transport for London and English Heritage. This resulted in a total of 183 representations.

Summary of comments

- 3.4.2. The main comments received in response to the 2013 consultation are summarised below.
- 3.4.3. We received a number of comments in support of the additional guidance on basement development and the conservation of the historic environment and protection of open spaces. We also received comments on the additional text relating to basement development, asking us to make it clearer where basement development might not be considered acceptable. Other comments received also asked us to strengthen the references to paving over front drives, and to make it clear what types of planning permission may be required and when for properties within conservation areas.
- 3.4.4. We also received a number of comments asking us to update references to the East Dulwich police station site and to update the descriptions of the town centres. We also received comments asking us to include additional text from the sustainable transport SPD.

Summary of officer comments and how these issues have been addressed

- 3.4.5. The key changes we made in developing the Dulwich 2013 SPD as a result of the consultation are set out below;
- We have updated the SPD to refer to the fact that London Overground services have recently been extended to Denmark Hill and Peckham Rye stations
 - We have updated the descriptions of the town centres as the detail from the Retail study 2009 was out of date
 - We have included greater detail on the conservation areas in Dulwich and set out in a fact box when conservation area consent may be required
 - We have set out in a fact box the recent changes to permitted development rights for extensions
 - We have strengthened the reference to protecting against the paving over of front gardens
 - We have added in additional text from the sustainable transport SPD to ensure the adequate parking is provided with new developments outside of the controlled parking zones
 - We have updated our reference to the East Dulwich Police Station and the East Dulwich Hospital sites
 - We have updated the section on our Community Infrastructure Levy to reflect the latest situation regarding our CIL charging schedule.
- 3.4.6. We also received some comments asking us to include a reference to the fact that Lordship Lane does not have a town centre car park and that this creates additional parking problems in the area which can affect the viability of the centre. We do not consider that it is appropriate to include a reference to there being no town centre car park in the SPD. We are seeking to improve the accessibility of our town centres through the promotion of sustainable transport. This will help to reduce pressure on car parking in around town centres and is in line with the objectives set out in our Transport Plan. London Councils recently (2012) carried out a parking review which looked at the relevance of parking in the success of urban centres (to which Southwark contributed). This addressed questions relating to the correlation between the amount of free/ cheap parking and commercial activity and how people travel to town centres and what they spend. They found that more parking doesn't necessarily mean greater commercial success.
- 3.4.7. We also received a number of comments asking us to rename some of the open space on our vision maps. However, the open spaces were identified and designated for protection through the schedules to the Southwark Plan and these cannot be renamed through the SPD. We can look at amending the names of any protected open spaces through the preparation of the New Southwark Plan which we are due to start work on later this year.

4. MONITORING THE CONSULTATION

4.1. Why we monitor consultation

- 4.1.1. Our statement of community involvement indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondees. As a result we have tried to engage with as many different groups as possible.
- 4.1.2. We monitor our consultation at every stage so that we can see where we need to engage more with certain groups at the next stage of consultation.

4.2. How we monitored the consultation

- 4.2.1. Where possible we have tried to monitor event attendance and monitor the attendees age, gender and ethnicity. However, in most cases this was very difficult to do, especially where the events we attended are run by other people and we did not have control over the monitoring.
- 4.2.2. We included a monitoring form within our consultation questionnaires so that we could monitor the range of people from our communities that responded to the consultation. However, in most cases, comments were received without the monitoring form making it difficult for us to get a full picture of the different groups commenting on the document.
- 4.2.3. We also monitor and review the types of groups who sent in comments on the Dulwich SPD .The tables below show how this was broken down at each stage.

Draft Dulwich SPG 2004

Businesses	2
Community organisation	5
Developer	0
Educational	0
Government organisation	1
Resident	10
Statutory consultee	4

Draft Dulwich SPD 2009

Businesses	2
Community organisation	5
Developer	0
Educational	0
Government organisation	1
Resident	9
Statutory consultee	4

Dulwich SPD 2013

Businesses	2
Community organisation	3

Developer	0
Educational	0
Government organisation	1
Resident	4
Statutory consultee	4

4.3. How this changed our consultation

- 4.3.1. We carried out a review of the consultations carried out in 2004 to see how we could improve the next stage of consultation. We also reviewed the consultation carried out in 2009 to help us improve the consultation carried out in 2013. This included reviewing the consultation against the requirements of our statement of community involvement. Section 3 above sets out how we met and exceeded our statement of community involvement requirements.
- 4.3.2. We reviewed where we could try to engage more groups more effectively (where we had the information) and we amended the next stage of consultation accordingly. For example, the drop in session and workshop at Dulwich Picture Gallery proved to be a popular consultation event and we received a significant amount of feedback from people who attended this workshop. As a result, we ran another similar session during the consultation in 2013.

4.4. Equalities Analysis

- 4.4.1. Our equalities analysis also provides further information on the impact of the Dulwich SPD on groups with protected characteristics.
- 4.4.2. We carried out an equalities impact assessment on the Dulwich SPD in 2009. The equalities impact assessment looked at the impact of the Dulwich SPD on certain groups and whether there will be negative impacts on these groups and whether the Dulwich SPD will improve community cohesion and promote equality of opportunity. We looked at both the impacts of the Dulwich SPD consultation and the impacts of implementing the Dulwich SPD.
- 4.4.3. As part of this we have attended the Equalities and Diversity Panel. This gave the panel, which consists of representatives from all our equality target groups, an opportunity to comment on both the equalities impact assessment and the draft Dulwich SPD. It also gave them an opportunity to suggest ways in which we could improve our consultation process. The comments we received at the equalities and diversity panel have been fed into the equalities analysis and preparation of the Dulwich SPD 2013.
- 4.4.4. We have amended the format of our equalities impact assessments as a result of the Equalities Act 2010. We now prepare an equalities analysis to replace the previous EQIA's. The equalities analysis for the Dulwich SPD 2013 looks at the impact of the guidance set out in the SPD on the 9 groups with protected characteristics. This includes;
- Age
 - Disability
 - Sex
 - Sexual orientation
 - Religion and belief
 - Pregnancy and maternity

- Marriage and civil partnerships
- Race
- Gender reassignment

4.4.5. The equalities analysis has found that overall the Dulwich SPD will have a positive impact on everyone who lives, works and visits the area. The guidance set out in the SPD should help to overcome issues of inequality and help to promote fairer access to homes, open spaces and services. Further information is set out in our equalities analysis which is available to view on our website at;
http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

Consultation Report

Appendix A

List of document locations

Appendix A: List of locations where documents were made available

Libraries

Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ

(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Brandon Library - Maddock Way, Cooks Road, SE17 3NH

(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)

Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR

(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Canada Water Library – 21 Surrey Quays Road, SE16 7AR

(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

Dulwich Library - 368 Lordship Lane, SE22 8NB

(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)

East Street Library - 168-170 Old Kent Road, SE1 5TY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Grove Vale Library - 25-27 Grove Vale, SE22 8EQ

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

John Harvard Library - 211 Borough High Street, SE1 1JA

(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)

Kingswood Library - Seeley Drive, SE21 8QR

(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)

Newington Library - 155-157 Walworth Road, SE17 1RS

(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 10am to 4pm)

Nunhead Library - Gordon Road, SE15 3RW

(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)

Peckham Library - 122 Peckham Hill Street, SE15 5JR

(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

Area Housing Offices

Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ

Dulwich - 41-43 East Dulwich Road, SE22 9BY

Borough and Bankside - Library Street Borough, London, SE1 0RG

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

(All open Monday – Friday, 9am-5pm)

Peckham -122 Peckham Hill Street, London SE15 5JR

(Also open Saturday 9am to 1pm)

Walworth - The Municipal Buildings, 151 Walworth Road, London SE17 1RY

(Open Monday - Friday, 8.30am - 4.45pm & Saturday 8.30am to 2.45pm)

One Stop Shops

Bermondsey -17 Spa Road, London, SE16

Walworth - 151 Walworth Road, London, SE17 1RY

Peckham - 122 Peckham Hill Street, London, SE15 5JR

(All open Monday-Friday 9am-5pm)

(Peckham also open Saturday 9am to 1pm)

Consultation Report

Appendix B

List of consultees

Appendix B: List of consultees including prescribed bodies

*Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Prescribed bodies

Previous stages of consultation have been carried out in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Both sets of Regulations were replaced in April 2012 by the Town and Country Planning (Local Planning) (England) Regulations 2012.

Part 6 of the Regulations set out that when preparing a Local Plan (such as this AAP), we must contact each of the following bodies and invite them to submit comments if we think that they would have an interest in the Plan:

- The Coal Authority
- The Environment Agency
- English Heritage
- The Marine Management Organisation
- Natural England
- Network Rail
- The Highways Agency
- Any relevant authority whose area is in or adjoins Southwark (*Lambeth Council, Lewisham Council, Bromley Council, Tower Hamlets, Westminster, Croydon, the City, the Metropolitan Police Service and the London Fire and Emergency Planning Authority*)
- British Telecommunications
- The Mobile Operators Association
- Any person to whom the electronic communications code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough
- NHS Southwark (to be renamed Southwark Clinical Care Commission)
- Thames Water
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 - Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 - Sewage undertakers
 - Water undertakers.
- The Homes and Communities Agency
- Greater London Authority

Part 6 of the Regulations also states that we must consult appropriate 'general consultation bodies', including:

- a) Voluntary bodies some or all of whose activities benefit any part of the local planning authority's area
- b) Bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area
- c) Bodies which represent the interests of different religious groups in the local planning authority's area
- d) Bodies which represent the interests of disabled persons in the local planning authority's area
- e) Bodies which represent the interests of persons carrying on business in the local planning authority's area

The list of groups that we believe are covered by these categories is set out below. This list is updated regularly as we become aware of new groups.

Local Consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Independent

Voluntary organisations and community groups

- Aaina Women's Group
- Abbeyfield Society
- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywoman's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey Forum
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group
- Better Bankside
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Breedinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre

- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Amenity Network
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)

- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthouse Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project

- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- Peckham Vision
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- Rye Lane and Station Action Group (RLSAG)
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme

- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Society
- Walworth Triangle Forum
- Waterloo Breakaway

- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Womens Worker
- Woodcraft Folk
- Workers Educational Association
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

Major landowners and development partners in the borough

Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre

- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd

- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiterers & Florist
- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHL Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reproprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press

- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown

- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENU
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce
- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive
- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone
- Two Towers Housing Co-Op
- United Cinemas International (UCI)
- United Friendly Insurance PLC
- Unity Estates
- Venters Reynolds
- Victory Stores
- Vijaya Palal
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate

- Yinka Bodyline Ltd

Environmental

- Bankside Open Spaces Trust
- Dawson's Hill Trust
- Dog Kennel Hill Adventure
- Dulwich Allotment Association
- Dulwich Society Wildlife Committee
- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park
- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association
- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society
- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community
- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group

- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercyline Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.
- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association
- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space

- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association

- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Ass.

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque
- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission
- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Jamyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army
- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association
- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Womens Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust
- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthews at the Elephant
- St Peters Church
- St. Johns Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)

- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell

- Vineyard Community Church
- Walworth Methodist Church

Residents and resident's groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyck Residents Association
- Delawyck T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA

- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan HA
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground
- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground
- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative
- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfin
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery

- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesca Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St Jude's CE School
- St Olave's & St Saviour's Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior School
- The Archbishop Michael Ramsey Technology College
- The Charter School

- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School

- Waverley Upper School
- Whitefield Pre-school
- Whitstable Early Years Centre

Health

- Alzheimer's Disease Society
- Bermondsey & Rotherhithe Mental Health Support Group
- Community Health South London
- Daryeel Health Project
- Dyslexia Association of London
- Guys and St. Thomas' Hospital Trust
- Health Action Zone
- Health First
- Hospital and Prison Action Network
- London Dyslexia Association
- London Ecumenical Aids Trust
- LSL Health Alliance
- Maudsley Befrienders & Volunteers
- Maudsley Social Work Team
- Maudsley Volunteers
- Mental Health Project
- Oasis Health Centre
- Phoenix Women's Health
- Southwark Health Alliance
- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission
- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice
- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road
- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside
- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

Transport

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCoT)
- Living Streets
- London Cycling Campaign
- London Transport Users Committee
- Southwark Community Transport
- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home
- Old Age Directorate

- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keskidee Arts for Disabled People
- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment (CABE)
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- National Grid
- Council for the Protection of Rural England (CPRE)
- London Wildlife Trust
- Royal Society for the Protection of Birds (RSPB)
- Equal Opportunities Commission
- Fields in Trust (formerly the National Playing Fields Association)
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

Consultation Report

Appendix C

2004 Mail out letter



Planning Policy
 Direct Line 020 7525 5418
 -
 Facsimile 020 7525 5561
 -

Our ref
 Your ref

Dear

Consultation on the Draft Dulwich Supplementary Planning Guidance and Proposed Extensions and Conservation Area Appraisal of the Dulwich Village Conservation Area.

Southwark Council has recently prepared draft supplementary planning guidance (SPG) notes for Dulwich. This guidance will be will be a important tool in determining future planning applications in the Dulwich area, providing the community, including residents, businesses and prospective developers, with a clear view of the LPA's expectations for the area.

Southwark Council wishes to obtain the views of local residents, businesses and other interested groups on the draft SPG and the document will be available for public inspection from October 29 2004 until January 28 2004. It can be viewed on the Council's website at www.southwark.gov.uk/OurServices/Planning/planningpublications or alternatively, if you would like a paper copy, please contact Kirstin Clow on 020 7525 5614.

If you wish to comment on the SPG, you can do so until January 28 2004, by sending written comments to Sarah Beuden, London Borough of Southwark, Regeneration, Chiltern House, Portland Street, London SE17 2ES.

Coinciding with the consultation on the draft Dulwich SPG, the Council's Conservation and Design Team are seeking views on proposals to extend the existing Dulwich Village conservation area.

A conservation area is officially defined as "*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*". Dulwich Village conservation area was designated in 1968, when it was one of the earliest such areas in the country to be declared. Its boundary contains the historic core of the village and the Dulwich College buildings to the south. Apart from a small extension in 1971 the designated Conservation Area has remained unchanged for over 30 years,

The Council is of the view that much of the wider area surrounding the existing Conservation Area is also of special architectural or historic interest and makes a valuable contribution to those qualities that make Dulwich Village special.

We are proposing that two areas be added. They are shown on the enclosed plan with a broken outline. The existing conservation area boundary is marked with a continuous line.

At the same time as proposing extensions to the Dulwich Village conservation area, a draft Conservation Area Appraisal of Dulwich Village has been prepared. This document seeks to define and assess the area's character and to provide a sound basis for rational and consistent **Planning Policy** - Regeneration Department, Council Offices, Chiltern, Portland Street, London, SE17 2ES **Switchboard** - 020 7525 5000 **Website** - www.southwark.gov.uk **Director** – Paul Evans



judgements when considering planning applications within the area. It is also intended to provide a clear indication of the Council's approach to the preservation and enhancement of the area and a guide for further development.

While we feel that our proposals for the extension of the conservation area would satisfactorily delineate the extent of Dulwich Village's special architectural or historic interest, the boundaries are still far from being set in stone. We would very much welcome your suggestions on areas that you feel should be included or excluded within the Conservation Area and any comments that you have on the draft Conservation Area Appraisal. For example, should we have included James Allen's Girls School in East Dulwich Grove? Should we include the group of houses between Alleyn Park and the railway embankment? Is our proposed boundary in Court Lane the right one?

The consultation period on the proposed extension to the Dulwich Village Conservation Area and the draft Conservation Area Appraisal will be from October 29 until November 19 2004. A report on all of the responses to this consultation will be presented to the Council's Planning Committee on Tuesday 7 December 2004.

Copies of the draft Conservation Area Appraisal are available, free of charge, and can be obtained locally from:

- Dulwich Village Post Office, 84 Dulwich Village;
- Harvey & Wheeler, Estate Agents, 27 Dulwich Village; and
- Wates Residential, Estate Agents, 119 Dulwich Village.

Copies can also be obtained from Paul Calvocoressi, Design and Conservation Team on 020-7525-5392.

If you wish to comment on the proposed extension to the Dulwich Village Conservation Area and the draft Conservation Area Appraisal, you can do so until November 19 2004, by sending written comments to:

Paul Calvocoressi, London Borough of Southwark, Regeneration, Chiltern House, Portland Street, London SE17 2ES.

Yours sincerely

Sarah Beuden
Planning and Regeneration Policy Officer
sarah.beuden@southwark.gov.uk
www.southwark.gov.uk/udp

Consultation Report

Appendix D

2009 Mail out letter

**Planning Policy & Research****Tel:** 020 752 5471**Fax:** 020 7525 5561**Email:** planningpolicy@southwark.gov.uk

15 June 2009

Dear

**Consultation on the draft Dulwich Supplementary Planning Document (SPD)
and
Invitation to focus group session on open spaces**

The draft Dulwich SPD has been published for your comments

The draft Dulwich SPD is a planning document that provides guidance on how new development in Dulwich should occur so that it maintains and enhances the area's unique character. It covers the following topics; the height, scale and character of new development, what uses should be included in new development, traffic and parking issues; providing for pedestrians and cyclists; and protecting and improving open spaces.

Once adopted the SPD will be used to decide if planning applications in Dulwich should be approved.

You can comment on the draft SPD from Friday 15 May to Friday 26 June 2009.

Where to get copies

The draft SPD and supporting documents are available to view and download from our website at:

www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDandSPGs/dulwichspd.html

You can also view the SPD at the locations attached to this letter. Paper copies are available from the Planning Policy team by phoning 020 7525 5471 or emailing planningpolicy@southwark.gov.uk.

How to comment

To comment on the SPD please fill in our representation form which is available from the same locations as the SPD.

Please return representation forms to planningpolicy@southwark.gov.uk or by completing a representation form and posting it to:

Planning Policy - Regeneration and Neighbourhoods, 160 Tooley Street, London, SE1P 5EX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Interim Director – Richard Rawes

Freepost SE1919/14
Planning Policy
Southwark Council
London SE1P 5EX

All comments must be received by 5pm Friday 26 June 2009.

If you have any further queries about any of these documents please contact us at planningpolicy@southwark.gov.uk or on 0207 525 5471.

Focus group session on open spaces

We are carrying out a study of open spaces in Southwark to help us ensure we plan and create open spaces that meet the needs of local people. We have organised another focus group session and encourage you to come to share your experiences and thoughts about open spaces in Southwark.

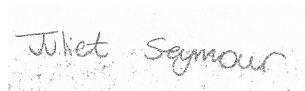
Monday June 1 2009, 6pm-8pm
Keyworth Centre, London South Bank University, Keyworth Street, SE1 6NG

The session will be run by sport and leisure consultancy PMP and will help us gain a better understanding of local people's experiences of open spaces and what you feel is important to improving and managing them.

To find out more and to RSVP please contact PMP on southwarkopenspace@pmpconsult.com or 0161 235 5570.

You can also send us your views by completing the on-line questionnaire at: www.pmpconsult.com/news/online_questionnaire.html

Yours sincerely



Juliet Seymour
Planning Policy Manager



You can view the draft Dulwich Supplementary Planning Document at the following locations;

Council offices (*Opening times 9am-5pm Monday-Friday*)

- Town Hall - Peckham Road, London, SE5 8UB

Libraries (*Opening times listed individually below*)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Consultation Report

Appendix E

2009 2nd Mail out letter



Planning Policy
Direct Line: 020 7525 5471
Facsimile: 020 7525 5561

SE228QP

Dear Sir or Madam

Invitation to consultation event and interactive workshop on the draft Dulwich Supplementary Planning Document (SPD)

The draft Dulwich SPD has been published for your comments

The draft Dulwich SPD is a planning document that provides guidance on how new development in Dulwich should occur so that it maintains and enhances the area's unique character. It covers the following topics; the height, scale and character of new development, what uses should be included in new development, traffic and parking issues; providing for pedestrians and cyclists; and protecting and improving open spaces.

Once adopted, the SPD will be considered when Southwark is deciding if planning applications in Dulwich should be approved.

We have extended our consultation period on this document and you can submit your comments on the draft SPD up until **5.00pm, 11 September 2009**.

Consultation event and interactive workshop

We would like to take this opportunity to invite you to a consultation event on the Dulwich SPD.

This event will take place from **1pm - 6pm in the Lindbury Room, Dulwich Picture Gallery on 27 August 2009**.

As well as displaying information on the document and answering any questions you may have we will also run an interactive workshop from 5pm - 6pm to allow for a more detailed discussion of the document.

Where to get copies

The draft SPD and supporting documents are available to view and download from our website at: www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/dulwichspd.html

You can also view the SPD at the locations attached to this letter. Paper copies are available from the Planning Policy team by phoning 020 7525 5471 or emailing planningpolicy@southwark.gov.uk.

How to comment

To comment on the SPD please fill in our representation form which is available from the same locations as the SPD.

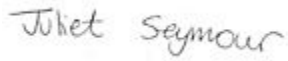
Please return representation forms to planningpolicy@southwark.gov.uk or by completing a representation form and posting it to:

Freepost SE1919/14
Planning Policy
Southwark Council
London SE1P 5EX

All comment should be submitted by 5pm 11 September 2009.

If you have any further queries about any of these documents please contact us at planningpolicy@southwark.gov.uk or on 0207 525 5471.

Yours faithfully

A handwritten signature in dark ink that reads "Julie Seymour". The signature is written in a cursive, slightly slanted style.

Julie Seymour
Planning Policy Manager

Consultation Report

Appendix F

2009 Press notice

Public Notices

NOTICE OF FORMAL CONSULTATION ON THE DULWICH DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Planning and Compulsory Purchase Act 2004



The purpose of the Dulwich draft supplementary planning document (SPD) is to provide guidance on how new development in Dulwich should occur so that it maintains and enhances the area's unique character. It covers the following topics; the height, scale and character of new development, what uses should be included in new development, traffic and parking issues and providing for pedestrians and cyclists and protecting and improving open spaces. Once adopted the SPD will be a material consideration in assessing planning applications in Southwark.

The draft SPD and supporting documents (including Equalities Impact Assessment and Sustainability Appraisal) are available for formal public consultation from **Friday 15 May 2009**.

How to comment

If you would like to make comments on the draft SPD, you can do so by filling in a representations form and sending it by post to **Freeport SE19/14, Planning Policy, Southwark Council, 160 Tooley St, London, SE1P 5LX** or by e-mail to planningpolicy@southwark.gov.uk

Representation forms and guidance notes on how to make comments are available free of charge from the locations listed below.

If you make a representation the council will keep you updated on the progress of the SPD and let you know in advance when we intend to adopt it.

Deadline for submitting comments

All representations must be submitted to the council by **5pm on Friday 26 June 2009**.

Where to view the draft SPD and get copies of representations forms

The draft SPD and supporting documents (including Equalities Impact Assessment and Sustainability Appraisal) are available to view at the locations listed below from 15 May 2009.

You can request copies of the draft SPD, supporting documents and representation forms from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email planningpolicy@southwark.gov.uk

Website

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/SPDsandSPGs/dulwichspd.html>

Council offices (Opening times 9am-5pm Monday-Friday)

- Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ (Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH (Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR (Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB (Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY (Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ (Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR (Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS (Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW (Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR (Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY (Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (Open 9am- 5pm Monday - Friday)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (Open 9am-5pm Monday - Friday)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Phone 020 7232 1639

Fax 020 7237 1578

**or email notices@southwarknews.org
to place your notice**

LONDON BOROUGH OF SOUTHWARK TEMPORARY TRAFFIC MANAGEMENT ORDER

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14 (1) + (5) AS AMENDED BY THE TRAFFIC (TEMPORARY RESTRICTION) ACT 1991 TEMPORARY PROHIBITION OF VEHICLES AND WAITING AND LOADING IN GROVE LANE SE5

1. The Council of the London Borough of Southwark hereby give notice that to enable some crane operation works by London Tower Cranes or their appointed contractor and in the interest of public safety they made an order the effect of which will be to:
 - i) Prohibit any person from causing any vehicle to proceed into Grove Lane from its junction with Kerfield Place to its junction with Daneville Road.
 - ii) No person shall cause or permit any vehicle to wait or load at any time in Grove Lane on either side from its junction with Kerfield Place to its junction with Daneville Road.
2. This order will come into operation on the 16th May 2009 and will be in place for approx 1 day (also back up dates of the 23rd May 09 and 30th May 09 are in place in case of adverse weather conditions) or as agreed with the Metropolitan Police and London Borough of Southwark to enable completion of the said works.
3. The alternative route will be De Crespigny Park, Denmark Hill, Orpheus Street. All access to residents will still be available and also indicated by the appropriate diversion signs.
4. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before this order comes into effect, no person shall cause or permit any vehicle to wait or load on the roads specified in Section 1 of this notice as required by the progress of the works.
5. Nothing in article one of this notice shall apply to vehicles engaged in the execution of the said works.
6. Nothing in article one shall apply so as to prevent access to premises adjacent to the works, provided such access is reasonably practical without hindering works.
7. Nothing in this notice shall apply for police, fire brigade or ambulance purposes.
8. Nothing in this notice shall apply to anything done with the permission or at the direction of a police constable or traffic warden in uniform.
9. The restrictions will be in force in accordance with the traffic signs displayed.
10. For information regarding these works contact: Dan Martin of Road Traffic Solutions on: 01724 848 246.

Dated this: 14th May 2009

ANDREW DOWNES
Public Realm Division
Road Network Manager
Municipal Offices
151 Walworth Road
London
SE17 1RY

LONDON BOROUGH OF SOUTHWARK TEMPORARY TRAFFIC MANAGEMENT ORDER

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14 (1), 14 (5) & 14 (7) AS AMENDED BY THE TRAFFIC (TEMPORARY RESTRICTION) ACT 1991 TEMPORARY PROHIBITION OF VEHICLES PARKING IN LORDSHIP LANE SE22

1. The Council of the London Borough of Southwark hereby give notice that to enable junction improvement works on Lordship Lane SE22 and adjoining roads by Southwark Council or its appointed contractor and in the interest of public safety they have made an order the effect of which will be to prohibit any person from using certain junctions as described below. Prior to these restrictions taking place local residents and businesses will be notified as to the order and likely date of works.
2. The junctions on Lordship Lane to be restricted are: Crawthorpe Grove, Matham Grove, Frogley Road, Chesterfield Grove, Ashbourne Grove and Spurling Road. Also the East Dulwich Grove/Matham Grove junction will be restricted. During the works on Spurling Road, Crawthorpe Grove and Matham Grove, the one way restrictions will be suspended and two way running will be in operation as indicated.
3. Parking on or near the locations described above may be prohibited as required by the progress of the works, in accordance with the signs displayed.
4. During the above closures, local diversion routes will be indicated by the traffic signs displayed.
5. The order will come into operation on the 15th May 2009 and will be in force for 5 months or as agreed with the Metropolitan Police and London Borough of Southwark to enable completion of the works.
6. Nothing in article one of this notice shall apply to vehicles engaged in the execution of the said works.
7. Nothing in article one shall apply so as to prevent access to premises adjacent to the works, provided such access is reasonably practical without hindering works.
8. Nothing in this notice shall apply for police, fire brigade or ambulance purposes.
9. Nothing in this notice shall apply to anything done with the permission or at the direction of a police constable or traffic warden in uniform, or as agreed with the London Borough of Southwark.
10. For information regarding these works contact: Chris Mascord on 020 7525 5285 or Sonny Adegun on 020 7525 5436.

Dated this: 14th May 2009

ANDREW DOWNES
Public Realm Division
Road Network Manager
Municipal Offices
151 Walworth Road
London
SE17 1RY

THE LONDON BOROUGH OF SOUTHWARK (549 LORDSHIP LANE, SOUTHWARK, LONDON) COMPULSORY PURCHASE ORDER 2009 COMPULSORY PURCHASE OF LAND IN LORDSHIP LANE, SOUTHWARK, LONDON

Notice is hereby given that the London Borough of Southwark made the London Borough of Southwark (549 Lordship Lane, Southwark, London) Compulsory Purchase Order 2009, under Section 17 of the Housing Act 1985. It is about to submit this order to the Secretary of State for confirmation, and if confirmed, the order will authorise the London Borough of Southwark to purchase compulsorily the land described below for the purpose of providing housing accommodation; in particular to acquire the property the subject of this order which is currently on the acquiring authority's empty homes register and has remained unoccupied for a lengthy period of time and is in a state of disrepair in order for it to be brought back into an acceptable state for beneficial housing occupation.

A copy of the order and of the map referred to therein have been deposited at the London Borough of Southwark's offices, Town Hall, 30-32 Peckham Road, London and may be seen at all reasonable hours.

Any objection to the order must be made in writing to the Secretary of State at The Government Office for London, Riverwalk House, 157-161 Millbank, London SW1P 4RR before 8 June 2009 and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF LAND

House and adjacent gardens at 549 Lordship Lane, Southwark, London as identified on the Order Map.

Consultation Report

Appendix G

2009 Poster

Phone: 0207 525 5345

Consultation Report

Appendix H

2009 Representation form

For Official User Only

Representations Reference:

Objector Reference:

Agent Reference:



Southwark Council
Draft Dulwich Supplementary Planning Document
Representations Form

Please use this form to set out your objection to, or representation in support of, the draft Dulwich supplementary planning document, using a separate form for each section of the SPD you wish to object to. You may photocopy this form or obtain further copies free of charge from the Southwark Council. It is strongly recommended that representations be made on this form. Please complete all sections using black ink in clear writing or typing.

01 Your name and address: 	If you are submitting a representation on behalf of someone other than yourself please state your agents name and address:
Postcode: Telephone: E-mail (if applicable): Organisation you represent (if applicable):	Postcode: Telephone: E-mail (if applicable): Company Name (if applicable):
02 Which section are you commenting on? Section number: (& or Paragraph) Subject:	Are you: (please tick as appropriate) ☐ Objecting ☐ Supporting

03 Please state fully and clearly the reasons why you are objecting or supporting this part of the SPD, using a continuation sheet if necessary.

04 If objecting to a policy or a proposal, please indicate what changes you are seeking to the SPD which could solve your objection, using a continuation sheet if necessary

Signature:

Date:

Please return all completed forms to:

PLANNING POLICY
SOUTHWARK COUNCIL
REGENERATION & NEIGHBOURHOODS
FREEPOST SE1919/14
LONDON
SE1P 5EX

Fax: 020 7525 5471

E-mail: planningpolicy@southwark.gov.uk

Representations should be received no later than **5pm Friday 26 June 2009**. If you make a representation the council will confirm in writing that it has been received. We will also notify you when the council intends to adopt the SPD and how you can get a copy of officer responses to your representation. There is no right for your representation to be heard, and it may not be accepted, if it is received after 26 June 2009. For further information contact the Planning Policy Team on: **Tel: 020 7525 5471 e-mail: planningpolicy@southwark.gov.uk**

Need help completing this form?

Willowbrook Centre, a charity offering independent, professional planning advice for Southwark, may be able to assist you if you are unable to afford professional fees. All callers receive basic advice. More complicated cases are assessed for eligibility against set criteria. More details are available on their website or by calling Willowbrook on 020 7732 8856.

Consultation Monitoring Form

Southwark Council is committed to making sure that the consultations that we carry out are done so in a fair and non-discriminatory way. To monitor our consultation on the draft Dulwich supplementary planning document, we would be grateful if you could complete the following sections. This information will be treated as confidential and will be separated from the rest of your representation form.

Please select one of the following:

Do you represent

Resident

Non Resident

Other (please specify)

What is your gender?

Male

Female

What is your age group?

Under 16

16-24

25-35

36-55

56 and over

What do you consider your ethnic origin to be?

White

British

Irish

Gypsy/Roma

Gypsy/traveller British heritage

Traveller of Irish heritage

Other white background

Mixed

White and Black Caribbean

White and Black African

White and Asian

Other mixed background

Chinese or Other Ethnic Group

Chinese

Other South East Asian

Latin America

Other ethnic group

Black or Black British

Caribbean

African

Other black background

Asian or Asian British

Bangladeshi

Indian

Pakistani

Other Asian background

Do you consider yourself to have a disability?

Yes

☐

No

☐

If yes please state the nature of the disability:

Do you consider yourself to be

Christian

Muslim

Hindu

Sikh

Buddhist

Jewish

Other religion

No religion

Ethnic monitoring guidance

Why do we need this information? We need to check whether the way we carry out our business meets our statutory duties under the Race Relations (Amendment) Act 2000. The Act requires us to take steps to:

- Eliminate unlawful racial discrimination
- Promote equality of opportunity
- Promote good race relations.

To ensure we are doing this we need to monitor our services to ensure we meet the needs of the community.

Do you have to fill in the form? You **do not** have to fill in the form and whatever you chose to do it will not affect the service that you receive from the council.

Who will have access to this information? Southwark Council is registered as a data controller under the Data Protection Act 1998. We have a legal requirement to keep your information safe and secure. We will not share your data with any external parties without your consent, unless we are required by law to do so.

Sometimes we collect this information for one council service and need to use it for another. We may also use it for protection and detection of fraud. If you do not wish certain information about you to be exchanged within the council you may request that this does not happen by writing to, Planning and Transport Coordinator Southwark Council, Chiltern, Portland Street, London SE17 2ES

How to fill out the form: Please study the list overleaf and **tick one box only** to indicate your ethnic background. Please also give your name and address and sign and date the box below returning this section to us.

If you require this document in large print, Braille or audiotape please contact us on 020 7525 5539.

Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك.
هذه الوثيقة ستأثر على القرارات التي اتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.
إذا أردت أن تطلب المزيد من المعلومات أو من الاستشارة بملفك يرجى القيام بزيارة مكان (وان ستوب شوب) وأعلم الموظفين هناك باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

Bengali

সাদ্যাক কাউন্সিলের প্রাণিক পলিসি টিম এই হুমিলটি প্রকাশ করেছে। এই হুমিলটি সাদ্যাক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপলি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার হরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark. Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

Tigrinya

እዚ ሰነድ (ፖሊሲ) ብሳውዳርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ፖሊሲ ዝተባህሉ እዩ ። እዚ ሰነድ እብ ሳውዳርክ ናይ መሬት ኣጠቓቕማ መደብን ስብዕቲን ኣብ ዝገበሩ ውሳኔታት ለውጢ ከምጽእ ይገብራል እዩ ። ተወሳኺ ኣበሬታን ምኽርን ብድንገትኩም እንተደለኩም ናብ ዋን ስቶፕ ሽፕ (one stop shop) ብምግብር ንትረኽቡዎ ሰራሕተኛ ትደልዩዎ ድንገት ንገርዎ ። ናይ ዋን ስቶፕ ሽፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

**One Stop Shops– 151 Walworth Road, SE17 10Y, Peckham Library, Peckham Hill Street, SE15 5JR
Southwark Town Hall, 31, Peckham Road, SE5 8UB.**

Consultation Report

Appendix I

Representations on the 2009 draft SPD and Officer comments

Comments on the draft Dulwich SPD 2009:

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
1	Dulwich Society	SPD			Thank you for the opportunity to comment on the Draft Dulwich SPD. In general the document is a positive and a welcome document on detailed aspects of implementing Planning Policy to both new and existing developments. There are a number of items that the Planning and Architecture Group of the Dulwich Society would like Southwark Planning Department and Dulwich Ward Councillors to consider :-	Support noted.
2	Dulwich Society	SPD			Description of the Dulwich Estate, controls over external appearance, etc It is usual for principle stakeholders in an area to be included in consultation on documents forming part of the Local Development Framework, yet enquiries with the Dulwich Estate reveal that this influential and active stakeholder in the Dulwich area has neither received a copy of the draft Dulwich SPD document nor invitation to comment on the proposals.	The Dulwich Estate is included on the Council's planning policy mailing list and were consulted in the draft Dulwich SPD 2009. The Council did not receive any comments from the Dulwich Estate during the consultation period. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.
3	Dulwich Society	SPD			The general description of the Dulwich Estate given in paragraph 2.2 is insufficient and misses important information. In addition to external changes to enfranchised freehold houses, which require a license within the Scheme of Management,	The description of the Dulwich Estate has been amended in the draft SPD 2013 to reflect the wider remit of works which fall under the Dulwich Estate controls. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					there are controls on tree works, on garden structure including decking and sheds, on parking in front gardens, and on its commercial property and leased residential property. If the description is left as it is then the scope of external controls that the Estate has is not made clear and will lead to incorrect assumptions and wasted enquiries.	draft SPD.
4	Dulwich Society	SPD			It is understood that Southwark Planning refer people who want to install vehicle crossovers to their enfranchised houses to apply for a license from the Scheme on management first. This is because parking in the front garden is subject to obtaining a license on a plan which complies with the Dulwich Estate's Guidelines for Hardstandings in Front Gardens.	This is beyond the remit of the SPD. The description of the Dulwich Estate has been amended in the draft SPD 2013 to reflect the wider remit of works which fall under the Dulwich Estate controls. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.
5	Dulwich Society	SPD			It would be informative if there is a clear reference to all the current Dulwich Estate Guidelines naming the 14 individual guidelines from No.1 Guidelines for tree works to no. 14 Guidelines for Solar Energy Panels.	This is too detailed for the SPD. The description of the Dulwich Estate has been amended in the draft SPD 2013 to reflect the wider remit of works which fall under the Dulwich Estate controls. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.
6	Dulwich Society	SPD			The Planning and Architecture group would like Southwark Planning Department to consult the Dulwich Estate directly to be able to better provide a pertinent, yet full description of the Dulwich Estate's relevant activities in the Dulwich SPD and it would not go amiss to describe the basis on which the Dulwich Estate is able to apply these controls through Acts of Parliament.	We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
7	Dulwich Society	SPD			To only refer residents in the general area to consult the Dulwich Estate is insufficient information and misleading. A fuller and better description will aid and make more efficient Planning Application matters.	The description of the Dulwich Estate has been amended in the draft SPD 2013 to reflect the wider remit of works which fall under the Dulwich Estate controls. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.
8	Dulwich Society	SPD			The map showing the area of the Dulwich Estate The map, figure 2 which says it covers the area under the Dulwich Estate Scheme of Management is not accurate. There are substantial as well as small areas within the dark blue lined area which are not part of the Dulwich Estate. For example, the Kingswood estate, Dulwich College, the Picture Gallery, Old College Lawn tennis and Cricket club and Dulwich Park which cover substantial areas of the map. Leaving the map as it is will result in a mistaken understanding of whether or not external alterations should be referred to the Dulwich Estate as well as or instead of Southwark Planning and unnecessary enquiries being directed to the Dulwich Estate and/or Southwark Planning. It would be helpful to residents and other people consulting the adopted Dulwich SPD if the map were accurate. A much larger scale map would assist in making it more legible, aid and make	The map of the land owned by the Dulwich Estate is the latest information we have. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
9	Dulwich Society	SPD			more efficient Planning Application matters. EAST DULWICH COMMUNITY CENTRE ON DARRELL ROAD, SE 22 An important Community Facility in East Dulwich is not mentioned. That is the single storey building and the large playground area of East Dulwich Community Centre located on land between Crystal Palace Road and Darrell Road. It provides venues for the East Dulwich Community Association, the Darrell Road Association and about 50 small and large diverse user groups covering all ages. This amenity is fundamental in providing a better quality of life to local residents. The playground is particularly important to young people and the soft landscape areas are a benefit to all age groups. It is understood that the playground has protected status in other Local Development Framework documents and it should be noted that the area between Lordship Lane and Peckham Rye has almost no open space and no similar provision of Community Facilities. The Centre is supported by the Dulwich Community Council and is seen by Ward Councillors, who hold there surgeries there, as a key element in providing educational opportunities, a venue for diverse interest groups, and a social venue which benefits the standard of life of a broad range of local residents and promotes community cohesion	Reference to the East Dulwich Community Centre has been included in the draft Dulwich SPD 2013.

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					in a less affluent area of Dulwich. It is considered that the Centre and its important playground should have a clearly defined statement within the Dulwich SPD which should express support for its continued use and encouragement for its refurbishment along sustainability lines, such as reducing energy consumption and the use of technology to generate energy. It could be identified as a vehicle for promoting low energy consumption within the residential properties of East Dulwich Ward as part of Southwark Sustainability programme.	
10	Dulwich Society	SPD			MORE OUTDOOR FACILITIES FOR YOUNG PEOPLE IN EAST DULWICH WARD If suitable sites became available amidst all the housing in East Dulwich, the Council are asked to include a reference in the Dulwich SPD to consider whether such sites be designated or acquired as Open Space, or for Sports/Play provision. There is a very sad lack of facilities for young people throughout the area which emphasises the important role of the East Dulwich Community Centre for young people. For many it is a long walk to get to Dulwich Park or Peckham Rye Park.	The Council is preparing an open spaces strategy for the borough which sets out further detail on improvements to existing open spaces. The sub-area strategy for Dulwich has identified some areas where it is considered there is a deficiency in access to parks. We recognise that there is the potential to improve the recreation facilities at Dawson heights. The Southwark Play strategy has also identified that there is insufficient children's play facilities within the sub-area. The open space strategy identifies the potential for new children's play facilities to be secured at Dawson heights and Long Meadow. We have also set out a recommendation for new open space provision to be secured as part of the redevelopment of the East Dulwich Hospital

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						Site. We have amended the Dulwich SPD to reflect the findings of the open space strategy. It should be noted that it is beyond the remit of the SPD to designate new protected open spaces, we will investigate this further during the preparation of the New Southwark Plan which is due to begin in 2013.
11	Dulwich Society	SPD			Include within the Core Strategy document the community facility of the East Dulwich Community Centre as well as in the Dulwich SPD. As advised in Ian McInnes email on the SPD this is a facility with a playground that is of great importance to the residents of East Dulwich. It provides a venue for 50 individual groups to undertake their activities. The Centre promotes young learning and sporting activities among others things. It is used by the community for social events and local ward councillors for their workshops. All these activities mean that it is an important focus of community life and community cohesion.	The Council's Core Strategy was adopted by the Council in April 2011. This level of detail is more suitable for inclusion in an SPD and the draft Dulwich SPD 2013 has been amended to make reference to the East Dulwich Community Centre.
12	Michelle Pearce	SPD			There is no mention in the document of a vital community resource in East Dulwich, namely the East Dulwich Community Centre in Darrell Road. This is a serious omission. There are no open spaces within East Dulwich Ward and, aside from the churches, no other place where local people can meet. For young	The draft Dulwich SPD 2013 has been amended to make reference to the East Dulwich Community Centre.

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					people, the Centre is almost their only resource. I would like to see the land and centre designated solely for community use and for the plan to state that the council will support the refurbishment of the building and land around it.	
13	Michelle Pearce	SPD			I am concerned that no mention is made of the pressure on local state primary schools if more Dulwich Village land is designated for housing. There is already a shortage of places for children residing in SE24. If land becomes available in SE24, I believe it should be designated (in part, at least) for education (but see point 5. re 3.10 below).	We recognise that there is a need for new secondary places across the borough. The SPD sets out how we will seek to address this through a new 5FE Aylesbury Academy in Walworth and a new 4FE in Rotherhithe. It is beyond the remit of the SPD to allocate sites for development. We will investigate this further through the preparation of the New Southwark Plan.
14	Michelle Pearce	SPD			2.3 - The fact that Sydenham Hill, West Dulwich and North Dulwich railway stations are all accessed only by a large number of stairs means that disabled and many elderly people cannot use the trains. Bus transport in the western parts of College and Village Wards is very poor. The Council should encourage the installation of lifts in these stations.	This is beyond the remit of the SPD however our Transport Plan sets out a policy to lobby TfL and other public transport providers to improve service levels and access to public transport.
15	Michelle Pearce	SPD			2.3 - Therefore, I would also like to see a commitment in the plan to promote a bus route through the Dulwich area, from Crystal Palace through the Village and on to East Dulwich and Camberwell. This route would relieve some of the traffic generated by local schools, almost all of which lie adjacent or near to a	It is recognised in the draft Dulwich SPD that large parts of the area remain relatively poorly served by public transport. Our strategy is to improve public transport in the area. Our Transport Plan sets out a policy to lobby TfL and other public transport providers to improve service levels and

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					feasible route. It would also directly connect the residents of the south of the borough, especially the large Kingswood and Croxted Road estates, with their vital council and hospital facilities.	access to public transport
16	Michelle Pearce	SPD			3.10. The excessive traffic generated by the large number of private schools in the Dulwich Village area is the result of past planning failure to limit the expansion of these schools. I would like to see a commitment to the proposition that further expansion of private school provision in Dulwich Village will be resisted because of the additional traffic this would generate. Private school pupils, on the whole, come from outside the immediate area.	It is beyond the remit of the SPD to restrict parking in connection with private schools. However, our Transport Plan sets a policy to work with the school community to encourage more children to travel to school sustainably. Any significant proposals for expansions of existing schools would require a travel plan to be submitted which demonstrate that the proposal would have no adverse impact on the transport network.
17	Michelle Pearce	SPD			3.15. I strongly support the Draft Plan wording regarding the future of the Herne Hill Velodrome. Some flexibility regarding buildings on this Metropolitan Open Land site is needed if the facility is to be refurbished and sustainable in future years. The Velodrome is an important facility for local people and the wider community. It has historic associations which predate the development of housing in the surrounding area.	Support noted. We have amended the wording in the Dulwich SPD 2013 to support future proposals that support the long term viability of the velodrome and the club.
18	Mark Treasure	SPD			Section 3.1 <i>"Most Development will be smaller, in-fill developments."</i> Not only "will be". Small in-fill has been intensive for many years, there are few gaps left. The Annual Monitoring Report (AMR) records only major developments, and thus records almost no	This section has been removed. Further information on in-fill development is now set in Section 5.5 of the draft Dulwich SPD.

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19	Mark Treasure	SPD			development in Dulwich. The draft "Core Strategy" appears to assume none occurs. I suggest you say "Most development is..." Section 3.1 "Relevant policies include Policy 3.13, 3.14, 3.15..." (etc. 13 numbers) Why not include 7.8, 7.9, and 3.12 which are specifically relevant to this section? These strings of dissociated numbers are not particularly helpful. This applies to every section.	Policy 3.12 has been included in the list of policies relevant to this section (now section 5 of the SPD). Policies 7.8 and 7.9 have been deleted and are replaced by the visions set out in the Core Strategy. We have amended the approach to setting out our policies in relation to each section of the additional guidance set out in the SPD.
20	Mark Treasure	SPD			Section 3.2 The table "PTAL Score" introduces a new banding structure. I suggest you use instead the bandings that are relevant to the policies that you quote, ie 2-3 and 4-6.	The PTAL table has been removed from the draft Dulwich SPD.
21	Mark Treasure	SPD			Section 3.2. You should specify that Table 3.2 sets a limit of 450hr/ha where the PTAL is less than 4. The upper limit of 700 applies only, where the PTAL is 4-6 which in the Dulwich SPD area occurs only in the immediate vicinity of East Dulwich and Herne Hill Stations.	This section has been removed from the draft Dulwich SPD to reflect the fact that all of the SPD area now falls within a suburban zone following the adoption of the Core Strategy in April 2011. The appropriate density for this area is considered to be 200 to 350 habitable rooms per hectare.
22	Mark Treasure	SPD			Section 3.2 Your vision is to redesignate the section of urban zone to suburban: "This would mean that lower scale development will be encouraged across all of Dulwich" "Encouraged" sounds like more development in smaller parcels. Do you mean to state that the scale will	This section has been removed from the draft Dulwich SPD to reflect the fact that all of the SPD area now falls within a suburban zone following the adoption of the Core Strategy in April 2011. The appropriate density for this area is considered to be 200 to 350 habitable rooms per hectare.

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					be restricted? • How do you propose to achieve the redesignation and will you achieve it before all the back land is gone? • How, in practice, will the name of the zone restrict the scale of a development? I suggest the required evidence would be examples of developments processed before the final amendments to the UDP, while the area was designated “suburban zone north”, and while the Council was strongly promoting that designation. I suggest there is much scope for ensuring lower scale development under the present designation: • Apply the lower density ranges as specified for the lower PTAL levels. • Measure densities for all applications and record subsequent developments, including extensions? • Refuse applications that exceed Policy densities? • Involve the people? Southwark’s Statement of Community Involvement (SCI – table 11, Statutory Consultation) states that the site notice and advertisements will inform us, when an application is not in accordance with Policy. This is required by the Town and Country Planning (Development Plans and	

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					Consultation) (Departures) Directions 1999. Review the cumulative effects of the policies in practice and interpret those policies accordingly? Eg Southwark is well ahead on its targets for new housing. The current rate is twice the target and the 2016 target will be delivered up to 5 years early. (AMR Sections 49/50). Should you therefore apply the lower end of a specified density range in favour of other community requirements? The Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999 refers to <i>"cumulative impact which... may have a significant impact on the implementation of the policies and proposals in the development plan."</i> The key word here is, of course, "significant". What significance does the Council place on its vision, and this SDP, and is it reflected in its attention to development control and enforcement?	
23	Mark Treasure	SPD			Section 3.5 You cover "Sustainability" in relation to individual developments, but not to the neighbourhood. This would require management of development at a higher level. Eg you report (2.3) that 30% travel to work by car. The need to travel for every purpose increases if every development is for housing with a loss of all other uses. This SDP should coordinate with the Core Strategy, Policy 4	A sustainability appraisal has been prepared alongside the draft Dulwich SPD to assess the social, environmental and economic impacts of the SPD. The sustainability appraisal has identified that the guidance in the SPD will help to ensure development is sustainable. The Dulwich SPD is also in conformity with the Core Strategy which was also tested through a

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					and 2B "Promote sustainable use of resources. New housing is located near to community facilities, shops, offices and leisure facilities." As Sustainability Appraisals apply only to major development, they are ineffective in Dulwich.	sustainability appraisal to ensure that the vision, objectives and policies for the borough will result in the most sustainable development possible whilst enabling southwark to meet our housing target up until 2026.
24	Mark Treasure	SPD			Section 3.6 "The place" is not all suburban and open, though I believe East Dulwich is, nonetheless, pleasant. Half of the people in the Dulwich SPD area live in that "small section of the SPD area to the north" that is "urban". You should mention that the UDP map shows that urban part as the largest area of the highest level of open space deprivation in the borough. (UDP Appendix 11 fig 8)	The Council is preparing an open spaces strategy for the borough which sets out further detail on improvements to existing open spaces. The sub-area strategy for Dulwich has identified some areas where it is considered there is a deficiency in access to parks. We recognise that there is the potential to improve the recreation facilities at Dawson heights. We have also set out a recommendation for new open space provision to be secured as part of the redevelopment of the East Dulwich Hospital Site. We have amended the Dulwich SPD to reflect the findings of the open space strategy.
25	Mark Treasure	SPD			Section 3.8 If Dulwich is not suitable for back land development, why is it so common in East Dulwich? Back land developed sites are frequently created or enlarged by reducing the area of existing sites, perhaps to create an access route. If an existing housing site is reduced in area, then its density has been increased. Do you require a planning application to increase the density of such donor sites?	Further guidance on back-land development has been set out in section 5.4 of the draft Dulwich SPD 2013. Whilst Dulwich is generally not considered to be an area suitable for back-land development we have set out some criteria to identify where proposals may be acceptable.

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26	Mark Treasure	SPD			Section 3.9 I suggest you also list dedicated community facilities. This would include, for example, the East Dulwich Community Centre, which has 50 member groups, serving all ages, and a wide range of health, cultural and religious groups. It is managed by volunteers and supported by grants from the Dulwich Community Council. Its premises include the only publicly accessible playground in East Dulwich, at a distance of 800m from the nearest open space.	The draft Dulwich SPD 2013 has been amended to make reference to the East Dulwich Community Centre.
27	Mark Treasure	SPD			Section 3.9 You state that new developments, where appropriate, should contribute towards the provision of community facilities. "Should" is nice but, if they are not major developments, there is no obligation, so why should they?	Our approach to planning obligations is set out in our S106 SPD. Further information is also set out in our draft Community Infrastructure Levy charging schedule. Major developments are expected to contribute to community facilities. We cannot require contributions from developments of less than 10 units or 1000sqm.
28	Mark Treasure	SPD			Section 3.13 In the Kingswood Estate "many of the shops are vacant". • What percentage of these protected shops are vacant? • For how long and why? • Are the rents perhaps set too high? These shops are continually at risk, because UDP Policy 1.10 permits change of use if a "protected" shop is vacant or unprofitable. The Council has a conflict of interest on these shops as both LPA and Landlord. Has the	This section has been removed from the draft Dulwich SPD 2013. The Council will continue to protect existing shopping frontages using saved Southwark Plan policy 1.9.

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29	Mark Treasure	SPD			Council published its policies on commercial rents? I suggest this is required by article 6 of the Town and Country (Local Development) Regulations 2004: <i>"...documents... which must be specified as LDDs: (a) any document containing statements of</i> <i>(i)the development and use of land which the LPA wish to encourage... (ii)</i> <i>(ii)objectives relating to design and access which the LPA wish to encourage</i> <i>(iii)any environmental, social and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i)</i> <i>(iv)the authority's general policies in respect to the matters referred to in paragraphs (i) to (iii)."</i>	The Council is no longer asking for development sites to be put forward for inclusion in the SPD. This will be taken forward through the preparation of the New Southwark Plan which is due to begin in 2013. The East Dulwich community centre will continue to be protected by saved Southwark Plan policy 2.1.
					Section 3.16 It seems inconsistent to ask us to nominate sites for development, when the document elsewhere promotes reduced development, by changing "urban" to "suburban", and by ending backland development. As the Council already knows its own sites, new suggestions would be for private development and therefore unlikely to deliver anything other than housing. I think you should instead ask us to nominate sites of significance in the neighbourhood. I will therefore nominate for continued protection the East Dulwich Community Centre. It was taken off the Council's disposals list, and the	

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30	Mark Treasure	SPD			Dulwich Community Council grant was unfrozen, after the UDP Inquiry Inspector confirmed the entire site was protected. Section 3.17 The Council has opted to demand S106 contributions only from major developments and there are no major developments in Dulwich. Furthermore, S106 funds are not transferable across the Borough, so S106 is hardly relevant in this SPD. The Local Area Policies 7.8, 7.9 and 7.10, listed in Appendix 2 include the same wishful thinking: <i>“Proposed developments in (the specified local area) should seek improvements to services by increasing the number and quality of community and health facilities.”</i>	The Council cannot negotiate funding for smaller development schemes however other sources of funding will also be sought to deliver improvements. We will continue to apply the Councils S106 toolkit to major developments that come forward in the area and we will be introducing a Community Infrastructure Levy, in line with National policy in 2013.
31	Mark Treasure	SPD			I note that you make no mention, in this SPD, of affordable housing. It is effectively irrelevant in the Dulwich SPD area because Southwark has opted to demand affordable housing only from major developments. However, all 3 wards in Dulwich include pockets of multiple deprivation, so I suggest a statement on the absence of affordable housing would be appropriate in this document.	Our approach to affordable housing is set out in the adopted Core Strategy and the Affordable Housing SPD 2011.
32	Mark Treasure	SPD			S106, Sustainability Appraisals and Affordable Housing, all apply only to major developments and therefore are effectively irrelevant to the delivery of the Council's plans for Dulwich. The only significant means available to the	The Dulwich SPD provides further guidance on the policies in the Core Strategy and other planning policy documents and how these should be applied in Dulwich. Whilst it is recognised that there is limited scope of

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					Council for the delivery of its declared social objectives is through the use and development of land that it directly owns. I suggest that the Council is required to disclose its own economic interests by article 6 of the Town and Country (Local Development) Regulations 2004.	major new development, the SPD provides guidance on how smaller proposals should respect the character of the area.
33	Burbage Road Resident's Association	SPD			<u>Introduction</u> This document sets out the response of the Burbage Road Residents Association to the section of the draft Dulwich Supplementary Planning Document ("draft SPD") dealing with the Herne Hill Velodrome ("HHV").	Noted.
34	Burbage Road Resident's Association				<u>What is the SPD for?</u> <i>"This SPD does not create new policy, but provides detailed guidance on how our current planning policies will be applied to different types of development..."</i> <i>The SPD is important (a material consideration) in helping the council make decisions about planning applications."</i> (Part 1, draft DSPD) 1. For the SPD to anticipate, and in effect approve in advance, a specific future proposal for the HHV site for "a health or leisure facility with ancillary offices and hospitality uses" is not the	This section has been amended in the draft Dulwich SPD 2013 (section 9.3). We have set out how any proposals for the site will need to meet the requirements of saved Southwark Plan policy 3.25 and respect the openness of the metropolitan open land.

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					expressed intention of this document. 2. Further, as we set out below, for such a development to be located in this residential location which is "poorly served by public transport" is, on the face of it, contrary to several policies in the Southwark Plan, including those concerning the location of developments and the protection of Metropolitan Open Land.	
35	Burbage Road Resident's Association				<u>The terms of the draft SPD</u> Paragraph 3.15 of the draft Dulwich Supplementary Planning Document ("draft SPD") states as follows with regard to the HHV Site:- <i>The Herne Hill Velodrome is one of the oldest cycling track venues in the world built in 1891. It hosted the track cycle racing events in the 1908 and 1948 Summer Olympics.</i> <i>The grandstand originally dates from 1891 and still remains on the site although it is now boarded up. In the centre of the track is a football pitch and the Velodrome was home of Crystal Palace F.C. from 1914 until 1918, when the club then moved to The Nest opposite Selhurst Station. The site is poorly served by public transport and therefore means of transport and access to the site will need to be considered.</i> <i>Proposals for this site could include a health or leisure facility with ancillary offices and</i>	This section has been amended in the draft Dulwich SPD 2013 to ensure that future proposals should continue to support the use of the velodrome and do not have a negative impact on the residential amenity of the existing surrounding properties. Any proposal for development on the site will need to comply with saved Southwark Plan policies including policies 1.8 location of development for retail and other town centre uses and 5.1 Locating developments.

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					hospitality uses. The existing Velodrome should be retained and proposals could be for high quality developments that are of exceptional design and would allow for refurbishment of the track and BMX track. Proposals should not have a negative impact on the residential amenity of the existing surrounding properties. Development Aims: • Redevelop the site as a sports / leisure facility • Retain and refurbish the existing velodrome track and turf • Opportunity to redevelop the existing building as a new 2 to 3 storey • Sports / leisure facility of exceptional design quality with ancillary offices and hospitality use • Removal of the demountable buildings to the north of the site offers the opportunity to replace with new buildings of exceptional design quality providing additional leisure facilities • Refurbish adjacent BMX track • New development should increase footpaths and cycleways from the site into the surrounding areas <u>Retail and leisure uses/location of developments – guidance from the Southwark Plan</u> Policy 1.8 of the Southwark Plan provides as follows with regard to the "Location of	

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					developments for retail and other town centre uses”:- “179 Outside of the town and local centres, developments for retail, leisure, entertainment and other town and local centre uses, will only be permitted if the following criteria are met: i. A need for the development can be demonstrated; and ii. There are no suitable sites available in town and local centres, in which case preference will be given to edge-of-centre sites with good pedestrian access to the town and local centres and then out-of-centre sites close to and potentially linked to the town or local centre; and iii. The vitality and viability of the town and local centres will not be harmed; and iv. The applicants can demonstrate that they have been flexible about the format, scale, design and parking provision in the sequential search for sites; and v. The proposal will be accessible by a choice of means of transport.” In the Southwark Plan, Policy 5.1 (Locating developments) provides as follows:- “414 The location of development throughout the borough must be appropriate to the size and trip generating characteristics of the	

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					<i>development. Major developments generating a significant number of trips should be located near transport nodes. Where new major developments are not located within easy access of public transport nodes, applicants must demonstrate that sustainable transport options are available to site users. Where these are not available, applicants must propose measures to promote sustainable travel."</i> It is unclear how any proposed development of the HHV along the lines described in the draft SPD – i.e. "health or leisure facility with ancillary offices and hospitality uses" - could comply with conditions i and v of the Policy 1.8 (highlighted above). The site has a PTAL (Public Transport Accessibility Level) score of 0-2, the lowest level. The public transport provision is lowest during evenings and weekends, when a health or leisure facility would generate the highest use. The draft SPD should make clear that any proposed development of additional functions beyond those currently conducted at the HHV site must satisfy Policy 1.8 and Policy 5.1 of the Southwark Plan.	
26	Burbage Road				<u>Metropolitan Open Land</u>	This section has been amended in the draft Dulwich SPD 2013 to ensure that future

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	Resident's Association				Policy 3.25 of the Southwark Plan states that:- <i>"Within metropolitan open land, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:</i> <i>i. Agriculture and forestry; or</i> <i>ii. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL;..."</i> The draft SPD wording does not reflect these principles in relation to MOL and should be amended to record the obligation to comply with this planning guidance.	proposals continue to support the use of the velodrome and do not have a negative impact on the open space character, and function of the site. The Herne Hill velodrome is also designated as a Site of Importance for Nature Conservation and therefore any development proposals should have no net loss of biodiversity in accordance with saved Southwark Plan policy 3.28.
	Burbage Road Resident's Association				<u>Designing Out Crime</u> The proposal to "increase footpaths and cycleways from the site into the surrounding areas" is inconsistent with the advice in Southwark's guidance on Designing Out Crime which, rather than diffusing pedestrian and cycle traffic, requires that in order to maximise safety:- <i>"[p]edestrian access should concentrate pedestrian traffic to increase surveillance and maximise informal policing. Existing footpath</i>	This has been amended in the draft Dulwich SPD 2013.

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					networks should be used wherever possible....Footways away from busy routes should be wide and have clear visibility without blind corners; Parks, communal gardens, play areas, residential car parking areas and other public open spaces should only be laid out where they are directly overlooked by regularly occupied buildings or supervised by staff and closed when not staffed..."	
27	Burbage Road Resident's Association				Amenity Paragraph 3.15 of the draft SPD provides that "[p]roposals should not have a negative impact on the residential amenity of the existing surrounding properties" (our emphasis). Policy 3.1 of the Southwark Plan states that "Planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site." The relevant statement in paragraph 3.15 should refer to amenity not the more qualified concept of residential amenity.	Policy 3.1 is a saved Southwark plan policy and therefore would apply to any proposal for development on the velodrome site. The reference to residential amenity provides further guidance to the Southwark Plan policy, highlighting the importance of the impact of any development proposal on the surrounding residential properties.
28	Burbage Road Resident's Association				Conservation Area The draft SPD makes no reference to the fact that the HHV site is in the Dulwich Village Conservation Area. It should make clear that	This has been amended in the draft Dulwich SPD 2013.

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					any development proposal must demonstrate that a high priority has been given to the objective of positively preserving or enhancing the character or appearance of the Conservation Area and confirm the principle that outline proposals are not acceptable for any applications affecting conservation areas.	
29	Burbage Road Resident's Association	SPD			<u>Conclusions</u> 1. For the SPD to be consistent with its expressed purpose of <i>"provid(ing) detailed guidance on how our current planning policies will be applied to different types of development"</i> the reference in paragraph 3.15 to <i>"Proposals for this site could include a health or leisure facility with ancillary offices and hospitality uses"</i> should be deleted.	This wording has been removed in the draft Dulwich SPD 2013.
30	Burbage Road Resident's Association				2. Paragraph 3.15 of the draft SPD should specify, for the avoidance of doubt, that:- a. No development of sports and leisure facilities will be permitted unless a need for the development can be demonstrated and the site is accessible by a choice of means of transport. b. Noting that the HHV site has poor public transport accessibility, permission for any development at HHV will not be granted unless a	We have amended the wording in the draft Dulwich SPD to strengthen the references to the current designations to the site. We have also set out the policies that any proposals for the site would be required to address.

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31	Phil Brown	SPD	3.10	Traffic & Parking	sustainability assessment can show how sustainable transport options are to be available to site users. c. Development will only be permitted which is consistent with the Metropolitan Open Land status of the HHV site. d. The reference to the effect on surrounding properties should refer to amenity, not residential amenity. e. Any proposal must be consistent with the constraints imposed on development of the HHV site by its location in the Dulwich Village Conservation Area. Little is said in the plan about traffic management which has a significant impact on quality of life and "usability" of Dulwich. I don't understand why this subject is handled separately in planning terms as it seems integral to the overall system of a neighbourhood. I am particularly concerned about plans for the main crossroad junction in Dulwich Village, the increasing use of calming measures in the area and the possible spread of controlled parking from Herne Hill. There are all unnecessary. In addition, there needs to be some thinking about cyclists – the numbers of cyclists who think it is OK to (a) ignore the normal rules of the road (when they	The Dulwich SPD sets out our approach to support development that contributes to transport initiatives and infrastructure as identified in the Council's Transport Plan.

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32	Natural England				are on it) and (b) cycle on Dulwich pavements at risk to pedestrians is completely unacceptable. Natural England is the Government agency that works to conserve and enhance biodiversity and landscapes, promote access to the natural environment, and contribute to the way natural resources are managed so that they can be enjoyed now and by future generations.	Noted.
33	Natural England				<u>Chapter 1: Introduction</u> This section refers to protecting and improving Open Spaces which is welcomed, however the Council should also give consideration to provision of new open spaces, where possible, and in conjunction with new development. This approach would be in line with PPS 9 – Biodiversity and Geological Conservation and The London Plan as detailed below;	We are currently preparing an open spaces strategy for the borough which has identified measures to improve the quality and value of open spaces in Dulwich. The open space strategy has identified a potential opportunity for the provision of new open space as part of the redevelopment of the hospital site. Section 6.3 of the Dulwich SPD sets out our approach to protecting and improving a network of open spaces in the area. Where major developments do come forward we will seek contributions towards open space improvements.
34	Natural England				<u>Biodiversity</u> Paragraph 14 of PPS9: Biodiversity and Geological Conservation states that “<i>Development proposals provide many opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals,</i>	Noted.

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					<i>local planning authorities should maximise such opportunities in and around developments, using planning obligations where appropriate."</i> As stated in London Plan Policy 3D.14, "<i>The planning of new development and regeneration should have regard to nature conservation and biodiversity, and opportunities should be taken to achieve positive gains for conservation through the form and design of development. Where appropriate, measures may include creating, enhancing and managing wildlife habitat and natural landscape and improving access to nature."</i> This will also help alleviate Areas of Deficiency and Heat Island effects for the area.	
35	Natural England				<u>Chapter 3: What will Dulwich be like in the Future</u> Paragraph 3.5 refers to the provision/consideration of Sustainable Urban Drainage systems (SUD's) which is welcomed, as is the requirement to demonstrate that there will be no detrimental effects on the area's ecology. Open Spaces are referenced under paragraph 3.6 providing details of the sites available in the area, their designations and reasons for designation, indicating the	Support noted.

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					importance of these to the sustainability of the area and their inclusion is acknowledged and welcomed. The recognition of contributions that new developments can make to the existing open character is welcomed as is the importance of wildlife corridors. The developmental impact on ecology of the area being considered in respect of any new development is also welcomed and is in line with the comments earlier regarding PPS 9 and The London Plan. Green Chains are also mentioned under Paragraph 3.7, and again their recognition is welcomed as is the consideration of adding new areas to the designation, which is both and supported by Natural England.	
36	Natural England				Reference to Traffic and Parking as per paragraph 3.10 is welcomed and Natural England is supportive of initiatives and schemes that promote and encourage sustainable transport options.	Support noted.
37	Natural England	SA			<u>Appendix 1: Planning Framework</u> The Council has identified appropriate and relevant Policies, Programmes and Plans.	Support noted.
38	Natural England	SA			Dulwich Supplementary Planning Document – Draft Sustainability Appraisal This document provides 16 Objectives for the Plan which can be broadly supported by Natural England and in particular the	We consider that the objective is sufficient to cover both improvements to existing open spaces and the provision of additional open spaces. This objective is consistent with that set out in the sustainability

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					following; SDO 6: "To reduce contributions to Climate Change" SDO 13: "To protect and enhance open spaces, green corridors and biodiversity" Although this objective is supported Natural England feels that it is passive, and that the text of the main document indicates the potential and consideration of new open spaces, green corridors and biodiversity potential will be investigated. The Objective could be worded along the lines of the following; <u>SDO 13:</u> <u>"To protect and enhance existing open spaces, green corridors and biodiversity, and where appropriate, seek to create new open spaces, green corridors and enhance the biodiversity and ecology potential for the area".</u> SDO 16: "To promote sustainable transport and minimise the need to travel by car"	appraisal of the core strategy which was adopted by the Council in April 2011. Further detail is set out in the indicators used to monitor this objective including the change in quantity of open space (ha).
39	Natural England	SA			In respect of Objective Indicators the Council may wish to consider the following.	The objective indicators have been amended to include; the change in quantity of open

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					Open Space and Biodiversity could include details of the numbers or types of schemes contributing to new open space, green corridors or biodiversity/ecology enhancements (green/brown roofs, living walls could be considered) to enable monitoring. Sustainable Transport could be monitored by details of the numbers and types of scheme's providing Travel Plans as part of the proposed development.	space (ha), • Open space deficiency, • Deficiency in access to nature, • Number/types of habitats and • the number of green roofs/facades. All major developments are required to submit a travel plan as part of the transport assessment required under saved Southwark Plan policy 5.2.
40	Natural England				The Council may find the following information and data sources of use in consideration of applications within the area, which will also help to secure, as appropriate, measures to enhance the natural environment in accordance with the planning guidance referenced below. <u>Access to Nature</u> As highlighted in PPG17: Planning for open space, sport and recreation, "<i>In planning for new open spaces and in assessing planning applications for development, local authorities should seek opportunities to improve the local open space network, to create public open space from vacant land, and to incorporate open space within new development on previously used land. They should also consider whether use can be made of land which is otherwise unsuitable for development, or procure public use of</i>	Noted.

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					<i>privately owned areas of land or sports facilities.</i> Additionally, as outlined in Policy 3D.14 of the London Plan, your Council should be aiming to improve people's access to nature, and priority should be given to sites within or near to areas deficient in accessible wildlife sites.	
41	Natural England				<u>Climate Change Adaptation</u> It is important that, in line with 'Planning Policy Statement: Planning and Climate Change, your Council takes account of the contribution to be made from existing and new opportunities for green infrastructure to urban cooling, sustainable drainage systems, and conserving and enhancing biodiversity. Policy 4A.9 of the London Plan also states that "<i>The Mayor will, and other agencies should, promote and support the most effective adaptation to climate change, including protecting and enhancing green infrastructure.</i>"	Noted.
42	Natural England				There are a number of resources available to assist you and developers when considering the implications of development proposals on the natural environment in Greater London. For further information please refer to: Design for Biodiversity http://www.d4b.org.uk/	Noted.

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					Biodiversity by Design http://naturalengland.communisis.com/naturalenglandshop/docs/TCP1.pdf Improving Londoner's Access to Nature http://www.london.gov.uk/mayor/planning/docs/access-to-nature.pdf Right Trees for a Changing Climate http://www.right-trees.org.uk/ Adapting to Climate Change: A Checklist for Development http://www.london.gov.uk/lccp/publications/development.isp The London Rivers Action Plan http://www.therrc.co.uk/lrap.php Biodiversity and the Built Environment: A report by the UK-GBC Task Group http://www.ukgbc.org/site/news/showNewsDetails?id=139	
43	Natural England				Monitoring the natural environment To ensure that your Council's planning decisions are based on the best available evidence on the natural environment your Council should give consideration to entering into an agreement with Greenspace Information for Greater London (GIGL) for the provision of a variety of natural environment	The council has an agreement with Greenspace Information for Greater London (GIGL) and we use the data to help us monitor the effectiveness of our policies in relation to biodiversity.

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					and greenspace datasets. This information essential for making effective planning decisions and for ensuring compliance with planning guidance. You can contact GIGL at: enquiries@gigl.org.uk	
44	Highways Agency				The HA, on behalf of the Secretary of State for Transport, is responsible for managing and operating a safe and efficient Strategic Road Network (SRN) (i.e. the Trunk Road and Motorway Network) in England as laid down in the Department for Transport (DfT) Circular 02/2007 (Planning and the Strategic Road Network). The HA do not wish to comment on the draft SPD.	Noted.
45	Dulwich Society				Clause 2.2 - The Dulwich Estate The SPG assumes that the Dulwich Estate controls most of Dulwich. This does not take into account East Dulwich and the description should be amended to reflect the actual reality. Paragraph 2 should state that the Dulwich Estate does not just require residents to obtain a licence for exterior changes or change of use to their properties, it also requires licenses for the removal or cutting back of trees, the alterations to the design of front and rear gardens and the installation of front drives.	The description of the Dulwich Estate has been amended in the draft SPD 2013 to reflect the wider remit of works which fall under the Dulwich Estate controls. We will contact the Dulwich Estate as part of the consultation carried out in 2013 to see if they wish to make any comments on the draft SPD.

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46	Dulwich Society				2.3 Local Population and Economic Characteristics The statement is negative towards over-ground trains, which serve Dulwich very well. Again there is no distinction between East Dulwich and the other parts of Dulwich – the former is well served by public transport.	This has been amended in the draft Dulwich SPD 2013 (Section 7).
47	Dulwich Society				3.1 Scale and design of new development The suggestion that buildings up to ten stories may be acceptable in the Dulwich area should be removed.	This has been removed the draft Dulwich SPD 2013. Our approach to tall buildings is set out in Core Strategy policy 12 and saved Southwark Plan policy 3.21.
48	Dulwich Society				3.5 Sustainable Design and Construction The draft does not mention the considerable flooding problems that have been experienced in parts of Dulwich Village over the last few years due to a lack of capacity in the drainage system. Any new development should be seen to minimise any additional load on the existing system till Thames Water carry out their proposed remedial works by 2020.	Flooding is a borough wide issue and is therefore addressed in the Core Strategy and saved Southwark Plan policies. The council is preparing a Local Flood Risk Management Strategy and further references to flood risk in Dulwich have been included in section 6.8 of the draft Dulwich SPD 2013 to reflect this. Our sustainable design and construction SPD also sets out measures that should be incorporated into new developments such as Sustainable Urban Drainage systems.
49	Dulwich Society				3.6 Open Spaces Final paragraph - amend statement that “development might be appropriate to upgrade or improve buildings on site or provide new	Change?

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					facilities to ensure the viability of the site in exceptional circumstances." to "refurbishment will be appropriate to upgrade or improve buildings on site but should be restricted to the existing built area on the site."	
50	Dulwich Society				3.8 Backland Development There is no mention of the similar pressing problem of the demolition of existing houses and their proposed replacement by much larger houses, thus altering the character of those parts of Dulwich which have had medium sized houses on relatively large plots.	Additional guidance on in-fill development has been included in the draft Dulwich SPD.
51	Dulwich Society				3.9 Community facilities and schools Paragraph 2 is inaccurate and requires clarification regarding the Schools for the future programme. There is no mention of the large number of private sports clubs in the area nor the fact that several of the public schools open up their sports facilities to local residents.	This section has been amended in the draft Dulwich SPD.
52	Dulwich Society				3.10 Traffic and parking There is no mention of the traffic problems brought about by the private schools in the area and their lack of will to improve things. The congestion in the area in the morning and the later afternoon is substantially as a result	It is beyond the remit of the SPD to restrict parking in connection with private schools. However, the Council's transport plan sets a policy to work with the school community to encourage more children to travel to school sustainably. Any significant proposals for expansions of existing schools would

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					of school traffic not commuter traffic. It would be appropriate for any new development proposals to require a green travel plan with the aim of promoting walking and cycling.	require a travel plan to be submitted which demonstrates that the proposal would have no adverse impact on the transport network.
53	Dulwich Society				3.13 Kingswood Estate There should be more positive comments on proposals to integrate this area into Dulwich as a whole.	This section has been removed from the draft Dulwich SPD.
54	Dulwich Society				Clause 3.15 - Herne Hill Velodrome Site Second paragraph should be changed to read "Any proposals for this site should only be ancillary to its use as a venue for cycling. Any development should be restricted to the current built area on the site, reflecting the site's Metropolitan Open Land status in the Southwark Plan. In addition any development proposals should not have a negative impact on the residential amenity of the existing surrounding properties. New buildings should be of good design and generally restricted to a single storey."	This section has been amended in the draft Dulwich SPD.
55	Dulwich Society				S G Smith site between Calton Avenue and Gilkes Crescent in Dulwich Village This is not mentioned in the draft SPG. It should be considered to be an opportunity site as the current occupant, a car dealership with repair facilities, is out of character with the surrounding area. The SPG should set	The SPD cannot designate new sites for development. We will look at this through our New Southwark Plan which we are due to begin work on in 2013.

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					aspirations for the redevelopment of this site primarily residential with particular emphasis on the possibility of providing sheltered accommodation for the elderly, something lacking in the Dulwich area.	
56	Dulwich Society				Kings College Site in Half Moon Lane This is the only potential large development site remaining in Dulwich. At some point in the relatively near future Kings College will leave the site (the buildings are currently unused) and the Dulwich estate will put forward development proposals. The SPG should restrict these to residential or educational uses.	The SPD cannot designate new sites for development. We will look at this through our New Southwark Plan which we are due to begin work on in 2013.
57	Lindsay Rosser				Following Thursday's meeting at the Picture Gallery, I wish to confirm my remarks about Norwood Road Herne Hill. The section of road with shops that lies in Southwark functions as a link between parts of Lambeth. It is currently of little use to Southwark and the quality of the shops is poor and has been poor for many years. Given the location, I believe this is unlikely to change. Shops of quality are very unlikely to be attracted if the economy does not change; the shops themselves are poor quality buildings that need replacing. Those who use the street now are merely passing through. Its best function appears to be to support fast food outlets of which there are already more than	The vision for Herne Hill includes encouraging the use of the railway arches. We will work with Network Rail to offer the opportunity for businesses or other activities that add to the vibrancy to the town centre. This is set out in the draft Dulwich SPD 2013. This approach is supported by saved Southwark Plan policy 1.5

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					enough in neighbouring parts of Lambeth. There is easy short term on- road parking to support this. However that stretch of road easily becomes congested and the parking slows up traffic flow. I would suggest that, to improve the quality of the environment, thought be given to upgrading the proposed functions in the railway arches area. Small businesses rather than light industrial uses could be encouraged to use the space available in this venue and benefit from the rail links to both Croydon and central London. If such businesses could be attracted, their presence could upgrade any attached shops and services and make use of the off street parking space.	
58	Herne Hill Society				Herne Hill Society observations on the Dulwich SPD The Society welcomes this document and is in broad agreement with its overall aims. Clearly the society's main interest is in how the core strategy impacts on that part of the SE24 area in Southwark. Our specific comments are set out below.	Support noted.
59	Herne Hill Society				We note that the Council has also been consulting on the preferred options for the core strategy of the Local Development Framework. Although both documents do make the distinction between the UDP and	The Council adopted the Core Strategy in April 2011. We will hold a 12 week consultation period on a revised draft of the SPD 2013, taking into account the new core strategy policies to allow for a further

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					core strategy we note that this may have caused some confusion amongst consultees and in particular that there are references to potential changes to density policy in the core strategy which are not reflected in the SPD.	opportunity for people to comment on the SPD.
60	Herne Hill Society				We welcome the vision for the SPD in particular the reference to 'a suburban area where the existing character and form of buildings is maintained.' We would like an assurance that there has been consultation with Lambeth and that policies in both boroughs in relation to new development and protection of the existing character are similar. Government policy encourages councils to work together on their LDFs and this is particularly important where as is the case with Herne Hill, the borough boundary goes through the middle of the town centre.	We are working closely with Lambeth to ensure a joined up approach to development in Herne Hill. We have included a section on working with our neighbours in the draft Dulwich SPD 2013 to reflect this. Further information is also set out in our consultation plan.
61	Herne Hill Society				We welcome the proposal for the site of Dulwich Hospital. However there appears to be an error on figure 8 where it states that the site is within the urban zone and therefore development should be at the upper end of 200-350 hrpa. However the urban zone density range is 200-700. We feel that a figure around 350 is more appropriate than 700, bearing in mind the surrounding development is largely 2 storey houses.	This has been amended in the draft Dulwich SPD 2013. The hospital is within the suburban zone and therefore a density of between 200-350 habitable rooms per hectare is considered appropriate for the site.
62	Herne Hill Society				We welcome the proposal to encourage the appropriate refurbishment of the velodrome	Support noted. We have amended this section in the draft Dulwich SPD to refer

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					site although it is essential to ensure that any office and hospitality use is genuinely ancillary to the main purpose as a sports venue.	specifically to proposals supporting the long term viability of the club.
63	Gillian Portwine	SPD	1.1		Page 4 – “This guidance further protects the current low density in the area” To be consistent at the moment with the rest of the document this should read “protects the current low density and extends the area of suburban density to include the East Dulwich area.”	This has been amended in the draft Dulwich SPD 2013.
64	Gillian Portwine	SPD	1.1		Infill should be defined in full in glossary as postwar infill was due to bomb damage. Modern infill has different implications for amenity space/gardens etc.	We have included further detail on in-fill development in section 5.5 of the draft Dulwich SPD 2013. The glossary has been removed from the SPD and the glossary for the Core Strategy and the saved Southwark Plan will be used to cover all of our planning documents.
65	Gillian Portwine	SPD	2.1		‘Small area on the edge of the Peckham Rye ward’ Name the area precisely and indicate on the map. Superimpose the Dulwich Estates on the map and add to key (pg 5) Pg 6 delete appendix 8.	We have included an updated map as figure 1 of the draft Dulwich SPD 2013 showing the boundary of the area covered by the SPD more clearly.
66	Gillian Portwine	SPD	2.3		Put 3 wards in brackets and then give overview and subsections for each ward or Peckham Rye bit page 7. Include more up to date figures.	This section has been updated in the draft Dulwich SPD 2013.
67	Gillian Portwine	SPD	2.5		Put SPD in full at first time of mentioning in this section. Should read for any new development.	This has been amended in the draft Dulwich SPD 2013.

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68	Gillian Portwine	SPD	3.1		At the end of the first para; Should read differently to reflect bomb damage infill as opposed to infill between e.g. semi's.	This section has been removed from the draft Dulwich SPD 2013 and further information on in-fill development is set out in section 5.5 of the revised SPD.
69	Gillian Portwine	SPD	3.1		At the end of the first para; Add '...in-fill developments. There is one large proposals site in the area where the Dulwich Community Hospital is at present.'	This section has been removed from the draft Dulwich SPD 2013. Information on the Dulwich Hospital site is set out in section 9.1.
70	Gillian Portwine	SPD	3.1		Northern strip being urban Check consistency e.g. "all of the area is suburban; although the northern strip was designated urban in 2008, this has since reverted to its original designation."	Since the adoption of the Core Strategy in April 2011, the whole of the SPD area is designated as suburban zone. The draft Dulwich SPD 2012 has been amended to reflect this.
71	Gillian Portwine	SPD	3.1		'Significant alterations' Be more specific on the meaning of significant.	This section has been removed from the draft Dulwich SPD. Further detail on the scale and design of new development is set out in section 5 of the revised SPD.
72	Gillian Portwine	SPD	3.2		Changing density This should be updated and extended showing TfL's up to date PTAL figures for each area ward. Date needs to be mentioned.	This has been amended in the Dulwich SPD 2013.
73	Gillian Portwine	SPD	3.2		Page 10 urban 200-700 'will not be appropriate' – what will be appropriate exactly? Why mention 'small section of SPD area urban' – better to say 'was urban but since been redesignated.' Even where PTAL between 2-3	Since the adoption of the Core Strategy in April 2011, the whole of the SPD area is designated as suburban zone. The draft Dulwich SPD 2012 has been amended to reflect this. The appropriate density for this area is considered to be 200 to 350 habitable rooms per hectare.

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74	Gillian Portwine	SPD	3.2		Bottom page 11 – last 8 lines This needs to be more specific and would be helpful if density and other policies be listed e.g. 3.1, 3.2, 3.13, 3.15, 3.22, 4.2 and 5.6. Page 12 top We will be looking no longer valid as will have accepted or not	We have amended the approach to setting out our policies in relation to each section of the additional guidance set out in the SPD. Since the adoption of the Core Strategy in April 2011, the whole of the SPD area is designated as suburban zone. The draft Dulwich SPD has been amended to reflect this.
75	Gillian Portwine	SPD	3.2		Instead of 'there may be' Change to 'there is a presumption against...'	The Core Strategy was adopted in April 2011 and the draft Dulwich SPD has been amended to reflect this. Further guidance on sub-division of properties is now set out in section 5.3 of the SPD.
76	Gillian Portwine	SPD	3.3		Car parking study Include the fact that the study should demonstrate different times of day and different months. Maybe put this in a different section as it should apply to all developments. 'historic locations... landmark buildings...'	This has been amended in the draft Dulwich SPD. Guidance on sub-division of large properties is now set out in section 5.3.
77					This section should contain a reference to many of the Dulwich Community Hospital buildings.	This section has been amended in the draft Dulwich SPD. Further guidance on heritage is now set out in section 4 of the SPD. This includes figure 8 which shows all of the heritage assets including buildings of townscape merit or of heritage value covered by the SPD.
78	Gillian Portwine	SPD	3.4		Reference should be made to Oct 2008 ruling There should be a reference here to reinstatement of damage or 106 agreements – most buildings sites destroy the ecology of	Support noted. In section 6.5 of the draft Dulwich SPD we set out our approach to ensure that development considers the impacts on ecology on the surrounding area especially on sites close to areas with
79	Gillian Portwine	SPD	3.5			

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					demolished section of the hospital site. We totally support this section	protected species and should encourage and protect high levels of biodiversity. This is in line with saved Southwark Plan policy 3.28.
80	Gillian Portwine	SPD	3.6		Mention protection for railway embankments and Borough Action Plan. Totally support.	Support noted. The railway embankments are largely protected as open spaces and sites of importance for nature conservation as set out in Section 6.3 and 6.5 of the draft Dulwich SPD.
81	Gillian Portwine	SPD	3.7		Totally support – more sites should be identified, made accessible and nurtured.	Support noted. The SPD cannot designate new sites as Green Chain or change existing site designations. We will look at this further through the new Southwark Plan which we are due to begin working on in 2013.
82	Gillian Portwine	SPD	3.8		Instead of 'can have a significant impact' Replace with 'usually does have a significant impact' Totally support not suitable for backland development.	This section has been amended in the draft Dulwich SPD. Further guidance on back-land development is now set out in section 5.4 of the SPD.
83	Gillian Portwine	SPD	3.9		This section should mention the Community facilities at Dulwich Community Hospital and those planned for the future on the same site 'Transforming Southwark'	The importance of the Dulwich Hospital site is set out separately in section 9.1 of the draft Dulwich SPD.
84	Gillian Portwine	SPD	3.10		Mention should be made to lack of disabled access to stations	This is too specific to be considered through the SPD. Access to stations is not within the remit of the Council, however the Councils Transport Plan sets out a policy to lobby TfL and other public transport providers to improve service levels and access to public transport.
85	Gillian Portwine	SPD	3.12		It is difficult to understand how another superstore is identified as needed – more	This has been deleted from the draft Dulwich SPD.

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86	Gillian Portwine	SPD	3.14		would definitely prejudice the health of existing A1 retail outlets "This is a very large proposals site with a working hospital on half of it. The other half has had buildings demolished. A new community hospital is planned, in line with the southwark Plan for a community hospital with ancillary uses." "Southwark PCT has consulted the public regarding the plans for a community hospital and network of care." There should be mention of parts of the hospital seen as landmark buildings and redbrick and white detailing style and leadwork matching other local buildings. Especial mention should be made of the central entrance section with the water towers.	The Dulwich Hospital buildings have been identified as buildings of townscape merit or heritage value in figure 8 of the draft Dulwich SPD.
87	Gillian Portwine	SPD	Page 31, figure 8		Under 'development aims' Urban zone This should be amended to 'suburban zone' in line with the proposals of the SPD. Adjacent Strategic Housing Site to the North should be outlined in a different colour and added to the key.	Since the adoption of the Core Strategy in April 2011, the whole of the SPD area is designated as suburban zone. The draft Dulwich SPD has been amended to reflect this.
88	Bryce Caller	SPD			On page 11 you say that a small section of the SPD area to the north falls within the urban density zone. Unfortunately you do not show a map to define this. I am assuming that the zone does not	We have included an updated map as figure 1 of the draft Dulwich SPD showing the boundary of the area covered by the SPD more clearly.

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					precisely coincide with the PTAL's shown on fig. 6. As I live in the north of the area I may wish to comment. Is there a zoning map available on-line?	
89	English Heritage				As the Government's statutory adviser on the historic environment English Heritage is keen to ensure that the historic environment is fully taken into account at all stages and levels of the local planning process. English Heritage therefore welcomes the opportunity to comment on the draft Dulwich SPD.	Noted.
90	English Heritage				Overall English Heritage supports the approach taken in this consultation; however we would like to highlight areas where greater consideration of the historic environment is needed to inform LB of Southwark's emerging SPD for Dulwich. Our recommendations are set out below and we hope our advice will help to ensure your SPD is technically sound in accordance with government planning policy, such as PPG15 and 16, and the assessment is based on robust evidence.	Support noted.
91	English Heritage				<i>The role and Purpose of this Document (Para 1.1)</i> English Heritage welcomes the commitment to maintaining and enhancing Dulwich's unique character, including heritage.	Support noted.

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92	English Heritage				<i>Background to this Document (Para 2)</i> Please note the map of the SPD area on page 5 is illegible.	We have included an updated map as figure 1 of the draft Dulwich SPD showing the boundary of the area covered by the SPD more clearly.
93	English Heritage				<i>What will Dulwich be like in the Future? (Para 3)</i> English Heritage welcomes the commitment to ensuring new development is in keeping with the local context in terms of scale and design (Para 3.1) and that lower density areas will be retained (Para 3.2). We are pleased to note that a generic density matrix will not be applied and "the actual density that would be acceptable on a site will depend upon an assessment of the specific local context" (pg 11). We would also suggest the heritage value of a property should be part of the assessment criteria for ensuring appropriate conversion of houses (Para 3.3). English Heritage strongly supports section 3.4 on Heritage. Although the map on page 5 is unclear, we believe that Belair is not the only registered Historic Park and Garden in the SPD area as suggested on page 15. There is also grade II Dulwich and Peckham Rye Parks. We also believe that Belair Park is Grade II (not II*) and the correct term is 'registered', not 'listed landscape'. These comments also apply to page 16 on Open Spaces.	Support noted. We have amended the references to registered parks and gardens in section 4 of the draft Dulwich SPD and figure 8 has been amended to show the heritage assets more clearly.
94	English Heritage				English Heritage supports policies to retain the existing street patterns (Para 3.10) and ensure	Support noted.

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					changes to shop frontages are in keeping with the area's existing character (Para 3.11). In relation to Kingswood House, please note this is a Grade II listed building and maintaining/enhancing its setting (including the entrance gates) are important (Para 3.13).	
95	English Heritage				We would recommend that Planning Obligations for heritage conservation and public realm improvements should also be considered in section 3.17. Where appropriate, types of contribution can include repair, restoration or maintenance of a heritage asset(s) and their setting; increased public access, improved signage to and from heritage assets; interpretation panels/historical information; production and implementation of up-to-date Conservation Area management plans and appraisals; measures for preservation or investigation and recovery of archaeological remains and sites; and, dissemination for public/ school education and research. This list is by no means exhaustive but provides an indication of the type of planning obligations that are used and could be incorporated in this SPD.	We will review our approach to S106 with the introduction of the Community Infrastructure Levy (CIL). The Community Infrastructure Levy (CIL) will be a new charge on development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans.
96	English Heritage				Conclusion Finally, English Heritage would strongly advise that the local authority's conservation and archaeology staff are involved throughout the preparation and implementation of the SPD as	Noted.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					they are often best placed to advise on local historic environment issues and priorities; sources of data; and, consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the Dulwich SPD and its Sustainability Appraisal.	
97	Transport for London (TfL)				The SPD in section 3.10 is very specific in the detail of most sustainable transport requirements but does not mention travel plans. Travel Plans can play a significant role in reducing congestion and improving air-quality. Travel plans can also help to ensure a development is sustainable and reduces its impact on the local transport network. TfL suggests that travel plans should be required according to policy 3C.2 of the London Plan; however Southwark, through this SPD, may wish to lower the thresholds on the size of development to cover smaller schemes. This would be particularly beneficial in areas with good levels of public transport accessibility, and/or areas where cumulative small scale development may create greater stress on the network.	Core Strategy policy 2 and saved Southwark Plan policy 5.2 which require a transport assessment to be submitted with all large applications. Further information on traffic and parking is set out in section 7 of the SPD which states that proposed developments that are likely to result in a significant transport impact will be required to provide a transport assessment. Saved policy 5.2 of The Southwark Plan requires developments with significant transport implications to submit a Travel Plan. We apply this to developments of 1000sqm or more, or 10 or more residential units. Travel Plans must be in line with current requirements and guidance.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
98	Transport for London (TfL)				It is stated in section 3.10 (traffic and parking) that new developments within Dulwich should not exceed the car parking and cycle parking standards set out in Policy 5.6 and appendix 15 of the Southwark Plan. It would be helpful to make this clearer, as whilst car parking standards should not be exceeded as they are maximum standards, cycle parking standards should be encouraged to be exceeded wherever possible as they are based on minimum expected provision.	This has been amended in the draft Dulwich SPD to set out our approach to maximise cycle parking to provide. We will require safe and secure cycle parking to be provided within all development and in public areas. This will need to meet the requirements set out in Sustainable Transport SPD. We encourage all developers to exceed the minimum standards for cycle parking in order to encourage cycling.
99	Transport for London (TfL)				TfL welcomes the statement that "there are a significant number of cycle paths already in the SPD area, and where appropriate, new developments should contribute to increasing provision by linking up the existing paths and improving facilities for cyclists". TfL suggest a similar statement be included with regards to pedestrian facilities. Although it is stated that the existing street pattern and pedestrian scale should be retained, and pedestrian supportive design should be incorporated, this is not quite explicit enough to ensure that the pedestrian environment will be significantly improved.	We consider that the reference to pedestrian supportive design is sufficient to secure improvements to pedestrian facilities. Further guidance is set out in the Council's Core Strategy policy 12 and the Council's transport plan.
100	Transport for London (TfL)				The statement that safe and secure cycle parking should be provided within residential development and in public areas, which will need to meet the requirements set out in appendix 15 of the Southwark plan and any new standards set out in the Core Strategy is	This has been amended in the draft Dulwich SPD to set out our approach to maximise cycle parking to provide. We will require safe and secure cycle parking to be provided within all development and in public areas. This will need to meet the

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					noted and supported. TfL suggest a line is added to say that TfL Cycle Parking Standards should also be met.	requirements set out in Sustainable Transport SPD. We encourage all developers to exceed the minimum standards for cycle parking in order to encourage cycling.
101	Transport for London (TfL)				These comments represent an officer level view from Transport for London and are made entirely on a "without prejudice" basis. They should not be taken to represent an indication of any subsequent Mayoral decision in relation to this document. These comments also do not necessarily represent the views of the Greater London Authority.	Noted.
102	Metropolitan Police Authority (MPA)				The MPA provide a vital community service to the borough of Southwark and policing is recognised within the 2008 London Plan as being an integral part of social infrastructure. The MPA have previously made representations to a number of documents within the Southwark LDF, including the Core Strategy, the Walworth Road SPD, the Canada Water Area Action Plan and the S106 Planning Obligations SPD. Initially I review the context to the representations, then set out the relevant planning policy framework in support of the MPA's position and finally provide a number of representations.	Noted.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
103	Metropolitan Police Authority (MPA)				Planning Policy Framework The relevant planning policy framework can be found in CgMs's letter dated 11th December 2008, in which representations were made on behalf of the MPA to the Core strategy. Below I outline relevant development plan policy, extracted from the Southwark UDP (2007) and relevant SPDs which have not previously been highlighted. Policy SP9 (meeting community needs) states that 'All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's need.' Furthermore, Policy 2.1 (Enhancement of community facilities) states that "planning permission will not be granted unless the applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community users." Section 1, paragraph 14, of the Council's adopted SPD on Planning Obligations states that planning obligations may be sought for police and fire services. Mindful of the planning policy framework referred to above, it is clear that the statutory development plan supports continued effective policing and therefore I present further representations regarding the emerging	Noted.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
104	Metropolitan Police Authority (MPA)				policies below. Representations to the Dulwich Supplementary Planning Document I refer below to relevant topics within the emerging Supplementary Planning Document (SPD) and provide comment in order that the emerging SPD is concurrent with the statutory development plan regarding policing, as outlined above.	Noted.
105	Metropolitan Police Authority (MPA)		3.1		Section 3: What will Dulwich be like in the future? 3.1 Scale and design of new development The MPA welcome the Council's approach to designing out crime when new development is proposed. However the MPA suggest the following addition to the text The principles of designing out crime, as referred to in 'Secured by Design and 'Safer Places' should be included.	This section has been removed from the draft Dulwich SPD and replaced by the visions set out in the Core strategy. However, the Council's approach ensuring safety through design is set out in the adopted Core Strategy, policy 12 and saved Southwark Plan policy 3.14.
106	Metropolitan Police Authority (MPA)				3.9 Community facilities and schools The MPA support the Council approach that 'New Developments should take account of the location of community facilities in the area.' However, the MPA believe that a specific reference to policing is required. PPS1 states that development plans should promote inclusive, healthy, safe and crime free	The glossary has been removed from the draft Dulwich SPD 2012. All LDF documents will refer to the glossary set out in the adopted Core Strategy.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
107	Metropolitan Police Authority (MPA)				communities, and the London Plan, reiterates this point further within policies 3A.17 and 3A.18 as outlined in our letter on 11th December 2008; accordingly the MPA believe policing should be specifically defined within 'community facilities'. The MPA therefore suggest the following wording be included within the Glossary at Appendix 3 between 'Affordable housing' and 'Density' • "Community facilities: including education, health, and social care facilities, leisure facilities, community halls, meeting places, places of worship, and police facilities." 3.12 Lordship Lane additional guidance for shops The MPA wish to see the scope for the location community facilities increased within town centres such as Lordship Lane. Such facilities are not currently addressed within this section. Policy 3A.18 of the London Plan (2008) states 'Policies in DPDs should assess the need for social infrastructure and community facilities in their area, and ensure that they are capable of being met wherever possible'. Policy 6A.1 also states that the MPA has a 'critical role in delivery and can influence safety and security throughout London.' The Southwark draft Asset Management Plan	This section has been deleted from the draft Dulwich SPD. Saved Southwark Plan Policy 1.7 sets out the types of uses that are considered acceptable in town and local centres.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					outlines the MPA's policing estate strategy for the borough. One important aspect of this is the introduction of 'Police shops' in primary or secondary shopping areas. These are front counter points where the public can interact with police staff and best operate in convenient locations. Section 3.12 of the draft Dulwich SPD proposes that 60% of retail frontages in local centres should be A1. The MPA are concerned that as police shops fall outside the A1 Use Class the introduction of this threshold may prejudice the introduction of a police shop where it would lead to a fall in A1 uses below 60% threshold in a particular retail frontage. It is therefore recommended that the following exception policy is inserted at the end of the initial paragraph under section 3.12 which states: - "an exception to the 60% threshold, for the provision of community facilities that can possess an active frontage will be made where appropriate." The MPA further consider that this should be taken into account when formulating other LDF documents, where relevant. 3.17 Planning obligations The MPA welcomes the Council's decision to make 'reducing crime and improving	
108	Metropolitan Police Authority (MPA)					Support noted.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
109	Turney Road Resident's association				community safety' one of the top five priorities. We have seen the comments from Burbage Road Residents' Association (primarily on the Herne Hill Velodrome) and the Dulwich Society on this document and support their comments.	Noted.
110	Turney Road Resident's association				Section 2.1: What is the hectare size of the area covered by the SPD (so we can compare it with the size of the Dulwich Estate referred to in 2.2)?	The area covered by the Dulwich SPD is approximately 755 hectares. The Dulwich Estate also manages land that is outside of the Dulwich SPD boundary.
111	Turney Road Resident's association				Section 2.2: You might want to make reference to the website for the Dulwich Estate and Scheme of Management: www.thedulwichestate.org.uk	The draft Dulwich SPD has been amended to include a link to the Dulwich Estate website.
112	Turney Road Resident's association				Sections 2.4 and 2.5: Shouldn't these paragraphs be in Section 1?	The draft Dulwich SPD has been revised to make the structure of the document clearer.
113	Turney Road Resident's association				Section 3.4: Can a map of conservation areas be provided?	A map of all the heritage assets in Dulwich, including the conservation areas is included as figure 8 of the draft Dulwich SPD.
114	Turney Road Resident's association				Section 3.5, para 1: You mention not increasing the amount of hardstandings but there should be a stronger reference to the increased risk of flooding in Dulwich from the spread of hardstandings. This has badly affected Turney Road which has a high percentage of hardstandings particularly in the section from Croxted Road to Burbage Road, and which is prone to surface water flooding.	Further guidance as been set out in section 6.8 of the draft Dulwich SPD.
115	Turney Road				Section 3.5: Have you taken into account the	Thames Water are a statutory consultee

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
	Resident's association				Thames Water plans for investment in tactical and strategic sewer remedial works from 2010-2020 in particular how the short term will be managed until the works come to fruition and how the position will be managed if TW are unable to attract sufficient investment to implement the proposed improvements?	and have been consulted on the preparation of this SPD. Our approach to the provision of necessary infrastructure to support new development was also considered through the preparation of the Core Strategy. Our Local Flood Risk Management Strategy sets out further information on local flood risk measures that can be implemented to help reduce flood risk in Dulwich.
116	Turney Road Resident's association				Section 3.10 and Section 3.16 (reference to top five priorities): Have you taken into account proposed changes to overground rail services as a result of changes to timetables most of which will negatively impact the rail services from the Dulwich area i.e. Thameslink Herne Hill route may no longer travel direct to Bedford but require passengers to change at Blackfriars; changes on frequency of train services from North Dulwich to East Croydon; changes on routes from Kent as a result of the introduction of high speed Javelin services to St Pancras (I believe most of the changes are still under consultation but need to be considered in the context of the SPD.)	This issue is too detailed for the draft Dulwich SPD. We will support improvements to public transport as set out in the Council's Transport Plan.
117	Turney Road Resident's association				General – Are these plans aligned with the Greater London Authority's published strategy for climate change and global warming?	The Dulwich SPD must be in conformity with national and regional policies, including the London plan and supporting strategies. We have included an additional section on green infrastructure and climate change in the draft Dulwich SPD.
118	Philip Kolvin QC				First, page 20, the Green Chain. The only policy specified is	This section has been updated in the draft Dulwich SPD to reflect the fact that the Green Chain parks and walking routes were

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					We will consider designating the green spaces in figure 5 as green chains in the core strategy as part of the south east London green chain walk. This is a rather weak reflection of the value of the spaces themselves and of Southwark's commitment to them reflected in its successful application to become a Green Chain authority based on these very spaces. There needs to be a positive commitment to designate the sites together with policies which give the sites greater protection reflecting their location in this strategic chain of spaces.	adopted through the Core Strategy in April 2011. Policy 11 of the core strategy sets out our approach to promoting and improving the Green Chain.
119	Philip Kolvin QC				Second, page 26, Herne Hill. The shopping area badly needs a lift. The SPD should commit Southwark to joint working with the community and Lambeth to improve the environment of the area and to help to promote its regeneration as a shopping area for the benefit of the local community. It should also reflect what is now clear – that the night time economy has caused crime and disorder difficulties in the local area, and that any further development requires to be strictly controlled both as to nature of operation, hours and operating conditions. Food led venues should be encouraged, drink-led venues discouraged.	We are working closely with Lambeth to ensure a joined up approach to development in Herne Hill. We have included a section on working with our neighbours in the draft Dulwich SPD to reflect this. We have included an additional section on the evening economy in the draft Dulwich SPD.
120	Philip Kolvin QC				Third, page 32, the Herne Hill Velodrome Site. This does not acknowledge that the site is	This has been amended in the draft Dulwich SPD.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
121	Stephen Rosser				Metropolitan Open Land, and that any development should comply with London and local policy on MOL. An issue I would like to raise in this context is the apparently vacant land on the west side of Red Post Hill almost opposite North Dulwich station. Anyone standing at the adjacent bus stop, as I regularly do, cannot fail to notice the sorry state of the site. The land itself has clearly been neglected for a long time and is strewn with litter. More seriously, the wall abutting the road remains in a state of advanced disrepair and would seem to constitute a danger to passers-by and an invitation to further vandalism. At one point there was a formal notice on display indicating the Council's intention to intervene in respect of the land but that seems now to have been removed and there is no evidence of any responsibility being taken for the site. Are you able to say anything about the current position regarding this site, please?	It is beyond the remit of the SPD to allocate sites for development. We will investigate this further through the preparation of our New Southwark Plan which we are due to start work on in 2013.
122	Thames Water				Thames Water is the statutory sewerage and water undertaker for the London Borough of Southwark and as such have the following comments on the above mentioned document.	Noted.
123	Thames				General Comments	All major new development is required to

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
	Water				Section 3.5 (p15) – Sustainable Design and Construction All new dwellings should meet the water usage targets set for code 3 rating within the Code for Sustainable Homes.	meet Code for Sustainable Homes level 4 as set out in policy 13 of the Core Strategy. We also require all major new development to achieve a potable water use target of 105 litres per person per day.
124	Thames Water				Section 3.17 (p34) – Planning Obligations It is our understanding that Section 106 Agreements can not be used to secure water and waste water infrastructure upgrades. However, it is essential to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. Water and sewerage undertakers also have limited powers under the water industry act to prevent connection ahead of infrastructure upgrades and sewer flooding can be caused when developers make connections to the existing sewerage network without proper consultation and authorisation from the relevant water company. We therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of Grampian style conditions.	This is a borough wide issue and is beyond the remit of the Dulwich SPD. During the examination in public of the Council's Core Strategy an approach to water and waster water infrastructure was agreed with Thames Water.

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development. We rely heavily on the planning process to ensure we have the necessary infrastructure in areas where development is clearly identified and seek planning conditions where it is not. Capacity problems, possibly leading to flooding, could occur in some cases if we have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide the capacity prior to the development taking place. It is considered that the most suitable way to address the above issues should be through the inclusion of a specific water and wastewater infrastructure policy within the	

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
					Core Strategy with reference to such a policy in other Development Plan Documents and Supplementary Planning Documents. Comments have been made regarding the need to incorporate a policy in the Core Strategy relating to water and sewerage infrastructure during the Core Strategy Issues and Options consultation and further comments will be made on the preferred options document.	
125	Charles Wild				In Section 3.3 on page 12 of the document, it talks about the general need for more family accommodation, however it only identifies a requirement for 10% of new dwellings to be three bedroom (and I assume above). Surely this 10% is not enough. Perhaps 20-25% would be more suitable. This can help alleviate parking and traffic problems, whilst supporting the density characteristics desired.	This is beyond the remit of the Dulwich SPD. The Council's approach to family housing is set out in Policy 5 of the Core Strategy which requires 10% of all major developments to be 3 or more bedrooms
126	Karen Orchard				transport – more cycle paths, separated from traffic, safer for children, cheap cycles for hire in main areas, more cycle racks, cycle lanes joining green chain	Core Strategy policy 2 and the Council's Transport Plan set out our approach to promoting cycling in the borough. The SPD recognises that there are a significant number of cycle paths already in the SPD area. Where appropriate, new developments should contribute to increasing provision by linking up the existing path and improving facilities for cyclists throughout. Safe and secure cycle parking should be provided within all development and in public areas. This will need to meet the requirements set out in

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
						Sustainable Transport SPD. We encourage all developers to exceed the minimum standards for cycle parking in order to encourage cycling.
127	Karen Orchard				improve pavements, less traffic, road humps and 20mph limit on side roads (Whatley road), pedestrian only areas- north cross road (market day) and lordship lane, better street lighting in side roads, more seating on lordship lane for shoppers etc	Some of these issues are beyond the remit of the SPD. Our transport plan sets out further information on our approach to 20mph speed limits. Improvements to pavements, seating and better street lighting are issues for the public realm, our strategy is to ensure new developments contribute to improving the public realm including creating vibrant areas for people to congregate and interact associating them with public crossings and environmental improvements.
128	Karen Orchard				6 shops - no more multiples, fill empty shops	Further details on projecting and improving the vitality and viability of the shopping areas is set out in section 8 of the SPD.
129	Karen Orchard				more allotments, green areas, community gardens, trees	Our approach to protecting and improving open spaces in Dulwich is set out in section 6.3 of the draft Dulwich SPD. Further information is also set out in our open space strategy.
130	Karen Orchard				Less rubbish and more social responsibility	This issue is beyond the remit of the Dulwich SPD.
131	Karen Orchard				simpler recycling system	This issue is beyond the remit of the Dulwich SPD.
132	Karen Orchard				Micro generation grants for solar and wind power	This issue is beyond the remit of the Dulwich SPD.
133	Karen Orchard				local food	Our approach to protecting and improving open spaces in Dulwich is set out in section

Comment Ref	Name of Respondent	Document	Section	Issue	Details of representation	Officer response
						6.3 of the draft Dulwich SPD. Further information is also set out in our open space strategy which includes a recommendation for encouraging more allotments and food growing opportunities to be provided as part of new development.
134	Karen Orchard				revive Nunhead community centre	This falls within the boundary of the Peckham and Nunhead Area Action Plan (AAP).
135	Karen Orchard				leave fence on goose green	This issue is beyond the remit of the Dulwich SPD.
136	Karen Orchard				retain swimming pool	This issue is beyond the remit of the Dulwich SPD.
137	Karen Orchard				cinema in Camberwell	Detailed planning guidance for Camberwell will be set out in the forthcoming Camberwell SPD.
138	Karen Orchard (				legoland in Dulwich	This issue is beyond the remit of the Dulwich SPD.
139	Karen Orchard				Kirkwood road - stop drug dealing, better lighting, more trees, paint underpass	Improvements to underpasses and better street lighting are issues for the public realm, our strategy is to ensure new developments contribute to improving the public realm including creating vibrant areas for people to congregate and interact associating them with public crossings and environmental improvements. Our open space strategy and the Tree Management strategy set out our approach to the provision of street trees in the borough.

Consultation Report

Appendix J

2009 consultation plan

CONSULTATION PLAN:

Dulwich Supplementary Planning Document

London Borough of Southwark
March 2009

CONSULTATION PLAN: Dulwich Supplementary Planning Document

Introduction

The council is preparing a supplementary planning document (SPD) for the Dulwich area. It provides guidance on how new development in Dulwich should occur so that it maintains and enhances the area's unique character

The document will form part of the Local Development Framework and it will set further planning guidance for the local area expanding on the policies set out in the Southwark Unitary Development Plan (2007) and the emerging Core Strategy. Although the document is being prepared ahead of the adoption of the Core Strategy, the SPD will also refer to policies in the Core Strategy Issues and Options paper and the draft Preferred Options paper. This is because some policies in the UDP will be replaced by Core Strategy policies and the SPD must be consistent with the policies of the adopted development plan. The Core Strategy is due to be adopted in December 2010 and the Dulwich SPD is expected to be adopted in November 2011. The Dulwich SPD will also reflect the aims and objectives of Southwark: 2016, the Sustainable Community Strategy. Once agreed by the council, the SPD will be a material consideration to be taken into account in determining planning applications in the area.

As an SPD falls within the definition of a 'plan or programme' under the European Directive 2001/42, it must also undergo a Strategic Environmental Assessment (SEA), as part of a sustainability appraisal, to produce an SA/SEA report. A scoping report must also be prepared as a prerequisite of the drafting of the sustainability appraisal.

As part of the council's responsibility under the Race Relations Amendment Act 2000, the council is also required to prepare an Equalities Impact Assessment (EQIA) to assess how their policies, services and practices affect the local community across their areas of responsibility.

Consultation process

As part of the planning system, we are required to produce a statement setting out how we have complied with our Statement of Community Involvement (2007). This is called the statement of compliance. The statement of Community Involvement sets out how the council will consult when preparing supplementary planning documents. The minimum approach to consultation the council will undertake, in line with the Statement of Community Involvement is as follows:

- A mail out must be sent to statutory consultees
- The SPD and supporting documents must be made available at the council offices
- There must be an advertisement in the local press stating when and where the documents can be inspected and ensuring adequate publicity is given to documents
- The SPD and supporting documents must be put on the council website
- A 12 week consultation period. This includes 6 weeks informal consultation and 6 weeks formal consultation

The council also take a wider approach to consultation as highlighted in appendix A of the Statement of Community Involvement. This includes mail outs to local groups and residents and attending and arranging meetings and/or workshops where appropriate.

The following consultation plan sets out who will be consulted, when and by what means. This consultation plan is a live document and may be extended throughout the consultation process. The statement of compliance will be prepared after the consultation on this document has concluded. This will detail all of the consultation that has been carried out in compliance with the SCI.

CONSULTATION PLAN:

The SPD will be consulted for 12 weeks.

The INFORMAL consultation period will be for 6 weeks from 23 March to 4 May 2009

The FORMAL consultation period will be for 6 weeks from 5 May to 16 June 2009

CONSULTATION TIMETABLE

PRE-PRODUCTION STAGE				
Scoping and collecting evidence base, reviewing relevant plans, policies and documents	Consultation on SEA/SA scoping report (appendix 3)	Natural England, Environment Agency, English Heritage	9 March – 13 April 2009	
	Place SEA/SA scoping reports on the council's website	ALL	11 March 2009	
	Respond to comments on Dulwich SPG (2004) (appendix 2)	ALL	11 March 2009	
PRODUCTION STAGE				
Submit draft SPD, EQIA, SA/SEA and Consultation Plan to Planning Committee and Executive	Brief Dulwich councillors on draft SPD	All Dulwich councillors	23 March 2009	
	Send draft and committee report to the Planning Committee officer	Committee clerk	23 March 2009	
	Planning Committee	Councillors	31 March 2009	
	Put SPD and supporting documents on web	All	23 March 2009	
	Executive	Councillors	28 April 2009	
Consultation on the draft SPD	SPD displayed at council offices, housing offices and libraries	ALL	By 5 May 2009	
	Advertisement in the Southwark News	ALL	By 5 May 2009	
	Mail-out to all statutory consultees and all local residents on the planning policy mailing list whose address is within the area the Dulwich SPD covers.	Councillors, local residents, local groups and statutory consultees	By 5 May 2009	
	Presentations to Dulwich and Nunhead and Peckham Rye community councils and area forums	Councillors and residents	Between 23 March and 16 June	

CONSULTATION TIMETABLE

	Workshops and meetings with internal staff	Staff from Major Projects Team, Economic Development, Environment, Transport, Housing, Development Control	Throughout the consultation period 23 March – 16 June 2009
	Present EqIA (Stage 1) to Equalities & Diversity Panel	Equalities & Diversity Panel	19 May 2009
	Planning Officers will hold several public exhibitions in the local area over the consultation period	ALL	Throughout the consultation period 23 March – 16 June 2009
Revisions after consultation	Submit the SPD and all supporting documents to Planning Committee and Executive for approval Councillors	Members	June 2008
	Put all adoption statements and documents online	All	June 2008
	Put article in local press and Southwark Life to say the SPD is adopted	All	June 2008
ADOPTION STAGE			
Submit final draft to Planning and Executive Committees	Prepare and send consultation statement, sustainability statement, final EQIA, final SPD and report for Planning Committee and Executive	Committee clerk	To be decided
	Submit the SPD and all supporting documents to Planning Committee and Executive for approval Councillors	Members	To be decided
Adoption	Put all adoption statements and documents online	All	To be decided
	Put article in Southwark News to say the SPD is adopted	All	To be decided

CONSULTATION PLAN: Dulwich Supplementary Planning Document

Individual/ Organisation Name	Method of Consultation	Objectives
Local groups	Draft Dulwich SPD and accompanying documents on website	To raise awareness about consultation. To comply with statutory requirements.
	Mail out advising of consultation on the SPD to those on our consultation database	To raise awareness about consultation. To comply with statutory requirements.
	Press notice	To raise awareness about consultation. To comply with statutory requirements.
	Display at council offices/libraries etc	To raise awareness about consultation. To comply with statutory requirements.
	Planning Officer presentations at community group meetings	To raise awareness and to involve local people in discussing the issues in Dulwich
	Planning Committee	To obtain comments from members of the Planning Committee to inform the decision of the Executive member for Regeneration. To comply with Southwark' constitution.
Councillors	Council Executive	
	Dulwich Community Council	To raise awareness and to involve local people in discussing the issues in Dulwich
	Peckham & Nunhead Community Council	To raise awareness and to involve local people in discussing the issues in Dulwich
	Website	To raise awareness about consultation. To comply with statutory requirements.
	Mail out advising of consultation on SPD and accompanying documents	To raise awareness about consultation. To comply with statutory requirements.
	Press Notice	To raise awareness about consultation. To comply with statutory requirements.

Statutory consultees (Listed in Appendix 1)	Mail out advising of consultation on draft Dulwich SPD and accompanying documents	To raise awareness about consultation. To comply with statutory requirements.
Consultees on planning policy database	Mail out advising consultation on Draft Dulwich SPD and accompanying documents to consultees on the planning policy database in the Dulwich area.	To raise awareness about consultation. To comply with statutory requirements.
	Draft Dulwich SPD and accompanying documents on website	To raise awareness about consultation. To comply with statutory requirements.
	Mail out advising of consultation on draft Dulwich SPD and accompanying documents to all consultees on the planning policy database	To raise awareness about consultation. To comply with statutory requirements.
General public	Display documents at council offices/libraries etc	To raise awareness about consultation. To comply with statutory requirements.
	Dulwich Community Council & Area Housing Forum	To raise awareness and to involve local people in discussing the issues in Dulwich
	Press notice	To raise awareness about consultation. To comply with statutory requirements.
	Email draft Dulwich SPD to internal council officers and invite comments	To raise awareness about consultation. To get feedback from other departments on the SPD.
Staff	Meet with specialist officers if required	To raise awareness about consultation. To get feedback from other departments on the SPD.
	Willowbrook	To raise awareness about consultation. To get feedback from equalities groups
Equalities Target Groups	Publications & Websites	To raise awareness about consultation. To comply with statutory requirements.
	Planning Officer presentations at community groups etc	To raise awareness and to involve local people in discussing the issues in Dulwich

Appendix 1: Statutory consultees mailing list

Organisation
Natural England (London Region)
London Fire & Civil Defence
Metropolitan Police
The National Trust
Bromley Council
DEFRA
Highways Agency
Lambeth Council
Lewisham Council
London Transport Buses
National Grid Company Plc.
British Telecommunications
British Waterways Board
Church Commissioners for England
Civil Aviation Authority
Commission for Architecture & Built Environment
Commission for Racial Equality
Corporation of London
DEFRA - GO South East
Department of Trade and Industry
Diocesan Board of Finance
English Heritage (London Region)
Environment Agency
Government Office for London
Greater London Authority
Highway Agency
London Ambulance Service

Organisation
London Ambulance Service NHS Trust
London Development Agency
London Fire and Emergency Planning Authority
London Fire Brigade
London Transport Buses
Metropolitan Police Service Property Services
National Grid
Network Rail
Port of London Authority
Southwark Police
Sport England - London Region
Strategic Rail Authority
Thames Water Property Services
Thameslink Trains
Transport for London

Appendix 2 TABLE OF REPRESENTATIONS AND OFFICER COMMENTS ON THE DRAFT DULWICH SUPPLEMENTARY PLANNING GUIDANCE (2004)

Ref	Name	Agent	Section	Reason	Officer response
1	Living Streets, Southwark		1.3.2	change c) to read "improve public transport and facilities for walking and cycling"	Noted. The Dulwich SPD has been changed to reflect this. (See Appendix 1)
			5.1	add "vii. New developments should have safe and convenient access by foot and by bicycle; and should contribute to the walkability of the area"	Noted. This is addressed in Section 3.6 of the Dulwich SPD.
			Page 12	begin a new section "8.3. Proposed development in Dulwich Village and Herne Hill should seek: i. To generally encourage....". This would make the text from there to the beginning of the existing 8.3 apply to both Dulwich and Herne Hill.	Noted. The Dulwich SPD has a revised structure which should clarify where guidance relates to the specific areas.
2	Southwark Cyclists		1.3.2	change c) to read "improve public transport and facilities for walking and cycling"	Noted. The Dulwich SPD has been changed to reflect this.
			2.1	add a separate paragraph referring to the LCN + routes in the area	
			5.1	add "vii. New developments should have safe and convenient access by foot and by bicycle;	Noted. The Dulwich SPD has been changed to reflect this. (See Appendix 1)
			9	under Transport, in iii, add "and cycling" after "walking" and "and cycle" after "pedestrian"	Noted. Information on Planning Obligations is set out in the S106 SPD
			Map	On the map, add the LCN + routes	
3	CABE			No comment	Noted.
4	A. Bowavia			The extended area would benefit from being maintained - conservation area status is useful for this	Noted. The Conservation Areas have been recently extended however this is not an issue that can be addressed through the Dulwich SPD
5	Department for Education and Skills			No comment. Issues raised are a matter for the Office of the Deputy Prime Minister.	Noted.

6	Metropolitan Police Authority	CgMs Ltd	4.2	Community Facilities: In light of the MPA's evolving operational strategy a specific requirement for a policy facility in the Dulwich area may emerge during the period covered by the SPG. In addition, to the "police shops" described in our representations to Section 4.2, the MPA are developing a series of Safer Neighbourhood Teams (SNT). These SNT's comprise of police officers and Policy Community Support Officers with responsibility for working together with partners and members of the local community to drive down the incidence of crime disorder and anti-social behaviour in the neighbourhood in which they work. The neighbourhood teams will patrol local areas on foot and bicycle to deliver a proactive response to community issues. A base will be required to serve as an office for one or more SNT. No charging or reporting facilities are provided at these offices. Office accommodation is therefore being sought as close to the local community as possible and where possible this will be shared accommodation with partners. Examples of this are schools, hospitals, shopping centres and local authority offices. In some cases, stand alone officers are being sought. Proposed Change: The MPA recommend additional text should be added to the end of Section 4.4 which states: <i>"The Council is committed to the delivery of a range of community facilities to meet local needs. Where appropriate development proposals may be required to contribute towards community facilities where a need arises"</i>.	Noted. This is addressed in Section 3.6 of the Dulwich SPD.
			5.1	Urban Design Requirements: The MPA welcome the recognition at Section 7.3 of the SPG of the need to take into account safety and security issues in considering the design and layout of both buildings and surrounding spaces. The need to create a safe and secure environment is an important urban design objective which the MPA believe should be specified at Section 5.1 Proposed Change: A further criteria should be added to Section 5.1 which states: <i>"The design and layout of buildings and the surrounding spaces should minimise opportunities for crime and create a safe and secure environment"</i>	Noted. This is addressed in Section 3.6 of the Dulwich SPD.

					Planning Obligations: The MPA are mindful that the majority of development proposals generate an additional demand for the services provided by the MPA. The MPA therefore believes the range of potential impacts should be expanded to include contributions towards "community safety needs".	Noted. The Dulwich SPD has been changed to reflect this.
				9	Proposed Change: A further criteria is added to Section 9.0 as follows: <i>"towards community safety needs"</i>	
					New section: Consultation on major planning applications: The MPA believe guidance should be provided on the range of bodies who will be consulted on any major planning application, which should include the property services of MPA.	Noted. Information on Planning Obligations is set out in the S106 SPD
					Proposed Change: A further section should be added identifying relevant bodies that will be consulted on major planning applications, which should include the Property Services of the MPA	
				4.2 & 8.0	Commercial Development and Guidelines for Dulwich and Herne Hill Neighbourhood Areas	
					The MPA are undertaking a review of the way their services are delivered and the associated property infrastructure requirements. A new initiative to emerge from this review is a series of "police shops", which provide the front of office facilities for the MPA, and offer the public a more accessible and positive environment in encouraging direct face to face contact with officers. The units do not include any holding cells or charging facilities, as found in traditional police stations. These "policy shops" provide a direct service to the public, therefore ideally need to be located in accessible areas, such as town centres and other shopping frontages. A need for such a facility or facilities could emerge in the part of Southwark covered by this Supplementary Planning Guidance. The guidance in Sections 4.2 and 8.0 seeks to protect the Dulwich and Herne Hill Local Centres and other local shopping parades, with cross reference made to the retail policies in the emerging UDP.	Noted. This is an issue for the emerging Core Strategy.
					Part ii) of section 8.3 of the draft SPG specifically states that changes of use from retail in these locations will be resisted. The MPA are concerned that the rigid application of this policy approach could restrict the opportunities for "police	

				shops" which is likely to prejudice the delivery of their operational needs in this part of Southwark. Typically the "police shops" have open frontages similar to shop units, and sustain pedestrian footfall throughout usual shopping hours. Therefore they will play an important part in maintaining, and will contribute towards the vitality and viability of a town centre and other shopping areas. These characteristics are identified as being important by part (iii) of section 8.2 Accordingly, the MPA recommend a more flexibly approach is adopted towards existing retail units, whereby other uses are considered acceptable provided the alternative use generates pedestrian footfall, maintains an open frontage and contributes to the vitality and viability of the local area. Proposed Change: The MPA recommend a flexible approach should endure to retail units within the area covered by the Dulwich SPG, whereby non A1 uses may be acceptable, for example where the use meets an operational need and contributes towards the vitality and viability of the areas. An example of such a facility is a "police shop". The MPA recommend the text at Sections 4.2, 8.1 and 8.3 is updated accordingly. In particular the text "changes of use from retail should be resisted" at part (ii) of Section 8.3 should be removed.	
7	Dulwich Picture Gallery			Thank you very much for your letter of 3rd November and for sending the information on the proposed extensions of the Dulwich Village Conservation area. I very much approve of the proposed additions. The Gallery benefits a great deal from its location within the Conservation area of Dulwich Village and I am delighted that Southwark Council continues to take such a proactive stance on preserving the nature of the Village and its environs. Thank you for including the Gallery in your consultation process and I wish you all the best with the implementation of the proposal	Noted. No action required

8	Pamela Dowling		Para 3.0. page 9	I support the Sustainability Appraisal as a means by which conservation may be pro-actively pursued to help provide the attractive built and natural environment referred to in the Vision for Dulwich' (SPG para 3.1). Sustainability can be considered to include the 'natural environment' of gardens providing important ecological habitats for plants and wildlife and soak-away drainage at times of heavy rainfalls/flash flooding as well as health giving aspects of trees, hedges and other plants against air, noise and light pollution	Noted. No action required
9	Ms Dowling		Para 1.2	The Dulwich SPG and Conservation Area Appraisal is based on weak national legislation. Conservation Area controls have a loophole in that they do not apply to areas not in the public realm, i.e. where most permitted development takes place in an area like Dulwich. The present controls are not robust enough to counteract or slow down what individual freeholders might consider their right to develop their property profit and pension provision based on assumed continued rising property values. ecology and sustainability are vague notions that benefit a wider society and following generations. Houses in Dulwich are advertised by estate agents as having lofts to convert, gardens big enough for an extension and front gardens for OSP, obviously already being able to buy here as it exists is not enough. Being in a conservation area brings a benefit which only exists because it <u>has</u> been conserved. Would like Conservation Area Controls to apply equally stringently to areas not in the public realm or visible from the street. Those controls to be ungraded so they really protect and conserve and permitted development is properly scrutinised. The single most unsustainable, light and noise pollution introducing structure is a UPVC conservatory to which no planning legislation of conservation area controls apply. Developers only need to establish one precedent which they can point to and neutralise objections on subsequent occasions and if this precedent is of poor quality the low standard is set.	Noted. Section 3.4 of the Dulwich SPD seeks to protect against the subdivision of large properties and infill development in gardens

10	Dulwich Society Wildlife Committee	1.1.1	<u>Changes sought.</u> Delete "built" in "built heritage." Substitute "maintaining the heritage of Dulwich including buildings, trees and open spaces and its unique character.." <u>Reason for objections</u> The Dulwich Estate is responsible for more than the built heritage: it has oversight of trees, for example, and the users of open space. <u>Changes Sought</u> Delete "Modern infill developments have been built in the context of the existing character of the area, complementing the current built form." <u>Reasons for objections</u> This is subjective and somewhat meaningless statement with which many residents would disagree. Much modern infill looks out of place and does not complement the current built form. <u>Changes sought</u> "Modern developments should complement the existing built form and, where appropriate, should maintain and improve the quality of open spaces, improve public transport and make it more accessible by foot or cycle." Delete this sentence. Replace with " Modern developments should complement the existing built form, maintain and improve the quality of open spaces and their ecological value, contribute to sustainability , improve public transport and increase accessibility by foot or cycle." <u>Reasons for objection</u> The words "where appropriate" vitiate the aims of the rest of the sentence. They introduce an unacceptable degree of subjectivity and scope for dilution. All development should fulfil the aims set out here. These aims need to be broader and specified.	Noted. The Dulwich SPD has been changed to reflect this. (See section 2.1) Noted. This text is not included in the Dulwich SPD. Noted. Sections 3.4 and 3.6 of the Dulwich SPD seek to address these issues.

			5.1.	<u>Changes sought</u> Urban design requirements introduce new features to protect existing local habitats, wildlife populations and migratory species, trees and seed banks. It should promote biodiversity and ecology through measures such as species - rich green space and landscape features, mixed - species hedges, green roofs and walls and integrated bat and bird boxes/bricks. It should also promote linkages with other nearby habitats to preserve and enhance green corridors and safeguard the mobility of species and thus their evolutionary health." <u>Reasons for objection</u> These elements were previously omitted but are crucial to a biodiversity strategy which Southwark is committed to. In an era of climate change, species of invertebrates and flora may be "stranded" because of moving climate zones. Development must be designed to complement and enhance biodiversity, not extirpate it.	Noted. Section 3.4 of the Dulwich SPD seeks to protect existing local habitats and promote biodiversity and ecology.
			5.5.	<u>Changes Sought</u> Delete the following sentence "This places an general presumption against any inappropriate development on this land." Replace with "This places a general presumption against any development on this land." Delete following sentence. " many open spaces in the Dulwich area consist of playing fields and in exceptional circumstances development might be appropriate to upgrade or improve buildings on site or provide ancillary facilities to ensure the viability of the site." Substitute following sentence: "Many open spaces in the Dulwich area consist of playing fields. Development will only be allowed on these spaces in exceptional circumstances and in strict conformity with MOL guidance. Any development on Metropolitan Open Land, Borough Open Land and Other Open Space must be clearly ancillary to the use of the open space and must not compromise its open character." Delete all remainder of 5.5 from " Any planning applications with proposals for new development..." to end of 5.5.. <u>Reason for objection</u> The mayors plan says that MOL "will be protected as a permanent feature, and afforded the same level of protection as the green belt. Appropriate development should minimise any adverse impact on the	Noted. Section 3.4 of the Dulwich SPD has been amended to reflect this.

				open character of MOL through sensitive design and siting and be limited to small scale structures to support outdoor open space uses." MOL guidance states that any development should be clearly ancillary to its current use and should not diminish its openness. The provision of 5.5. in the draft SPG are at odds with this statement and with government guidance on MOL in that they introduce new economic criterion for permitted development - " to ensure the viability of the site." By introducing a list of requirements for would be developers of open space, they also introduce a de facto element of permissiveness which would have the effect of normalising development of open space. Open space in Dulwich would be at greater risk of erosion and loss under these provisions, which run counter to both the spirit and the letter of current MOL policies and advise also to other sections of the plan which refer to Dulwich's distinctive identity as a leafy, open and green area south east London. (2.4) The economic viability criterion in particular is a cover all argument that could be used to justify or rationalise a great number of developments: it could thus be the thin end of the wedge, serving in the long term to unravel open space protection in Dulwich. The SPG must hold to the view that open land in Dulwich should remain open land: the SPG as drafted seriously compromises this position.					Noted. Section 3.4 of the Dulwich SPD seeks to protect against development in large gardens
				5.6				<u>Change sought.</u> New policy 5.6. on infill Proposed wording "Dulwich is rich in larger gardens and backland sites which are part of its low density, suburban character and are also valuable in terms of wildlife and biodiversity, sustainable drainage and flood prevention, air quality, retention of large trees, quality of life and human well being. Continuing infill on such sites is a long term threat to the character of Dulwich: there will thus be a strong presumption against such development, which will only be permitted in exceptional circumstances." Reason for objection Self explanatory. Many "leafy open and green" areas (2.4) have been destroyed over the longer term by over development. The same process is currently happening in Dulwich and if left unchecked will have the same result.	

		7.2	<u>Changes Sought</u> 7.2 Ecology and wildlife. In the following sentence - "All development proposals are required to demonstrate how the effects on ecology will be mitigated during construction and that the development will no longer have no long term detrimental effects on ecology of the site and its surrounds" - replace " mitigated with "avoided" and delete "long term". <u>Reason for objection</u> The SPG as drafted affords inadequate [protection to the ecology. The changes as proposed would strengthen them, in line with a policy that seeks to maintain and enhance biodiversity. The changes proposed would require developers to think seriously about issues which they currently ignore.	Noted. Section 3.7 of the Dulwich SPD has been amended to reflect this.
11	The Dulwich Society	1.1.1	<u>Changes sought.</u> Delete "built" in "built heritage." Substitute "maintaining the heritage of Dulwich including buildings, trees and open spaces and its unique character.." <u>Reason for objections</u> The Dulwich Estate is responsible for more than the built heritage: it has oversight of trees, for example, and the users of open space. <u>Comments</u> We believe the figure of "approximately 2,000" properties on the Dulwich estate is a serious underestimate. According to figures published by the estate, this figure should be over 5,800 - (3,622 enfranchised freeholds and 2,183 for which the Estate continues to hold the freehold). In the First line of the last paragraph, the reference should be to Appendix 2.	Noted. The Dulwich SPD has been changed to reflect this. (See section 2.1)
		1.3	<u>Changes Sought</u> In second paragraph substitute "Mayor of London" for "Mayor", for Clarity.	Noted. This text is not included in the Dulwich SPD.
		1.3.1	<u>Changes Sought</u> Include in list relevant PPGs: PPG 2 Green belts (including MOL)	Noted. This has been amended in the Dulwich SPD. (See appendix 1)
		2.4.	<u>Changes Sought</u> Delete "Modern infill developments have been built in the context of the existing character of the area, complementing the current built form." <u>Reasons for objections</u> This is subjective and somewhat meaningless statement with which many residents would disagree. Much modern infill looks out of place and does not complement the current built form.	Noted. This text is not included in the Dulwich SPD.

		3.1.	<u>Changes sought</u> "Modern developments should complement the existing built form and, where appropriate, should maintain and improve the quality of open spaces, improve public transport and make it more accessible by foot or cycle." Delete this sentence. Replace with "Modern developments should complement the existing built form, maintain and improve the quality of open spaces and their ecological value, contribute to sustainability , improve public transport and increase accessibility by foot or cycle." <u>Reasons for objection</u> The words "where appropriate" vitiate the aims of the rest of the sentence. They introduce an unacceptable degree of subjectivity and scope for dilution. All development should fulfil the aims set out here. These aims need to be broader and specified.	Noted. Sections 3.4 and 3.6 of the Dulwich SPD seek to address these issues.
		5.1.	<u>Changes sought</u> Urban design requirements Introduce new features to protect existing local habitats, wildlife populations and migratory species, trees and seed banks. It should promote biodiversity and ecology through measures such as species - rich green space and landscape features, mixed - species hedges, green roofs and walls and integrated bat and bird boxes/bricks. It should also promote linkages with other nearby habitats to preserve and enhance green corridors and safeguard the mobility of species and thus their evolutionary health." <u>Reasons for objection</u> These elements were previously omitted but are crucial to a biodiversity strategy which Southwark is committed to. In an era of climate change, species of invertebrates and flora may be "stranded" because of moving climate zones. Development must be designed to compliment and enhance biodiversity, not extirpate it.	Noted. Section 3.4 of the Dulwich SPD seeks to protect existing local habitats and promote biodiversity and ecology.
		5.5.	<u>Changes Sought</u> Delete the following sentence " This places an general presumption against any inappropriate development on this land." Replace with "This places a general presumption against any development on this land." Delete following sentence. " many open spaces in the Dulwich area consist of playing fields and in exceptional circumstances development might be appropriate to	Noted. Section 3.4 of the Dulwich SPD has been amended to reflect this.

				upgrade or improve buildings on site or provide ne ancillary facilities to ensure the viability of the site." Substitute following sentence: "Many open spaces in the Dulwich area consist of [playing fields. Development will only be allowed on these spaces in exceptional circumstances and in strict conformity with MOL guidance. Any development on Metropolitan Open Land, Borough Open Land and Other Open Space must be clearly ancillary to the use of the open space and must not compromise its open character." Delete all remainder of 5.5 from "Any planning applications with proposals for new development..." to end of 5.5.. <u>Reason for objection</u> The mayors plan says that MOL "will be protected as a permanent feature, and afforded the same level of protection as the green belt. Appropriate development should minimise any adverse impact on the open character of MOL through sensitive design and siting and be limited to small scale structures to support outdoor open space uses." MOL guidance states that any development should be clearly ancillary to its current use and should not diminish its openness. The provision of 5.5. in the draft SPG are at odds with this statement and with government guidance on MOL in that they introduce new economic criterion for permitted development - " to ensure the viability of the site." By introducing a list of requirements for would be developers of open space, they also introduce a de facto element of permissiveness which would have the effect of normalising development of open space. Open space in Dulwich would be at greater risk of erosion and loss under these provisions, which run counter to both the spirit and the letter of current MOL policies and advise also to other sections of the plan which refer to Dulwich's distinctive identity as a leafy, open and green area south east London. (2.4) The economic viability criterion in particular is a cover all argument that could be used to justify or rationalise a great number of developments: it could thus be the thin end of the wedge, serving in the long term to unravel open space protection in Dulwich. The SPG must hold to the view that open land in Dulwich should remain open land: the SPG as drafted seriously compromises this position.

		5.6	<u>Change sought.</u> New policy 5.6. on infill Proposed wording "Dulwich is rich in larger gardens and backland sites which are part of its low density, suburban character and are also valuable in terms of wildlife and biodiversity, sustainable drainage and flood prevention, air quality, retention of large trees, quality of life and human well being. Continuing infill on such sites is a long term threat to the character of Dulwich: there will thus be a strong presumption against such development, which will only be permitted in exceptional circumstances." <u>Reason for objection</u> Self explanatory. Many "leafy open and green" areas (2.4) have been destroyed over the longer term by over development. The same process is currently happening in Dulwich and if left unchecked will have the same result.	Noted. Section 3.4 of the Dulwich SPD seeks to protect against development in large gardens

Appendix 3: Table or representations received on the draft Dulwich SPD Sustainability Appraisal Scoping Report

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
David Hammond, Natural England	Overall natural England broadly supports the Scoping Opinion and has no objections to the proposed approach or Methodology planned by the Council. Paragraph 3.3 refers to Appendix 3 Relationship to other Plans and Programmes this should read Appendix 2 as per question 1.	National government guidance, regional guidance and local plans and strategies prepared by the council and other organisations that are relevant to the SPD have been reviewed and are included in Appendix 3.	Comment noted. The information referring to relationship to other plans and programmes is set out in Appendix 3. The reference to appendix 2 will be corrected in Section 2 of the draft Sustainability Appraisal.
David Hammond, Natural England	Question 1. Natural England considers the Plans and Programmes referenced as suitable and appropriate; we have no other Programmes or Plans to recommend.	None.	Comment noted.
David Hammond, Natural England	Question 2. Chapter 4 Baseline information covers the areas and issues that Natural England would wish to see considered by such a document, such as open space and biodiversity, together with sustainable transport. Under open space and biodiversity, Natural England are pleased to see consideration of the promotion and access to the South East London Green Chain Walk.	None.	Comment noted.
David Hammond,	Question 3 Chapter 5 Sustainability Issues and Objectives section, this	None.	Comment noted.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
Natural England	section again covers the areas and issues that Natural England would like to see considered by such a document so we have nothing to add to this section in response to question 3.		
David Hammond, Natural England	Sustainability Appraisal Framework provides a breakdown of the proposal Sustainability Objectives for this document, of which there are sixteen listed and which can be broadly supported by Natural England, especially; SDO 6 To reduce contributions to Climate Change SDO 13 To protect and enhance Open Spaces, Green Corridors and Biodiversity Under the indicators for this objective the Council may also wish to consider the numbers of agreed management plans in place/negotiated for open space within the plan area. SDO 16 To (the word promote is missing here) Sustainable Forms of Transport The council may wish to give consideration to targets for Green Travel Plans for applications above a certain size e.g. Units, Floor space or Employees.	SDO 16: To promote Sustainable Forms of Transport The wording of SDO 16 has been amended in the draft Sustainability Appraisal.	Comments noted. The council already collects this information and it is used to inform policies and guidance set out in LDF documents. Comments noted. We recognise that background information is important to inform the planning guidance set out in the SPD and therefore welcome all signposts to useful sources of information.
David Hammond, Natural England	The following provides links below to information sources that the council may find of benefit and of use; Design for Biodiversity http://www.d4b.org.uk/	None.	

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	Biodiversity by Design http://naturalengland.communisis.com/naturalenglandshop/docs/TCP1.pdf Improving Londoner's Access to Nature http://www.london.gov.uk/mayor/planning/docs/access-to-nature.pdf Right Trees for a Changing Climate http://www.right-trees.org.uk Adapting to Climate Change: A Checklist for Development http://www.london.gov.uk/lccp/publications/development/jsp The London Rivers Action Plan http://www.therrc.co.uk/lrap.php		
David Hammond, Natural England	Monitoring the Natural Environment To ensure that you council's planning decisions are based on the best available evidence on the natural environment your council should give consideration to entering into an agreement with Greenspace Information for Greater London (GIGL) for the provision of a variety of natural environment and greenspace datasets. This information is essential for making effective planning decisions and for ensuring compliance with planning guidance. You can contact GIGI at enquiries@gigl.org.uk	None.	The council subscribes to GIGL and the planning policy team consult with people who regularly use this information including the council's ecology officer.
Charles Muriithi, Environment Agency	Flood Risk We welcome the inclusion of policy SDO14. The SFRA identifies Dulwich as an area which has previously been subject to surface water flooding. Residential and commercial properties suffered flood damage in 2004 and 2007. The Dulwich SPD should therefore aim to minimise risk of flooding by reducing surface water runoff in new developments in line with the London Plan. A Surface Water Management	None.	Comments noted. Strategic flood risk policy will be developed in the council's LDF documents. Further guidance on reducing surface water run-off in Dulwich is also set out in the draft SPD.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
Charles Muriithi, Environment Agency	Plan should be prepared to accompany the SPD. <u>Sustainable Drainage Systems (SUDS)</u> SUDS are of particular importance within national planning policy (including Planning Policy Statement 25: <i>Development & Flood Risk</i>). Annex F, (Paragraph F6) states “<i>Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic surface water flows arising from the site prior to the proposed development.</i>”. SUDS are promoted as the preferred drainage option by other National planning policy statements. These include: PPS1, PPS3, PPS9, PPS23 and the London Plan (February 2008) – Policy 4A.3 Sustainable design and construction Policy 4A.9 Adaptation to Climate Change Policy 4A.11 Living Roofs and Walls Policy 4A.14 Sustainable drainage Policy 4A.17 Water quality Throughout the London Plan SUDS is cited as one of the most effective means of reducing flood risk. A drainage impact assessment / surface water management plan is to be submitted as part of development proposals, demonstrating how the rates and volumes of surface water runoff from sites will be reduced in accordance with the London Plan, using the most sustainable methods and techniques. Developers should aim to achieve greenfield run off from their site through incorporating rainwater harvesting and sustainable drainage. For good practice we recommend the following: • New development should provide appropriate sustainable drainage systems (SUDS) for the disposal of surface water • SUDS should be applied within the curtilage of the development site. If this is not possible, developments should contribute towards the cost of off-site SUDS • SUDS can be designed to provide multi-use benefits, such as public amenity and wildlife improvements	None.	Comments noted. Guidance in the draft Dulwich SPD requires new developments to minimise their impact on the environment through incorporating sustainable design and construction including sustainable urban drainage systems. More information on incorporating SUDS in development is set out in the council's Sustainable Design and Construction SPD which will apply to new development in the area.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	• Use permeable paving rather than concrete. This type of paving allows rainwater to infiltrate into the ground, topping up groundwater supplies. By reducing the rate of surface water run-off it can help to reduce the risk of flooding For technical guidance you are referred to The SUDS manual, CIRIA C697. Box 2.1, on page 2-15, Chapter 2 of the CIRIA C697 document provides a comprehensive list entitled "Basic requirements of drainage assessments". The CIRIA document can also be downloaded freely at http://www.ciria.org/suds/publications.htm The C697 document provides advice on: • SUDS techniques: their principles and benefits and compares them to conventional drainage systems • Design requirements for SUDS systems and their appropriateness for site conditions • Maintenance and adoption of SUDS • Regulation and responsibilities for SUDS • Construction of SUDS and the requirements to protect the SUDS features and watercourses during the construction process. There is likely to be SUDS techniques suitable for almost all sites, even sites of limited size of area and infiltration capacity. The Environment Agency requires that the drainage proposals for a site achieve the following criteria: • Greenfield discharge rates on greenfield sites (8l/s/ha) • Aspire to greenfield rates on brownfield sites, where possible (8l/s/ha). If not brownfield sites needs to show a reasonable reduction in existing runoff rates. • Demonstrate that opportunities to implement sustainable drainage techniques at the site have been maximised. • Demonstrate that the surface water design can accommodate any storm event up to the critical duration 1 in 100 year storm (with climate change) event for the site without the flow balancing system being bypassed.		

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	Sufficient information must be provided to demonstrate that the critical duration storm event has been used. • Demonstrate that surface water discharges to watercourses do not exceed a velocity of 1m/s. • Consider climate change when designing your drainage system.		
Charles Muriithi, Environment Agency	<u>Green Roofs</u> Green roofs deliver on many fronts including flood risk. Living roofs and walls help maintain pre-development or greenfield run-off volumes and rates from development sites. They can also enhance biodiversity, improve a building's thermal performance, thus reducing associated energy costs, help counter the Urban Heat Island Effect, support higher density more sustainable development and improve the appearance of urban areas. For more information please refer to our <u>Green Roofs Toolkit</u>	None.	Comments noted. Guidance in the draft Dulwich SPD requires new developments to minimise their impact on the environment through incorporating sustainable design and construction which could include green roofs. Further guidance on the use of green roofs is set out in the council's Sustainable Design and Construction SPD.
Charles Muriithi, Environment Agency	<u>Flood resilient construction</u> More information on sustainability and household development would be obtained from '<i>Improving the Flood performance of new buildings' Flood resilient construction (Defra May 2007)</i>. This document aims to provide guidance to developers and designers on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction details. These approaches are appropriate for areas where the probability of flooding is low (e.g. flood zone 1 as defined by PPS 25) or areas where flood risk management or mitigation measures have been put in place. Specifically this guidance document provides: • practical and easy-to-use guidance on the design and specification of new buildings (primarily housing) in low or residual flood risk areas in order to reduce the impacts of flooding • recommendations for the construction of flood resistant and resilient buildings All buildings must be located and designed to reduce the flood risk over the lifetime of the development. This should be taken	None.	Comments noted. We recognise that background information is important to inform the planning guidance set out in the SPD and therefore welcome all signposts to useful sources of information. Considerable detail on flood resilient construction is set out in the Sustainable Design and Construction SPD which will apply to development in Dulwich.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	as: sixty years for commercial and hundred years for residential development.		
Charles Muriithi, Environment Agency	Energy Efficiency and Renewable Energy We support sustainability objective SDO6. The SPD should ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably, and/or from decentralised, renewable or low carbon energy supply and support the use of renewables, CHP and bio fuels. It should promote the use of recycled building materials and materials that have low embodied energy and also promote retrofitting existing buildings to make them more energy efficient The policy performance would be monitored by comparing - total electricity and gas use, electricity generated from renewable energy sources and CHP located in the area, embodied energy in new buildings and percentage of new homes conforming to recognised codes for sustainable buildings. This information would be obtained from the following sources: - • Audit Commission Area Profiles-household and individual energy use, by local authority • Department of trade and Industry (Currently Department for Business and Enterprise)- energy trends • Environment Change Institute-emissions from buildings, appliances Renewable Energy Statistics Database- renewable energy	None.	Comments noted. This approach to energy efficiency and renewable energy has been taken forward in the draft Dulwich SPD. Further information is contained in the Sustainable Design and Construction SPD. We recognise that background information is important to inform the planning guidance set out in the SPD and therefore welcome all signposts to useful sources of information.
Charles Muriithi, Environment Agency	Waste Management We support objective SDO8. In addition we recommend that all planning applications for development projects costing over £300k are required at validation stage to be accompanied by a Site Waste Management Plan (SWMP) in line with new regulations that came into force in April 2008. The SWMP's purpose is to ensure that building materials are managed efficiently, waste is disposed of legally and material recycling, reuse and recovery is maximised. Both local authorities and ourselves have power to enforce these regulations via fixed penalty notices or prosecution.	None.	Guidance on site waste management plans is contained within the Sustainable Design and Construction SPD which will apply to development in Southwark.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
Charles Muriithi, Environment Agency	Water Resources We welcome the SPD's objective SDO9 to encourage the sustainable use of water resources and its target to reduce demand to 105 litres per person per day (CSH 3/4) in line with the London Plan policy 4A.16. You may also want to consider the BREEAM excellent ratings for commercial premises. Although we recognise that limited development is planned for Dulwich, there is still scope for residents and businesses to reduce the water they consume through improved water efficiency. Key water efficiency measures include: • Installation of water savings fittings - dual/low flush toilets, spray taps, low flow showers; • Retrofitting 'variable flush' devised in existing toilets; • Use of water efficient appliances - dish washers and washing machines; • Opportunities for greywater (i.e. used wastewater, such as bath water, for non potable uses, such as toilet flushing) and rain water use; • Low water-demand planting in gardens; • Use of sustainable urban drainage systems (such as green roof tops); • Behavioural changes - i.e. turn off taps when not required, full load washes. We produce a number of publications about Water Conservation. To receive a hard copy of any of these publications, please email savewater@environment-agency.gov.uk or telephone 01903 832275. For more information on our publications, please use the link below: http://www.environment-agency.gov.uk/subjects/waterres/286587/286911/?version=1&language=e	None.	Comments noted. Guidance in the draft Dulwich SPD requires new developments to minimise their impact on the environment through incorporating sustainable design and construction including minimising water use. More information is set out in the council's Sustainable Design and Construction SPD. We recognise that background information is important to inform the planning guidance set out in the SPD and therefore welcome all signposts to useful sources of information.
Charles Muriithi, Environment Agency	Open Space and Biodiversity We welcome the inclusion of objective SDO13. Improving and linking green spaces to local residents and wider population and visitors is crucial and we welcome proposals for the	None.	Comments noted. Guidance set out in the draft Dulwich SPD seeks to address the key issues identified.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	improvement and enhancement of the public realm. In particular we see development as an opportunity for the green spaces to become a major educational and community resource. Providing new and attractive green grid style development, improving entrance ways and knowledge of parks, enhancing and possible extension of the existing green spaces, would be welcome development. The key issues we have identified for the SPD relate to: • Improving and linking open spaces to local residents and wider borough population and visitors. • Providing new and attractive green grid style development • Improving entrance ways and knowledge of open spaces • Increased environmental recreation in and around parks e.g. increased access to environmental education. • Improved environmental links (e.g. cycle ways, walkways, extensions and links to existing green space areas).		
Charles Muriithi, Environment Agency	Climate Change Climate change considerations should be integrated into all spatial planning concerns. Mitigation and adaptation should not be considered in isolation of each other, and opportunities for their integration in the development of spatial strategies, and their delivery, should be maximised. Consideration should be accorded to the area's vulnerability to climate change, using the most recent scenarios available from UKCIP and specifically the implications for built development, infrastructure and services and biodiversity. New development should be avoided in those areas with likely increased vulnerability to climate change, particularly where it is not viable to manage likely risks through suitable measures to provide resilience; and bring forward adaptation options for existing development in likely vulnerable areas. The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application.	None.	Comments noted. Guidance set out in the draft Dulwich SPD seeks to promote development that will reduce the areas vulnerability to climate change in line with other LDF documents including the Sustainable Design and Construction SPD which provides guidance on mitigating and adapting to climate change.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT				
	Specifically, the council should require major developments to: • identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development, • identify the potential impacts of these changes on the proposed development and its neighbours, • indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria, particularly the need to achieve overall reductions in greenhouse gas emissions						
Charles Muriithi, Environment Agency	Expected Environmental characteristics of Dulwich From the perspective of environmental sustainability we expect Dulwich to display the following characteristics: • The quality of the environment needs to be protected and improved • The demands on natural resources need to be managed sustainably • Both new and existing development needs to contribute to a low Carbon region and designed to adapt to climate change • The necessary environmental infrastructure to support both new and existing development needs to be in place	None.	Comments noted. Guidance set out in the draft Dulwich SPD seeks to promote developments that meets these characteristics in line with other LDF documents including the Sustainable Design and Construction SPD.				
Charles Muriithi, Environment Agency	Environmental standards High environmental standards can only be met if the environment is factored in at the beginning of all development plans. Outlined below is our list of desired outcomes for Dulwich SPD: <table><tr><th>Characteristic</th><th>Outcomes</th></tr><tr><td>Improving environmental quality</td><td> • Water quality is improved • Land quality is improved and Brownfield Land is appropriately developed • Cleaner and healthier air </td></tr></table>	Characteristic	Outcomes	Improving environmental quality	• Water quality is improved • Land quality is improved and Brownfield Land is appropriately developed • Cleaner and healthier air	None.	Comments noted. Guidance set out in the draft Dulwich SPD seeks to promote developments in line with other LDF documents including the Sustainable Design and Construction SPD.
Characteristic	Outcomes						
Improving environmental quality	• Water quality is improved • Land quality is improved and Brownfield Land is appropriately developed • Cleaner and healthier air						

RESPONDANT	COMMENT		PROPOSED CHANGE	OFFICER COMMENT
		• Biodiversity is protected and enhanced • Access to the environment is improved and promoted		
	Using resources efficiency	• Water is managed wisely and we have enough water for people and the environment • Waste is managed sustainably • A Sustainable construction approach is adopted on all developments		
	Responding to Climate change	• Energy resource is used efficiency and carbon emissions reduced • A Climate change adaptation plan is in place		
	Providing appropriate environmental infrastructure	• The impact of flooding understood and the risks appropriately managed • Appropriate water supply and waste water infrastructure is provided • Appropriate waste infrastructure is in place • A network of Green infrastructure is in place		
Charles Muriithi, Environment Agency	Additional strategies <u>Land Contamination</u> Most of the sites anticipated for housing development will occur on previously developed land. PPS23: Planning and Pollution Control, (Nov 2004) has changed the basis for dealing with land affected by contamination. It rests firmly on the precautionary principle. The precautionary principle should be invoked when • there is good reason to believe that harmful effects may occur to human, animal or plant health or to the environment; • the level of scientific uncertainty about the		None.	Comments noted.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	consequences or likelihood of the risk is such that best available scientific advice cannot assess the risk with sufficient confidence to inform decision-making. The precautionary action requires assessment of costs and benefits of action, and transparency in decision-making. Sites are to be investigated before planning permission is granted. Remediation must reduce the risk to acceptable levels, and make the site fit for proposed development. We would request the council to invoke this approach wherever it considers there might be a risk. Developers should take note of this requirement to know the potential for contamination and the need for initial site investigations and reassurance that the site will not cause pollution to water and soil. <u>Protection of Groundwater</u> Sites identified as suitable for development should meet the objectives of Water Framework Directive. Our 'Policy and Practice for the Protection of Groundwater' states that only roof water may discharge to ground at sites within inner source protection zones.		
Charles Muriithi, Environment Agency	Appendix 2 <i>Relevant Plans, Programmes and Environmental Protection Objectives</i> PPG25: Development and Flood Risk The document should refer to PPS25 not PPG25. We recommend that the following additional guidance and policies be taken into account when preparing the SPD. Code for Sustainable Homes: A step change in sustainable home building practice This guidance was published by CLG in December 2006. It is a standard for key elements of the design and construction, which offers the sustainability of a new home. It will become the single	PPS 25: Development and Flood Risk (2001)	The reference to PPS25 will be updated in the draft Sustainability Appraisal We recognise that background information is important to inform the planning guidance set out in the SPD and therefore welcome all signposts to useful sources of information.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	national standard for sustainable homes, used by home designers and builders as a guide to development, and by home –buyers to assist in their choice of home <u>Planning Policies for Sustainable Building</u> We recommend the inclusion of <i>“Planning Policies for Sustainable Building”</i>- a Guidance to Local Development Frameworks (Local Government Association-Oct 2006). It recommends ways of integrating benchmarks for sustainable building into Local Development Frameworks. The report provides a set of suggestions and guidance, which reflect emerging and current good practice, and will help to deliver key policy objectives in areas such as energy, water and the use of materials. <u>Light Pollution</u> Guidance on reducing light pollution has been prepared by the Institution of Lighting Engineers (ILE) <i>Guidance notes for the reduction of obtrusive light, GN01, 2005</i> The council should require development proposals to demonstrate how it is intended to contribute towards reducing light pollution. Information on these measures may be submitted with an application. The council will require that major developments provide lighting schemes that are designed to reduce the occurrence of light pollution and will expect such schemes to employ energy efficient forms of lighting that also reduce light scatter. <u>Adapting to Climate Change: A checklist for development</u> This guidance on designing developments in a changing climate was published by the Greater London Authority in November 2005. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance. <u>Adapting to climate change: a case study companion to the checklist for development (March 2007)</u> It provides built environment case studies that incorporate climate change adaptation in their design and construction. The		

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	latest UK climate change scenarios indicate that, on average, summers will become hotter and drier; there will also be an intensification of the urban heat island effect in urban areas. Winters will be milder and wetter leading to increased flood risk. As well as seasonal changes, there will be more extreme climate events for example, very hot days and intense downpours of rain. The companion guide provides case studies of developments or buildings that use techniques relevant to key climate change adaptation issues. Thames Corridor Catchment Abstraction Management Strategy (CAMS) - Produced by the Environment Agency June 2004 - looks at water resources management. CAMS are strategies for management of water resources at a local level. They make available information on water resources and licensing practice publicly available and allow the balance between the needs of the water abstractors, other water users and the aquatic environment to be considered in consultation with the local community and interested parties. A copy is available at our website: http://www.environment-agency.gov.uk/subjects/waterres/564321/309477/309483/315125/? Version=1&Lang=_e		
Charles Muriithi, Environment Agency	Conclusion By continuing to work closely together at all stages we can ensure new development addresses environmental issues and achieves environmental protection and enhancement. The SPD offers the opportunity to produce development with the highest environmental standards. We would like to work with you on the best ways to manage and improve the green infrastructure.	None.	Comments noted.
Adina Brown, English Heritage	Overall English Heritage supports the approach taken in this consultation; however we would like to highlight areas where greater consideration of the historic environment is needed to inform LB of Southwark's emerging SPD for Dulwich. Our recommendations are set out below and we hope our advice will help to ensure your SPD is technically sound in accordance with government planning policy, such as PPG15 and 16, and the	None.	Comments noted.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	assessment is based on robust evidence. The SA should ensure the policies set out in the SPD protect and enhance the historic environment, helping achieve genuinely sustainable development, as set out in Planning Policy Statement 1 paragraph 5.		
Adina Brown, English Heritage	Q1. <i>Relationship to other Plans and Programmes</i> English Heritage notes and welcomes that PPG15, PPG16, EH/CABE Guidance on Tall Buildings and the Dulwich Conservation Area Appraisals has been identified as key documents to be taken into account in preparation of the SPD. In addition, English Heritage recommends the European Landscape Convention, which was ratified by the United Kingdom government in 2006, also be included in the International Plans and Programmes section. It is the first international convention for the management and protection of landscape, for the text of the treaty please see: http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm .	None.	Comments noted. Guidance set out in the SPD will be in conformity with the European Landscape Convention.
Adina Brown, English Heritage	Q2. <i>Baseline Information</i> English Heritage notes that baseline data is being gathered for the historic environment to inform the evidence base for the Dulwich SPD. We welcome inclusion of data on Conservation Areas and the Archaeology Priority Zone, however the full range of heritage assets should also be considered. For example, an understanding of listed historic buildings, areas and their setting; historic parks and gardens (such as grade II Dulwich and Peckham Rye Parks); heritage landscapes and the wider historic environment, such as those elements that may not be statutorily protected, yet help define the Boroughs local distinctiveness. There are also a number of 'Buildings at Risk' that should be identified in the area. The appropriate information sources that should be consulted, in respect of the historic environment, are as follows: • Greater London Sites and Monuments Record (archaeology, including Scheduled Ancient Monuments and Archaeology Priority Areas); • The Schedule of Buildings of Architectural and Historic Interest (listed buildings);	None.	Comments noted. We have worked closely with our design and conservation colleagues in collecting the baseline relating to the historic environment. This has been drawn from a range of sources.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	- The Borough's conservation area records and adopted guidance (including conservation area designation reports, statements, appraisals and design guidance); - The borough's list of Locally Listed Buildings (or equivalent); - The Register of Historic Parks and Gardens - The London Heritage at Risk Register www.english-heritage.org.uk/BAR; - The HELM website www.helm.org.uk; and - The Heritage Counts website www.heritagecounts.org.uk English Heritage would also encourage LB of Southwark to undertake historic 'characterisation' of the SPD areas as part of the character assessment, and to inform how future change can be managed in the historic environment. Your in-house conservation and archaeological staff would be able to advise you on this, as well as the Greater London Sites and Monuments Record (http://www.english-heritage.org.uk/server/show/nav.8900).		We are intending to produce a heritage and design SPD that will cover the issue of historic 'characterisation' in the borough. We will continue to work closely with the design and conservation team on the Dulwich SPD and other LDF documents.
Adina Brown, English Heritage	Q3. <i>Sustainability Issues and Objectives</i> The wider benefits of the historic environment could also be emphasised in the sustainability issues section. For example how the historic environment contributes to the vibrancy and vitality of Dulwich. The historic environment has a vital role to play in providing sense of place and identity, and enhancing local character/ distinctiveness in the Borough. For example better interpretation of key heritage assets and improved access for community enjoyment could also be an objective.	None.	The draft Dulwich SPD recognises the unique character of the area and seeks to protect and enhance its distinctive characteristics. The issue of heritage assets and community facilities will be addressed further in other LDF documents.
Adina Brown, English Heritage	Q4. <i>Sustainability Appraisal Framework</i> English Heritage notes and welcomes that a specific sustainability objective on the historic environment has been included (SDO 12). Regarding the criteria, LB of Southwark could consider including a question as to whether it will enhance access to the historic environment and also contribute to better understanding of the historic environment. Although we	None.	All the conservation areas in the area currently have a conservation area profile. Information on monuments at risk and conservation areas at risk can be included in the annual monitoring report once this information is available.

RESPONDANT	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	welcome inclusion of buildings at risk as indicators, there should be indicators to reflect the full range of heritage assets. For example the number of Conservation Areas with up-to-date appraisals and management plans are potential indicators (e.g. Dulwich Wood is not yet completed). There are also 'monuments at risk' and 'conservation areas at risk' will be published in June this year (www.english-heritage.org.uk/BAR).		
Adina Brown, English Heritage	Conclusion Finally, English Heritage would strongly advise that the local authority's conservation staff are involved throughout the preparation and implementation of the SPD as they are often best placed to advise on local historic environment issues and priorities; sources of data; and, consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the Dulwich SPD and its Sustainability Appraisal.	None.	Comments noted. We will continue to work closely with the design and conservation team on the preparation of the draft Dulwich SPD.
Cllr Eckersley	Toby The baseline data refers to parts of College ward having poor public transport links. Parts of Village ward also have poor public transport links and this should be referred to in the report.	None.	Comment noted. Reference to poor public transport links are now referred to in this report.

Consultation Report

Appendix K

2013 Mail out letter



Planning Policy

Direct Line: 020 7525 5471

Facsimile: 020 7525 5561

19 February 2013

Dear Sir/Madam

I am writing to notify you that we are currently consulting on two planning documents.

1. DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

What is the Community Infrastructure Levy (CIL) and the Charging Schedule?

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support new development by funding strategic infrastructure that the council, local community and neighbourhoods want.

Southwark is intending to become a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). In order to do so, Southwark must prepare and consult on a charging schedule which sets out the charging rate(s) (per square metre of new floorspace) to be levied on new development in the borough. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

We consulted on a 'Preliminary' draft CIL Charging Schedule from July to October 2012. We are now at the second stage of preparation. Following this second round of consultation we will be submitting the Draft CIL Charging Schedule and all of the representations received during consultation to the Government's Planning Inspectorate office. The Draft CIL Charging Schedule will then be subject to an Examination in Public held by an independent Examiner during the Summer 2013.

The CIL Charging Schedule will eventually replace the section 106 tariffs set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road). We will consult on a revised Section 106 planning obligations SPD later in the year.

How to make a representation on the Draft CIL Charging Schedule (CIL Regulation 16 (2))

The draft CIL Charging Schedule was published on **20 February 2013** and is available for consultation for a period of six weeks. All comments must be received by **5pm Wednesday 3 April 2013**.

The draft CIL Charging Schedule and its supporting documents are available to view on the council's website at: http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy
You can see a hard copy of all of the documents at the locations listed on the back of this letter.

Comments can be made in writing or via email and sent to the following addresses. At this stage you are also able to request if you would like the right to be heard by the CIL Examiner at the forthcoming Examination in Public hearing.

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Elena Kelly

Email: planningpolicy@southwark.gov.uk.

Post: FREEPOST SE1919/14
Barbara-Ann Overwater
Planning Policy
Chief Executive's Department
London SE1P 5EX

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) that the draft CIL charging schedule has been submitted to the CIL Examiner in accordance with section 212 of PA 2008,
- (ii) the publication of the recommendations of the CIL Examiner and the reasons for those recommendations, and
- (iii) the approval of the CIL charging schedule by the council.

2. DRAFT DULWICH SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The draft Dulwich SPD is a planning document that provides guidance setting out how we will ensure that new development respects the historic character and reflects local distinctiveness. The SPD provides guidance on a number of issues including; conserving heritage assets, appropriate types of new development, protecting and improving open spaces and protecting and improving shopping areas. The SPD will be used to decide if planning applications in Dulwich should be approved.

How to make a representation on the draft Dulwich SPD

The draft Dulwich SPD was published on **28 January 2013** and is available for consultation for a period of 12 weeks. All comments must be received by **5pm Monday 22 April 2013**.

The draft SPD and supporting documents are available to view and download from our website at http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

You can see a hard copy of the SPD at the locations listed on the back of this letter. Paper copies are available from the Planning Policy team by phoning 020 7525 5471 or emailing planningpolicy@southwark.gov.uk.

We will also be holding two consultation events on the Dulwich SPD at the following venues;

- **Saturday 2 March, 2pm-5pm** drop in session, (3.30pm-5pm workshop) at Dulwich Picture Gallery, Gallery Road, Dulwich, London SE21 7AD
- **Wednesday 10 April, 5pm-8pm** drop in session at Dulwich Leisure Centre, 2b Crystal Palace Road, London SE22 9HB

Comments can be made in writing or via email and sent to the following addresses.

Post: FREEPOST SE1919/14
Kate Johnson
Planning Policy
Southwark Council
London SE1P 5EX

Email : planningpolicy@southwark.gov.uk

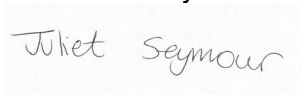
If you have any queries about these documents, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX

Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk

Chief Executive – Elena Kelly

Yours faithfully

A rectangular box containing a handwritten signature in cursive script that reads "Juliet Seymour".

Juliet Seymour
Planning Policy Manager

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 - 17:00, Sunday 12:00- 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW
Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham Rye – 27 Bournemouth Road, SE15 5TY
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY

Consultation Report

Appendix L

2013 Press notice



NOTICE OF FORMAL CONSULTATION

COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES: THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED 2011 AND 2012)

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL)
CHARGING SCHEDULE

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Post: FREEPOST SE1919/14, Barbara-Ann Overwater, Planning Policy, Chief Executive's Department, London SE1P 5EX

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- **Saturday 2 March, 2pm-5pm** drop in session, (3.30pm-5pm workshop) at Dulwich Picture Gallery, Gallery Road, Dulwich, London SE21 7AD
- **Wednesday 10 April, 5pm-8pm** drop in session at Dulwich Leisure Centre, 2b Crystal Palace Road, London SE22 9HB

Comments can be made in writing or via email and sent to the following addresses.

Post: FREEPOST SE1919/14, Kate Johnson, Planning Policy, Southwark Council, London SE1P 5EX
Email : planningpolicy@southwark.gov.uk

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham Rye – 27 Bournemouth Road, SE15 5TY
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY

Consultation Report

Appendix M

2013 Leaflet



Draft Dulwich supplementary planning document

What is the Dulwich SPD?

The Dulwich Supplementary Planning Document (SPD) sets out our visions for Dulwich, as set out in the adopted Core Strategy. The SPD provides further planning guidance on the policies set out in the Core Strategy and the saved Southwark Plan for issues that relate specifically to development in Dulwich.

Dulwich is an attractive, historic area and our strategy is to ensure that new development continues to protect and enhance its character and historic value.

The SPD provides guidance on:

- Conserving heritage assets
- Appropriate types of new development
- Protecting and improving open spaces
- Improving transport and accessibility
- Protecting and improving shopping areas
- Development opportunities
- Section 106 planning obligations

How will we use the Dulwich SPD?

The SPD will assist members and council officers in implementing the policies effectively, inform the community of the issues associated with development in the area and will provide detailed advice to guide developers to inform their proposals. The SPD will be a material consideration to be taken into account in determining planning application.

Consultation events

We will be holding two consultation events on the Dulwich SPD at the following venues

- **Saturday 2 March, 2pm-5pm** drop in session, (3.30pm-5pm workshop) at Dulwich Picture Gallery, Gallery Road, Dulwich, London SE21 7AD
- **Wednesday 10 April, 5pm-8pm** drop in session at Dulwich Leisure Centre, 2b Crystal Palace Road, London SE22 9HB

For more information please come along to one of the consultation events or contact the planning policy team on 020 7525 5471 (email: planningpolicy@southwark.gov.uk)



Please tell us what you think

The draft Dulwich SPD was published on **28 January 2013** and is available for consultation for a period of 12 weeks. All comments must be received by **5pm Monday 22 April 2013**.

The draft SPD and supporting documents are available to view and download from our website at http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

You can also view a hard copy of the SPD at the Dulwich Library, Kingswood Library and Grove Vale Library. Paper copies are available from the Planning Policy team by phoning 0207 525 5471 or by email.

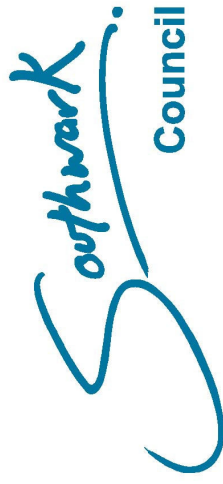
Comments can be made in writing or via email and sent to the following addresses.

FREEPOST SE1919/14
Kate Johnson
Planning Policy
Southwark Council
London SE1P 5EX
Email: planningpolicy@southwark.gov.uk

Consultation Report

Appendix N

2013 Consultation plan



Dulwich Supplementary Planning Document

Consultation Plan

January 2013

1. INTRODUCTION

1.1 Our Sustainable Communities Strategy (Southwark 2016) sets the vision of securing the future wellbeing of local people and improving the places where they live, work and have fun. Our planning policies help us to do this.

1.2 We are preparing a supplementary planning document (SPD) to guide new development in Dulwich. Supplementary planning documents (SPDs) make up part of our planning framework for the borough. Other planning documents include the Core Strategy, the saved Southwark Plan policies and our area actions plans which set out the overarching strategic planning policies for Southwark. SPDs provide further guidance and information on implementing these policies. This SPD is being prepared to set out guidance to support the policies in the Core Strategy and saved Southwark Plan. The SPD will be a material consideration when making decisions on planning applications in Dulwich.

1.3 The SPD provides guidance for the whole of the Dulwich community council area (College, Village and East Dulwich wards) and a small part of the Peckham and Nunhead community council area (part of Peckham Rye ward).

1.4 The SPD will replace the following guidance documents:

- Adopted Lordship Lane Town Centre supplementary planning guidance (2002)
- Draft Dulwich supplementary planning guidance (2004)
- Draft Dulwich supplementary planning document (2009).

2. HOW WE ARE CONSULTING ON THE SPD

2.1 This consultation plan sets out the consultation we are planning to carry out on the draft SPD. This is in accordance with our adopted Statement of Community Involvement (2008), which explains how we will consult the community in the preparation of planning policy documents. The following sections set out how we plan to meet the minimum statutory consultation requirements and how we will exceed these requirements where appropriate.

2.2 Once we have finished consulting on the SPD we will collate all the responses we receive and see whether we need to amend the SPD to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the SPD to reflect the response, and will explain our reasoning for why we have/have not amended the

SPD. The SPD will then be taken to our Cabinet for adoption. We will provide Cabinet with a consultation report setting out a summary of the responses we receive and how we have taken the comments into consideration, and also a statement showing how we have met the requirements of our Statement of Community Involvement. We will also provide them with the original responses and our officer comments on these responses.

- 2.3 This consultation plan should be read alongside the following documents:
- Draft Dulwich SPD 2013: The SPD sets out further guidance to the Core Strategy and saved Southwark Plan policies for development in Dulwich.
 - The draft sustainability appraisal: This document looks at the economic, environmental and social impacts of the SPD.
 - The Equalities Analysis: This document assesses the likely impact of the SPD on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of the SPD in relation to equality, diversity and social cohesion.
 - The interim consultation report: This document sets out how we have consulted on the previous guidance prepared for Dulwich so far and sets out how we have taken into consideration all of the responses we received on the draft Dulwich SPD 2009.
- 2.3 All of these documents can be found on our website at:
http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd/1
- 2.4 They will also be available in all of our libraries and locations listed in appendix A.

3. THE TIMETABLE AND METHODS OF CONSULTATION

Consultation timeframe

- 3.1 The Dulwich supplementary planning document will be:
- Available to the public from 28 January 2013
 - Available for formal consultation from 11 March 2013 to 22 April 2013.
- 3.2 **All responses must be received by 5pm on Monday 22 April 2013.**

Consultation methods

- 3.2 The tables below set out the different consultation methods we propose to use. We will consult with as many people as possible, from a range of groups and organisations so that the final SPD reflects the needs and aspirations of our diverse community. If you would like us to attend your community meeting to discuss the SPD please let us know. We set out the statutory minimum required to meet our Statement of Community Involvement minimum requirements and the further methods of additional consultation that we propose to carry out. We also set out the key consultee group that the consultation method is aimed at.
- 3.3 Please check our website for an up-to-date list of dates of meetings and events at:
http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

TABLE 1: MINIMUM CONSULTATION AS REQUIRED BY OUR STATEMENT OF COMMUNITY INVOLVEMENT

Method of Consultation	Consultee	Date	Comments
Display the SPD and accompanying documents on the council's website.	All	By 28 January 2013	Our website will continually be updated. The final draft SPD will be available on our website by the start of the formal consultation period.
Mail out to all prescribed bodies on the planning policy mailing database.	All on planning policy consultee database (see list in Appendix B)	By 11 March 2013	
Display the SPD and its supporting documents at libraries, one-stop shops and area housing offices .A list of these locations is shown in Appendix A.	All	By 11 March 2013	
Place a press notice in the local newspaper to advertise the start of the formal consultation period	All	7 March 2013	Southwark News

TABLE 2: ADDITIONAL CONSULTATION

Method of Consultation	Consultee	Date	Comments
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the SPD. The letter will also invite local groups to contact us if they would like us to attend their community meeting to discuss the SPD.	All on planning policy consultee database (see list in Appendix B)	By 11 March 2013	
Attend community councils and provide a presentation or information at a stall	All who attend community councils	Dulwich Community Council 30 January 2013 Peckham and Nunhead Community Council 2 March 2013	The meeting agendas can be found at: http://www.southwark.gov.uk/info/200137/community_councils
Workshops with stakeholders	All	Venue and dates to be confirmed	We will run two workshops on the SPD.
Local stakeholder group meetings	Members of individual groups and organisations		Where invited we will attend community meetings to discuss the SPD..
Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.*	All prescribed bodies and neighbouring boroughs. (see list in Appendix B)	Throughout the consultation period	The National Planning Policy Framework has introduced the Duty to Co-operate. We will send our neighbouring boroughs and prescribed bodies a copy of the Dulwich SPD for comment and

			meet with them to discuss the SPD further if required.

* Section 110 of the Localism Act requires ongoing co-operation between local authorities and a range of prescribed bodies. It requires the body required to carry out the duty to engage constructively, actively and on an ongoing basis. The prescribed bodies are defined in section 4 of the *Town and Country Planning (Local Planning)(England) Regulations 2012* and are:

- Environment Agency
 - English Heritage
 - Natural England
 - Mayor of London
 - Transport for London
 - Highway Authority
- Civil Aviation Authority
 - The Office of Rail Regulation
 - Homes and Communities Agency
 - Primary Care Trusts
 - Maritime Management Organisation
 - Local Enterprise Partnerships (LEPs)

Our neighbouring boroughs are:

- Lewisham
- Lambeth
- Croydon
- Tower Hamlets
- Westminster
- The City
- Bromley

4. HOW TO COMMENT ON THE SPD

4.1 We welcome your comments on the Dulwich Supplementary Planning Document and the supporting documents. Please contact us if you would like to know more about the SPD or to find out more about our consultation.

4.2 All comments must be received by **5pm on Monday 22 April 2013**

4.3 Representations can be emailed or sent to:

Kate Johnson
Senior Planner
Planning Policy
Regeneration
FREEPOST SE1919/14
London SE1P 5LX

Email: planningpolicy@southwark.gov.uk
Tel: 0207 525 5471

Appendix A

List of locations where documents made available

Libraries

Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ

(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Brandon Library - Maddock Way, Cooks Road, SE17 3NH

(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)

Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR

(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Canada Water Library – 21 Surrey Quays Road, SE16 7AR

(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

Dulwich Library - 368 Lordship Lane, SE22 8NB

(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)

East Street Library - 168-170 Old Kent Road, SE1 5TY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Grove Vale Library - 25-27 Grove Vale, SE22 8EQ

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

John Harvard Library - 211 Borough High Street, SE1 1JA

(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)

Kingswood Library - Seeley Drive, SE21 8QR

(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)

Newington Library - 155-157 Walworth Road, SE17 1RS

(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 10am to 4pm)

Nunhead Library - Gordon Road, SE15 3RW

(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)

Peckham Library - 122 Peckham Hill Street, SE15 5JR

(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

Area Housing Offices

Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
Dulwich - 41-43 East Dulwich Road, SE22 9BY
Borough and Bankside - Library Street Borough, London, SE1 0RG
Camberwell - Harris Street, London, SE5 7RX
Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS
(All open Monday – Friday, 9am-5pm)

Peckham - 122 Peckham Hill Street, London SE15 5JR
(Also open Saturday 9am to 1pm)

Walworth - The Municipal Buildings, 151 Walworth Road, London SE17 1RY
(Open Monday - Friday, 8.30am - 4.445pm & Saturday 8.30am to 2.45pm)

One Stop Shops

Bermondsey - 17 Spa Road, London, SE16
Walworth - 151 Walworth Road, London, SE17 1RY
Peckham - 122 Peckham Hill Street, London, SE15 5JR
(All open Monday-Friday 9am-5pm)
(Peckham also open Saturday 9am to 1pm)

Appendix B

List of consultees including prescribed bodies

*Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Prescribed bodies

Section 110 of the Localism Act requires ongoing co-operation between local authorities and a range of prescribed bodies. It requires the body required to carry out the duty to engage constructively, actively and on an ongoing basis. The prescribed bodies are defined in section 4 of the *Town and Country Planning (Local Planning)(England) Regulations 2012* and are:

Environment Agency

- English Heritage
- Natural England
- Mayor of London
- Transport for London
- Highway Authority
- Civil Aviation Authority
- The Office of Rail Regulation
- Homes and Communities Agency
- Primary Care Trusts
- Maritime Management Organisation
- Local Enterprise Partnerships (LEPs)

Our neighbouring boroughs are:

- Lewisham
- Lambeth
- Croydon
- Tower Hamlets
- Westminster
- The City
- Bromley

Local Consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Independent

Voluntary organisations and community groups

- Aaina Women's Group
- Abbeyfield Society
- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park

- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywoman's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey Forum
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group

- Better Bankside
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Bredinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station

- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Amenity Network
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project

- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthours Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena

- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- Peckham Vision
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association

- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- Rye Lane and Station Action Group (RLSAG)
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind

- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livezey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Society
- Walworth Triangle Forum
- Waterloo Breakaway
- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust

- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Womens Worker
- Woodcraft Folk
- Workers Educational Association
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

Major landowners and development partners in the borough

Businesses

- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage

- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd

- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited

- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiters & Florist
- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHL Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reproprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd

- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTs Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services

- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now

- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quartermen Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail

- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENUÉ
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce
- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times

- The Hive
 - The Mudlark
 - The New Dome Hotel
 - The Old Operating Theatre
 - The Peckham Experiment
 - The Stage Door
 - The Surgery
 - Thermofrost Cryo plc
 - Thomas & Co Solicitors
 - Thrifty Car Rental/Best Self Drive Ltd
 - Timchart Ltd
 - Tito's
 - TM Marchant Ltd
 - Tola Homes
 - Tom Blau Gallery
 - Toucan Employment
 - Tower Bridge Travel Inn Capital
 - Trade Winds Colour Printers Ltd
 - Trigram Partnership
 - Turning Point - Milestone
 - Two Towers Housing Co-Op
 - United Cinemas International (UCI)
 - United Friendly Insurance PLC
 - Unity Estates
 - Venters Reynolds
 - Victory Stores
 - Vijaya Palal
 - Vinopolis
 - W Uden & Sons Ltd
 - Wallace Windcreens Ltd
 - Walsh (Glazing Contractors) Ltd
 - Walter Menteth Architects
 - Wardle McLean Strategic Research Consultancy Ltd
 - Watson Associates
 - West & Partners
 - Wetton Cleaning Services Ltd
 - WGI Interiors Ltd
 - White Dove Press
 - Whitehall Clothiers (Camb) Ltd
 - Wilkins Kennedy
 - William Bailey, Solicitors
 - Wing Tai Super Market
 - Workspace Group
 - Workspace Ltd (C/o RPS PLC)
 - Xysystems Ltd
 - Yates Estate
 - Yinka Bodyline Ltd
- Environmental**
- Bankside Open Spaces Trust
 - Dawson's Hill Trust
 - Dog Kennel Hill Adventure
 - Dulwich Allotment Association
 - Dulwich Society Wildlife Committee
 - Friends of Belair Park
 - Friends of Burgess Park
 - Friends of Geraldine Mary Harmsworth Park
 - Friends of Guy Street Park
 - Friends of Honor Oak Recreation Ground
 - Friends of Nunhead Cemetery
 - Friends of Nursery Row Park
 - Friends of Peckham Rye
 - Friends of Potters Field Park
 - Friends of Southwark Park
 - Groundwork Southwark
 - Lamlash Allotment Association
 - Lettsum Garden Association
 - London Wildlife Trust

- National Playing Fields Association
 - Nature Park
 - North Southwark Environmental Network
 - One Tree Hill Allotment Society
 - Rotherhithe & Bermondsey Allotment Society
 - Southwark Biodiversity Partnership
 - Southwark Friends of the Earth
 - Surrey Docks City Farm
 - Victory Community Park Committee
 - Walworth Garden Farm
- Black and Minority Ethnic groups**
- Afiya Trust
 - African Research & Information Bureau (ARIB)
 - African Child Association
 - African Children and Families Support
 - African Community Development Foundation
 - African Community Link Project
 - African Elders Concern
 - African Foundation For Development
 - African Graduate Centre
 - African Heritage Association
 - African Inform
 - African Root Men's Project (ARMPRO)
 - African Regeneration Association
 - African Research
 - African's People's Association
 - African Women's Support Group
 - Afro-Asian Advisory Service
 - Afro-Caribbean Autistic Foundations
 - Ahwazi Community Association
 - AKWAABA Women's Group
 - Alliance for African Assistance
 - Amannagwu Community Association UK
- Anerley French & Swahili Club
 - Anti-Racist Alliance
 - Anti-Racist Integration Project
 - Arab Cultural Community
 - Arab Cultural Community
 - Asian Society
 - Asra Housing Association
 - Association of Minority
 - Association of Sri Lankans in UK
 - Association of Turkish Women
 - Aylesbury Turkish Women's Group
 - Aylesbury Turkish Women's Project
 - Bangladeshi Women's Group
 - Bengali Community Association
 - Bengali Community Development Project
 - Bengali Women's Group
 - Bhagini Samaj Women's Group
 - Birlik Cemiyet Centre
 - Black Awareness Group
 - Black Cultural Education
 - Black Elderly Group Southwark
 - Black Elders Mental Health Project
 - Black Organisation for Learning Difficulties
 - Black Parents Network
 - Black Training Enterprise Group
 - Cara Irish Housing Association
 - Caribbean Ecology Forum
 - Caribbean Women's Network
 - Carr-Gomm Society Limited
 - Centre for Inter-African Relations
 - Centre for Multicultural Development and Integration
 - Charter for Non-Racist Benefits
 - Chinese/Vietnamese Group
 - Confederation of Indian Organisations (U.K.)

- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercyline Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.
- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance

- Sudanese Welfare Association
 - Suubi-Lule African Youth Association
 - The Burrow & Carragher Irish Dance Group
 - Uganda Refugee Art & Education Development Workshop
 - UK Ivorian Space
 - Union of Ivorian Women
 - Urhobo Ladies Association Ltd
 - Vietnamese Women's Group
 - Vishvas
 - Walworth Bangladeshi Community Association
 - West African Community Action on Health & Welfare
 - West Indian Standing Conference
 - Women of Nigeria International
 - Yemeni Community Association
- Religious**
- Apostolic Faith Mission
 - Bermondsey Methodist Central Hall
 - Bethel Apostolic Ministerial Union
 - Bethnal Apostolic Ministerial Union
 - Brandon Baptist Church
 - British Red Cross
 - Celestial Church of Christ
 - Christ Church (Barry Road)
 - Christ Church Southwark
 - Christ Intercessor's Network
 - Christian Caring Ministries Trust
 - Christian Life Church
 - Christway Community Centre
 - Church of St John the Evangelist
 - Churches Community Care Project
 - Crossway United Reformed Church
 - Daughters of Divine Love Training Centre
 - Dulwich Islamic Centre
 - Elephant & Castle Mosque
 - English Martyrs Church
 - Finnish Church in London
 - Fountain of Life Ministries
 - Gospel Faith Mission
 - Grove Chapel
 - Herne Hill Methodist Church
 - Herne Hill United Reformed Church
 - Holy Ghost Temple
 - Jamyang Buddhist Centre
 - Mary's Association
 - Metropolitan Tabernacle
 - Muslim Association of Nigeria
 - New Peckham Mosque & Muslim Cultural Centre
 - Norwegian Church
 - Our Lady of La Salette & St Joseph
 - Pakistan Muslim Welfare
 - Peckham St John with St Andrew
 - Pembroke College Mission
 - Salvation Army
 - Sasana Ramsi Vihara
 - Seal of Rastafari
 - Single Parents Holistic Ministry
 - Sisters Community Delivery Health
 - Sisters of the Sacred Heart
 - South East Catholic Organisation
 - South East London Baptist Homes
 - South East Muslim Association
 - South London Industrial Mission
 - South London Tabernacle Baptist Church
 - South London Temple
 - Southwark Cathedral
 - Southwark Churches Care
 - Southwark Diocesan Housing Association

- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Womens Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust
- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthews at the Elephant
- St Peters Church
- St. Johns Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)
- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

Residents and resident's groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA

- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyk Residents Association
- Delawyk T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- DOWNTOWN T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdelen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association

- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women

- Hyde RSL
 - Lambeth & Southwark Housing Society
 - London & Quadrant Housing Trust
 - Love Walk Hostel
 - Metropolitan Housing Trust
 - Octavia Hill Housing Trust
 - Peabody Estate (Bricklayers)
 - Pecan Limited
 - Rainer South London Housing Project
 - Sojourner Housing Association
 - South East London Housing Partnership
 - Southern Housing Group
 - Southwark & London Diocesan H A
 - Southwark Park Housing
 - Stopover Emergency & Medium Stay Hostels
 - Wandle RSL
- Education/young persons**
- 8th East Dulwich Brownies
 - Active Kids Network
 - After School Clubs
 - All Nations Community Nursery
 - Alliance for African Youth
 - Amott Road Playgroup
 - Anti-Bullying Campaign
 - Aylesbury Early Years Centre
 - Aylesbury Plus SRB Detached Project: Youth Club
 - Aylesbury Youth Centre
 - Aylesbury Youth Club
 - Bede Youth Adventure
 - Bermondsey Adventure Playground
 - Bermondsey Community Nursery
 - Bermondsey Scout Group
 - Bethwin Road Adventure Playground
 - Blackfriars Housing for Young
 - Blackfriars Settlement Youth Club
 - British Youth Opera
 - Camberwell After-School Project
 - Camberwell Choir School
 - Camberwell Scout Group
 - Cambridge House Young People's Project
 - Camelot After School Club
 - Caribb Supplementary School and Youth Club
 - Caribbean Youth & Community Association
 - CASP Playground
 - Charles Dickens After School Clubs
 - Chellow Dene Day Nursery
 - Child and Sound
 - Children's Day Nursery
 - Community Education Football Initiative
 - Community Youth Provision Ass.
 - Copleston Children's Centre
 - Dyason Pre-School
 - Early Years Centre
 - Early-Birds Pre-School Playgroup
 - East Dulwich Adventure Playground Association
 - East Dulwich Community Nursery
 - Ebony Saturday School
 - Emmanuel Youth & Community Centre
 - First Steps Montessori Playgroup
 - Founder Union of Youth
 - Future Generation Youth Club
 - Garden Nursery
 - Geoffrey Chaucer Youth Club
 - Goose Green Homework Club
 - Grove Vale Youth Club
 - Gumboots Community Nursery
 - Guys Evelina Hospital School

- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.

- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesca Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St Jude's CE School
- St Olave's & St Saviour's Grammar School Foundation

• St Paul's Primary School • St Peter's Walworth CE School • St Saviour's & St Olave's CE • St. George the Martyr School • Surrey Square Infant and Junior School • The Archbishop Michael Ramsey Technology College • The Charter School • Townsend Primary School • Victory Primary School • Walworth Lower School • Walworth Upper School • Waverley Upper School • Whitefield Pre-school • Whitstable Early Years Centre	• Southwark Health Alliance • Southwark HIV & Aids Users Group • Southwark Phoenix Women's Health Organisation • St Christopher's Hospice • Terence Higgins Trust • Aylesbury Health Centre • Aylesbury Medical Centre • Bermondsey & Lansdowne Medical Mission • Blackfriars Medical Centre • Borough Medical Centre • Camberwell Green Surgery • CHSL NHS Trust • Elm Lodge Surgery • Falmouth Road Group Practice • Guy's and St Thomas' NHS Foundation Trust • Maudsley Hospital • Old Kent Road • Parkside Medical Centre • Princess Street Health Centre • SHA Strategic Health Authority Southside • The Diffley Practice • The Grange Road Practice • Townley Clinic • Walworth Clinic • Walworth Road Health Centre
Health	
• Alzheimer's Disease Society • Bermondsey & Rotherhithe Mental Health Support Group • Community Health South London • Daryeel Health Project • Dyslexia Association of London • Guys and St. Thomas' Hospital Trust • Health Action Zone • Health First • Hospital and Prison Action Network • London Dyslexia Association • London Ecumenical Aids Trust • LSL Health Alliance • Maudsley Befrienders & Volunteers • Maudsley Social Work Team • Maudsley Volunteers • Mental Health Project • Oasis Health Centre • Phoenix Women's Health	Transport • Green Lanes & REPA • Lambeth and Southwark Community Transport (LASCOT) • Living Streets • London Cycling Campaign • London Transport Users Committee • Southwark Community Transport • Southwark Cyclists

- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home
- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre

- Southwark Pensioners Forum
- Southwark Turkish Elderly

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Kesidee Arts for Disabled People
- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment (CABE)
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- National Grid
- Council for the Protection of Rural England (CPRE)
- London Wildlife Trust
- Royal Society for the Protection of Birds (RSPB)
- Equal Opportunities Commission
- Fields in Trust (formerly the National Playing Fields Association)
- Fire and Rescue Services
- Friends of the Earth Southwark

- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

Consultation Report

Appendix O

Representations on the 2013 draft SPD and officer comments

Dulwich SPD reps 2013

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
3	888 1.	Introduction and background		This response is a composite response from the Dulwich Society comprising comments received from the Dulwich Society Executive Committee and individual members. The Dulwich Society is a leading amenity society in Dulwich and the Dulwich Village area with over 1100 members. Its prime objective is to foster and safeguard the amenities of Dulwich with interests in wildlife, gardening, local history, traffic, transport, and planning development. Further details can be found at www.dulwichsociety.com	Noted.
4	888			Comments: Overall the Dulwich Society welcomes the revised Dulwich Supplementary Planning Document and has the following specific comments:	Support noted.
5	888 2.	What is Dulwich like today?	2.2.1	2.2.1 - I think the two statements 'the population is relatively elderly' and 'Accordingly, the area has a higher proportion of those aged between 50 and 64..' is rather insulting to the over 50s – Might be better just to state that "The age structure of the 2011 census data shows that by Southwark's general standards there are fewer adults in their twenties and a higher proportion of those aged 50 to 64 who live in Dulwich than the borough as a whole"	We have amended paragraph 2.2.1 to state that "The age structure of the population of Dulwich from the 2011 census data shows that by Southwark's general standards there are fewer adults in their twenties and a higher proportion of those aged between 50 and 64 who live in Dulwich than the borough as a whole."
6	888 2.	What is Dulwich like today?	2.2.2	2.2.2 – line 4 – Dulwich Community Council (should all be capitals) and insert the word area as the Community Council itself is not comprised of 6% Africans and 52% whites	It is the council's corporate style to refer to Dulwich community council in lower case. We have amended paragraph 2.2.2 to refer to Dulwich community council area.
7	888 2.	What is Dulwich like today?	2.2.3	2.2.3. – "There are poor links to the underground system.." – this is not true – the underground system does not serve Dulwich at all so it has no links not poor ones! However the frequent suburban rail services from stations in Dulwich and Peckham offer links to the underground system at London Bridge, Blackfriars and Victoria. Also there is no mention of the London Overground links	We have amended paragraph 2.2.3 to state that there are frequent National Rail services from stations in Dulwich and Peckham which offer links to the underground system at London Bridge, Blackfriars and Victoria. The area has also recently benefited from

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
				from Denmark Hill and Peckham Rye – only a few minutes walk from the northern parts of this SPD area, which have dramatically improved Public Transport Accessibility levels (PTALs) to these northern fringes of the Dulwich area.	improved links to the London Overground from Denmark Hill and Peckham Rye stations.
8	888	2. What is Dulwich like today?	2.2.5	2.2.5 – line 3 – College Ward needs a capital W.	We have amended paragraph 2.2.4 to refer to College Ward.
9	888	2. What is Dulwich like today?	2.3.1	2.3.1 – line 1 - the word “local” is redundant. There are “a number of sports grounds” Perhaps mention should also be made of the “King’s College Sports ground at the Griffin”, Alumni clubs such as the Edward Alleyn Club and Old Alleynians Club, and general sports clubs such as the Dulwich Sports Club & the Southwark Community Sports Trust	We have amended paragraph 2.3.3 to include reference to King’s College Sports ground at the Griffin, Alumni clubs such as the Edward Alleyn Club and Old Alleynians Club, and general sports clubs such as the Dulwich Sports Club & the Southwark Community Sports Trust.
10	888	2. What is Dulwich like today?	2.3.3	2.3.3 – line 1 - insert the word The, as in The Maudsley Hospital	We have amended paragraph 2.3.3 to refer to The Maudsley Hospital.
11	888	2. What is Dulwich like today?	2.3.3	2.3.3 – line 6 – Kings College Hospital needs an apostrophe as in King’s.	We have amended paragraph 2.3.3 to refer to King’s College Hospital.
12	888	2. What is Dulwich like today?	2.3.5	2.3.5 – general – do the figures include private nurseries? Please clarify.	We do not have information on the number of private nurseries in the SPD boundary.
13	888	2. What is Dulwich like today?	2.3.6	2.3.6 – line 4 Harris Boys’ Academy General – perhaps there should be a reference to independent education provision in the area	We have included a reference to Harris Boys Academy in the final version of the SPD.
14	888	2. What is Dulwich like today?	2.4.2	2.4.2 general – there is pressure on local residential parking from shoppers’ parking and vice-versa. There no town centre car park.	We do not consider that it is appropriate to include a reference to there being no town centre car park in the SPD. We are seeking to improve the accessibility of our Town Centres through the promotion of sustainable

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
					transport. This will help to reduce pressure on car parking in around town centres and is line with the objectives set out in our Transport Plan. London Councils recently (2012) carried out a parking review which looked at the relevance of parking in the success of urban centres (to which Southwark contributed). This addressed questions relating to the correlation between the amount of free/ cheap parking and commercial activity and how people travel to town centres and what they spend. They found that more parking doesn't necessarily mean greater commercial success.
15	888	2. What is Dulwich like today?	2.4.4	2.4.4 – line 4 – there are a total of four railway lines that serve Herne Hill station so change 'and the railway line intersect' to 'and the railway lines intersect'.	We have amended paragraph 2.4.4 to refer to the fact that the railway lines intersect.
16	888	2. What is Dulwich like today?	2.4.5	2.4.5 – line 3 – the branding 'Citymetro' is the name of a taxi company and has never been used by Southern or South Eastern trains – they have metro services for inner suburban lines so maybe just drop the word City or use the company names Southern Railway and South Eastern trains. Thameslink is the commonly used name for the North-South route but the service is now provided by First Capital Connect.	We have amended paragraph 2.4.5 to refer to First Capital Connect, Southern Railway and South Eastern trains.
17	888	2. What is Dulwich like today?	2.4.6	2.4.6 – line 3 – the fishmongers in Herne Hill closed some years ago, add two bakers, butchers, bookshops and hardware store instead? The reference to the retail study undertaken 4 years ago is no longer relevant as the retail market is ever changing and this is too long ago to be meaningful.	We have amended this section to update our descriptions of the town centres and remove the references to the 2009 retail study.
18	888			Norwood Road has a number of restaurants, and some vacant shop units	We have amended this section to update our descriptions of the town centres and remove the references to the 2009 retail study.

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
19	888			Herne Hill underwent renovation about 2 years ago and there is a semi-pedestrianised town square area near the station. Since Summer 2012 there has been a thriving weekly Sunday market (farmers' market, organic, clothes, crafts) in the town square.	We have amended this section to update our descriptions of the town centres and remove the references to the 2009 retail study.
20	888	2. What is Dulwich like today?	2.4.8	2.4.8 – line 3 – Dulwich Village is also served by West Dulwich station which is within easy reach of the retail centre of the village so suggest changing to "N. Dulwich and W. Dulwich railway stations are within walking distance of the centre". Herne Hill station is also heavily utilised by Dulwich residents.	We have amended paragraph 2.4.8 to refer to North Dulwich and West Dulwich railway stations.
21	888	2. What is Dulwich like today?	2.4.10	2.4.10 – There is a small supermarket (Shepherd's) which sells fresh meat & vegetables, and a Post Office on Dulwich Village. There is also a large bakery, and several restaurants, cafes, pub and a book shop. The Dulwich Library is on the edges of the Village area. Also note there are some words missing at the end of this para.	We have amended this section to update our descriptions of the town centres and remove the references to the 2009 retail study.
22	888	2. What is Dulwich like today?	2.4.11	2.4.11 – line 1 – Park Hall road – change to Park Hall Road. There is a branch of Tesco's in the Park Hall/Croxted Road parade of shops albeit on the Lambeth side of Croxted Road.	We have amended paragraph 2.4.11 to refer to Park Hall Road and included a reference to the Tesco's on Croxted Road.
23	888	2. What is Dulwich like today?	2.6.8	2.6.8 line 5, 6– residents, boroughs – no apostrophes are required	We have amended the references to residents and boroughs in paragraph 2.6.8.
24	888		2.6.8	Line 8 – Long Meadow	We have amended the reference to Long Meadow in paragraph 2.6.8.
25	888	2. What is Dulwich like today?	2.7.3	2.7.3 line 8 – West Dulwich	We have amended the reference to West Dulwich in paragraph 2.7.3.
26	888	2. What is Dulwich like today?	2.8.1	2.8.1 In para 2.2.1 the Census 2011 indicated that the number of households with at least one usual resident was 14,927. Para 2.8.1 the housing requirement study 2009 estimated that there are currently 15,310 households in Dulwich. Please explain the difference	We have updated paragraph 2.2.1 of the SPD to refer to the Census 2011 data.

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
27	888	2. What is Dulwich like today?	2.8.2	2.8.2 Please set out or link to the strategy for dealing with vacant dwellings.	We do not consider that the SPD is the appropriate place to refer to our strategy for dealing with vacant dwellings.
28	888			Figure 5 Page 24 – map – should include annotations for Herne Hill and North Dulwich railway stations	This figure has been updated in the final version of the SPD.
29	888			Figure 7 Page 27 – map– this should include the recently designated Herne Hill Conservation Area on the Southwark/Lambeth border between Herne Hill and Milkwood Road.	We have amended the map to show the Herne Hill Conservation Area in the final version of the SPD.
30	888			The names of the green spaces in the conservation area are incorrect. If they need to be named the spaces are: Burbage Road Playing Field – should be Dulwich Sports Club (west sector of green space) and Edward Alleyn Club (east sector of green space)	The open spaces were identified and designated for protection through the schedules to the Southwark Plan and these cannot be renamed through the SPD. We can look at amending the names of any protected open spaces through the preparation of the New Southwark Plan which we are due to start work on later this year.
31	888			Herne Hill Stadium – should be Herne Hill Velodrome	The open spaces were identified and designated for protection through the schedules to the Southwark Plan and these cannot be renamed through the SPD. We can look at amending the names of any protected open spaces through the preparation of the New Southwark Plan which we are due to start work on later this year.
New rep	888			Dulwich College Sports Ground – should be Dulwich Sports Ground (SCST)	The open spaces were identified and designated for protection through the schedules to the Southwark Plan and these cannot be renamed through the SPD. We can look at amending the names of any

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
					protected open spaces through the preparation of the New Southwark Plan which we are due to start work on later this year.
32	888	4. Heritage and Conservati on	4.3.1	4.3.1 – para 4 – Stradella Road CA does not comprise 'late Victorian/early Edwardian style housing' – this suggests the housing is of recent construction in the style of original Victorian and Edwardian properties, also the Edwardian period was so short (only 9 years) it is never divided into early, mid or late, so suggest changing to simply ... "made up of late Victorian and Edwardian housing." Also on the last line Stradella Road conservation area should read Conservation Area as it is the name of a specific CA. The same applies to the reference on lines 1 and 5 of the next paragraph – should both references should read 'Sunray Estate Conservation Area', not 'Sunray Conservation Area' and 'Sunray Estate conservation area'.	We have amended paragraph 4.3.1 to refer to late Victorian and Edwardian housing.
New rep	888	4. Heritage and Conservati on	4.3.1		We have amended the references to Conservation Area appraisals and the reference to Sunray Estate Conservation Area in paragraph 4.3.1.
33	888	4. Heritage and Conservati on	4.3.2	4.3.2. – 2nd third – it is not true that 'All trees within conservation areas have a level of protection...' as protection depends on their girth (young trees have no protection) and species (fruit trees for example have no protection under the legislation).	We have amended the final version of the SPD to make it clearer where tree's within conservation area's are protected.
34	888	4. Heritage and Conservati on	4.4.1	4.4.1 – line 3 – East Dulwich railway station is not listed – this should read North Dulwich railway station	We have amended the reference to North Dulwich railway station in paragraph 4.4.1.
35	888	4. Heritage and Conservati on	4.4.2	4.4.2 –Locally Listed Buildings should be included with examples in Dulwich given too. When will the Heritage SPD to be made available for consultation?	The council has carried out a survey that supplements the Conservation Area Appraisals and identifies buildings of townscape merit or heritage interest. Buildings of townscape merit or heritage interest in Dulwich have been identified in Figure 8 of the SPD. We will be consulting on

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
					the final list through the Heritage SPD which is due to be consulted on in September 2014.
36	888	5. Built Environment	5.3.3	5.3.3 – line 2 – the use of the word remnant should be reconsidered – this is often used as a negative word denoting insignificance or irrelevance – suggest changing this to “are remaining features etc..”	We have amended paragraph 5.3.3 to refer to the remaining features of the medieval and post-medieval village.
37	888	5. Built Environment	5.7.1	5.7.1 – There appear to be 2 paragraphs numbered as 5.7.1	We have amended the paragraph numbering in section 5.7 of the SPD.
38	888		5.7.1	The Dulwich Society welcomes the clarification on basement development	Support noted.
New rep	888			Other concerns to be added to the 5.7.1 list include: • Harm to the character, cohesion and integrity of historic streetscapes, particularly those of a uniform or harmonious architectural character. • Cumulative impact of basement developments in a terrace of houses	We have amended the list of concerns in paragraph 5.7.1 to include; • Harm to the character of historic streetscapes We consider that the cumulative impact of basement developments could result in increased risk of any one of the concerns listed and therefore this is something that needs to be addressed through the basement impact assessment rather than listed as a specific concern itself. We have added the following bullet point to the list of impacts that need to be considered as part of the BIA in paragraph 5.7.8; • The cumulative impact of basement development (built or proposed) in the surrounding area
39	888	5. Built Environment	5.7.2	5.7.2 Although basement development applications are considered on an individual case-by-case basis, there needs to be consideration of the cumulative impact of basement developments	We have added the following bullet point to the list of impacts that need to be considered as part of the BIA in paragraph 5.7.8;

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
				in a particular location – not just on “the historic pattern of the street” but the cumulative impact of having a number of basements e.g. on structural stability in a terrace of housing, increased flood risk.	The cumulative impact of basement development (built or proposed) in the surrounding area
40	888	5. Built Environment	5.7.6	5.7.6 The Dulwich Society strongly support this paragraph. Please include links to relevant sections on the Southwark web site on flood risk.	Support noted. We have included a link to the councils Flood Risk Management web pages in this section of the SPD.
41	888	6. Natural Environment	6.8.2 - 6.8.5	6.8.2 to 6.8.5 Paving of front gardens. The Dulwich Society would like this section given greater emphasis and prominence, and the wording strengthened. “We will resist” and “it is not acceptable ”are weak. Please add the appropriate reference to front garden guidelines. It is not clear what actions Southwark will take to prevent paving of forecourts and front gardens. These paragraphs will not deter anyone from paving over their front garden.	We have added a reference to the appropriate guidelines for front gardens. We have amended paragraph 6.8.5 to make our approach to applications for paving over front gardens clearer.
42	888	6. Natural Environment	6.8.5	6.8.5 line 1 - Within the conservation areas (typo). Could forecourt/front garden parking be mentioned in the Built Environment section 5 too (it is referred to in the following Natural Environment section which is welcome but its impact can be equally harmful on the built heritage as the natural world).	We have amended the typo in line one. We have also included as additional section in the built environment chapter to cross reference the guidance on front garden development.
43	888	7. Transport and Accessibility	7.2.1	7.2.1 “to encourage a minimum of car use...” You have already highlighted in para 2.2.1 that there are higher proportion of residents over the age of 50. Many residents with minor-moderate mobility problems due to long term illnesses e.g.arthritis, asthma rely on cars for local transport due to long walking distances in the Dulwich area, lack of mobility access at rail stations, inconvenient bus journeys & transporting shopping. Cycling has limited appeal and may no longer be an option for this group. Provision for this group including car parking must be considered. This group is in many cases NOT eligible for a Disability parking badge.	This is the approach set out in the council's adopted Core Strategy and is in line with the approach set out in our Transport Plan. Whilst we recognise that some resident's will require the use of a car. Our approach is to encourage those resident's for whom it is not necessary to use a car to find alternative means of transport whilst ensuring that there is adequate provision of parking for those that do require the use of a car. We may

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
					review our car parking standards through the New Southwark Plan which we are due to start work on later this year.
44	888	7. Transport and Accessibility	7.3.1	7.3.1 Local rail stations do not have disability access. There are no lifts at North Dulwich and West Dulwich.	We have amended the final bullet point in paragraph 7.3.3 to state that we will encourage development that contributes to improving accessibility to public transport.
45	888	7. Transport and Accessibility	7.3.3	7.3.3 Consideration should be given to smaller scale bus shuttle services (using a TfL SMS bus stop numbers) between poorly served parts of Dulwich (low PTALs) and local transport hubs like Herne Hill and local rail stations, and shopping centres like Herne Hill and Dulwich Village.	The provision of a smaller scale shuttle bus in the area is beyond the remit of the council. However, we will continue to lobby Transport for London for improvements to public transport accessibility in this area.
46	888	8. Town and Local Centres and the Evening Economy	8.3.2	8.3.2 Lordship Lane – a strategic view on parking is needed. Development of footfall is constrained by lack of a town centre car park.	We do not consider that it is appropriate to include a reference to there being no town centre car park in the SPD. We are seeking to improve the accessibility of our Town Centres through the promotion of sustainable transport rather than through the provision of a new car park. This will help to reduce pressure on car parking in around town centres and is in line with the objectives set out in our Transport Plan. London Councils recently (2012) carried out a parking review which looked at the relevance of parking in the success of urban centres (to which Southwark contributed). This addressed questions relating to the correlation between the amount of free/ cheap parking and commercial activity and how people travel to town centres and what they spend. They found that more parking doesn't necessarily

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
					mean greater commercial success.
47	888	8. Town and Local Centres and the Evening Economy	8.3.3	8.3.3 It is not clear what higher scale development in Herne Hill village centre means and can be interpreted as taller developments as well as an increased volume of developments. There is concern that an increased level of development will impinge on the character and appearance of Herne Hill and be insensitive to heritage and design issues.	We have removed the reference to higher scale development in relation to Herne Hill district town centre. This will be assessed on a case by case basis through the planning application process.
48	888	8. Town and Local Centres and the Evening Economy	8.3.7	8.3.7. Noted. MOPAC has announced the closure of East Dulwich Police Station and currently a counter is proposed at Dulwich Library as well as a base at Seeley Drive. There are continuing policing developments which need to be monitored by the Southwark SPD team before the SPD is issued.	We have updated our reference to the East Dulwich Police Station in the final version of the SPD.
49	888	8. Town and Local Centres and the Evening Economy	8.3.7	8.3.7 Fact boxes. Saturation of betting shops/pawnbrokers/money shops in the area especially in Herne Hill and Lordship Lane would be unwelcome.	Noted. We have included a fact box setting out how we may consider introducing a saturation policy for betting shops in the future.
50	888	8. Town and Local Centres and the Evening Economy	8.4.3	8.4.3 – evening economy uses. This section is too weak and needs strengthening – can it not read “there is a presumption against evening economy uses in predominantly residential areas or in close vicinity to residential properties”	We have amended paragraph 8.4.3 to make it clearer that the impact of evening and night time economy uses on residential amenity needs to be taken account. However, it is too prescriptive to state there is a presumption against evening economy uses in predominantly residential areas or in close vicinity to residential properties.
New rep	888	8. Town and Local Centres and the Evening	8.4.3	Herne Hill, on both sides of the Southwark and Lambeth divide has had a contentious history of highly inappropriate night-time venues and residents have long been critical of the two councils’ abilities to address this issue, as police reports of violence and disturbances will support. Community safety is an issue for	We have amended paragraph 8.4.3 to strengthen the reference to the impact on the evening economy on community safety.

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
		Economy		residents who walk from Herne Hill to their homes in Dulwich Village and West Dulwich, and may be affected by the consequences of evening/night time economy. Traders in Norwood Road have persistently raised concerns about safety and community security for themselves and their customers. The area has undergone a significant amount of regeneration of the urban environment with new vistas in Brockwell Park and pleasant urban spaces but in the traders' view this has done little to improve community safety in the immediate vicinity of Norwood Road.	
51	888	9. Developme nt sites	9.1.1	9.1.1 – Dulwich Hospital. This section does not address the heritage significance of the remaining hospital buildings (including the fine arts and crafts nurses' home), merely describing them as being 'of varying age, design and quality' is not good enough. The demolition of the eastern wing several years ago has resulted in a major blight on the area leaving a huge derelict site enclosed by hoardings in the middle of an historic and characterful neighbourhood, which the planning authority has failed to resolve. The surviving buildings are clearly of significant historic and architectural interest worthy of reassessment for statutory listing and certainly should be designated as locally listed heritage assets accompanied by conservation area status. Lambeth acted quickly to designate a small conservation area to protect the former Lambeth Hospital near the Elephant and Castle and extended an existing CA to protect the former South London Hospital for Women in Clapham. Southwark might want to consider doing the same. This would enable the LPA to ensure the sensitive restoration and adaptation of the historic buildings on this site which are greatly cherished by the community. Currently these historic buildings have absolutely no heritage protection and could be demolished tomorrow.	We have included a new paragraph 9.1.4 which states that the Dulwich hospital building has been identified as a building of townscape merit or heritage value. Any proposal for the site will need to acknowledge the significant contribution the building makes to the local area. We would encourage any development to consider the re-use of the existing building and justify any loss.
52	888	9.	9.2.3	9.2.3 Herne Hill Velodrome – line 2 – Further funding is being	We have amended paragraph 9.2.3 to reflect

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
		Developme nt sites		sought by the Herne Hill Velodrome Trust and British Cycling who now manage the Velodrome.	the fact that funding is being sought but the Herne Hill Velodrome Trust and British Cycling.
53	888	9. Developme nt sites	9.4.4	9.4.4 – it is not only Herne Hill village centre that is split between Southwark and Lambeth, but also the neighbourhood retail centre of West Dulwich so this should be referred to too.	We have amended paragraph 9.4.4 to refer to the fact that both Herne Hill and West Dulwich straddle the borough boundary with Lambeth.
54	641			Main suggestion: Although the saved Sustainable Transport SPD is mentioned in a number of places, the document should refer expressly to paragraph 8.3.2 of that SPD, which states: Outside of CPZs applications may be refused if adequate parking is not provided within the site that may lead to overspill parking on the public highway that will result in a loss or deterioration of amenity for existing and future users. For the south of the borough, this is an important mitigation of policy 5.6 in the car parking standards section of the saved Southwark Plan, and, for the guidance of developers and re-assurance to residents, should be clearly set out in the Dulwich SPD.	We have amended paragraph 7.3.4 to include the wording set out in the Sustainable Transport SPD.
55	641			Figure 3: "owned" is not the right word in the caption, since most of the houses are enfranchised under the Leasehold Reform Act, and to the best of my knowledge the Estate is not the freeholder of Dulwich Park, though it is of Belair	We have amended the title of figure 3 to refer to 'Land under the Dulwich Estate Scheme of Management'
56	641	2. What is Dulwich like today?	2.3.9	Para 2.3.9: the relevance of the references to new academies in Watworth and Rotherhithe is not clear.	We have amended the wording of paragraph 2.3.9 to make it clearer that our approach to addressing primary school need is borough-wide.
57	641	2. What is Dulwich like today?	2.4.5	Para 2.4.5: reference to the Herne Hill CPZ might be appropriate here.	We do not consider that it is appropriate to reference the Herne Hill CPZ in this section. The paragraph is discussing the accessibility of the centre rather than the detail relating to parking provision. Further detail setting out our approach to parking provision in the

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
					borough is set out in our Transport Plan.
58	641	2. What is Dulwich like today?	2.4.10	Para 2.4.10: some words are missing at the end of this para.	This has been amended in the final version of the SPD.
59	641	2. What is Dulwich like today?	2.7.2	Para 2.7.2: It would be very useful if the document included map(s) showing the boundaries of the relevant conservation areas	We have included a reference to figure 8 of the SPD which shows the boundaries of the conservation areas in Dulwich.
60	641	3. What will Dulwich be like in the future?	3.5	Para 3.5, second paragraph: not all the Herne Hill railway arches are currently "well used"	Noted. This is part of our vision for Herne Hill that was set out in our adopted Core Strategy. We will look at reviewing these visions through the New Southwark Plan which we are due to begin work on later this year.
61	641			Figure 7: The names of the playing field and sports ground are probably incorrect - maybe not necessary to name them	The open spaces were identified and designated for protection through the schedules to the Southwark Plan and these cannot be renamed through the SPD. We can look at amending the names of any protected open spaces through the preparation of the New Southwark Plan which we are due to start work on later this year.
62	641	4. Heritage and Conservation	4.3.2	Para 4.3.2: last bullet: reference to the Dulwich Wood conservation area has been omitted here.	There is currently no draft or adopted conservation area appraisal for Dulwich Wood. We have amended the wording in paragraph 4.3.2 to make to clear that further work is underway to prepare a conservation area appraisal for Dulwich Wood.
63	641	5. Built Environment	5.4.3	Para 5.4.3 (iv): the words "or add" should be inserted after "contribute", so as to read "The development would not contribute	We have amended paragraph 5.4.3 to reflect this.

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		nt		or add to parking problems...."	
64	641	5. Built Environme nt	5.5.2	Para 5.5.2 (v): same point as immediately above. the words "or add" should be inserted after "contribute", so as to read "The development would not contribute or add to parking problems...."	We have amended paragraph 5.4.3 to reflect this.
65	641	5. Built Environme nt	5.7	Section 5.7: The wording should offer the strongest possible (within the constraints applying to planning framework documents) discouragement to basement development	The SPD has set out additional guidance to ensure that basement development only occurs in suitable locations. We cannot set new policy through the SPD but we will consider strengthening our policies with regard to basement development further through the New Southwark Plan which we are due to start work on later this year.
66	641	5. Built Environme nt	5.7.6	Para 5.7.6: Add "or where an adjacent property already has a basement" after "flood risk area"; the extent of "flood risk areas" should be set out, or a web link provided.	If a property is outside of a flood risk area, we consider that it would be overly onerous to require a Basement Impact Assessment if the adjacent property has a basement development. We have included a web link to the council's web pages on flood risk management in Southwark.
67	641	7. Transport and Accessibilit y	7.2.5	Para 7.2.5: In order to balance the reference to Southwark Plan policy 5.6, the wording of para 8.3.2 of the Sustainable Transport SPD should be inserted here.	The Sustainable Transport SPD provides additional guidance to our adopted policies in the Saved Southwark Plan and the Core Strategy and cannot set new policy itself. We do not feel that it is therefore appropriate to include a reference to this document under the policy section however we have included the wording from paragraph 8.3.2 of the SPD in paragraph 7.3.4.
68	641	8. Town and Local Centres and the	8.3.7	Para 8.3.7 This paragraph deals with police premises: needs revising in the light of decisions made/about to be made.	We have updated our reference to the East Dulwich Police Station in the final version of the SPD.

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
		Evening Economy			
69	641	8. Town and Local Centres and the Evening Economy	8.4.3	Para 8.4.3: If the first sentence (about evening and night activity) is intended to cover the Dulwich Village local centre, that would not be appropriate.	Proposals for evening and night time uses within a town or local centre, included in Dulwich Village will be considered as part of the planning application process taken into account the impact on residential amenity and community safety as set out in the SPD.
70	641	9. Developme nt sites	9.3.2	Para 9.3.2: Last sentence should be amended to read: "Proposals for development on school sites should show how additional parking demands arising would be managed and how any loss of on-site parking would affect on-street parking pressures	We have amended paragraph 9.3.2 to state that "Proposals for development on school sites should be of an exceptional design standard, include public access and should not detract from the open nature and character of the land. New community facilities located on school sites should show how additional parking demands arising would be managed and how any loss of on-site parking would affect parking pressures on the nearby streets."
71	641			There is a small number of grammar/syntax/spelling errors which need to be corrected.	We have endeavoured to correct all these errors in the final SPD.
72	1022	1. Introduction and background		Thank you for your invitation to comment on the Dulwich SPD. I would like to make the following representations. This SPD is welcomed as a very useful tool and local framework to inform policy and decision making in this part of the borough in the coming years, particularly the Built Environment guidance e.g. the design of new development maintaining and enhancing its context, policies against the development of back gardens and front garden parking. Individual comments and suggested changes	Support noted.
73	1022	2. What is Dulwich like	2.2.1	2.2.1 - I think the two statements . 'the population is relatively elderly' and 'Accordingly, the area has a higher proportion of	We have amended paragraph 2.2.1 to state that "The age structure of the population of

Representati on Ref	Object or Ref	Main Section	Para	Details of Representation	Officer Response to Representation
		today?		those aged between 50 and 64..” is rather insulting to the over 50s – if I was in that age bracket I’d be offended being referred to as ‘relatively elderly’!	Dulwich from the 2011 census data shows that by Southwark’s general standards there are fewer adults in their twenties and a higher proportion of those aged between 50 and 64 who live in Dulwich than the borough as a whole.”
74	1022	2. What is Dulwich like today?	2.2.2	2.2.2 – line 4 – Dulwich Community Council (should all be capitals) and insert the word area as the Community Council itself is not comprised of 6% Africans and 52% whites	It is the council’s corporate style to refer to Dulwich community council in lower case. We have amended paragraph 2.2.2 to refer to Dulwich community council area.
75	1022	2. What is Dulwich like today?	2.2.3	2.2.3. – “There are poor links to the underground system..” – this is not true – the underground system does not serve Dulwich at all so it has no links not poor ones, and anyway there are very good links to the underground system as the frequent suburban services from stations in Dulwich and Peckham offer very quick links to the underground system at London Bridge, Blackfriars and Victoria. Also there is no mention of the London Overground links from Denmark Hill and Peckham Rye – only a few minutes walk from the northern parts of this SPD area, which have dramatically improved Public Transport Accessibility levels (PTALs) to these northern fringes of the Dulwich area.	We have amended paragraph 2.2.3 to state that there are frequent National Rail services from stations in Dulwich and Peckham which offer links to the underground system at London Bridge, Blackfriars and Victoria. The area has also recently benefited from improved links to the London Overground from Denmark Hill and Peckham Rye stations.
76	1022	2. What is Dulwich like today?	2.2.5	2.2.5 – line 3 – College Ward needs a capital W.	We have amended paragraph 2.2.4 to refer to College Ward.
77	1022	2. What is Dulwich like today?	2.3.3	2.3.3 – line 1 - insert the word The, as in The Maudesley Hospital	We have amended paragraph 2.3.3 to refer to The Maudesley Hospital.
78	1022	2. What is Dulwich like today?	2.3.3	2.3.3 – line 5 – Kings College Hospital needs an apostrophe as in King’s.	We have amended paragraph 2.3.3 to refer to King’s College Hospital.
79	1022	2. What is	2.4.4	2.4.4 – line 4 – there are a total of four railway lines that serve	We have amended paragraph 2.4.4 to refer

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		Dulwich like today?		Herne Hill station so change 'and the railway line intersect' to 'and the railway lines intersect'.	to the fact that the railway lines intersect.
80	1022	2. What is Dulwich like today?	2.4.5	2.4.5 – line 3 – the branding Citymetro is the name of a taxi company and has never been used by Southern or South Eastern trains – they have metro services for inner suburban lines so maybe just drop the word City or use the relatively new company names Southern Railway and South Eastern trains. The Thameslink branding was dropped some time ago and services are provided by First Capital Connect.	We have amended paragraph 2.4.5 to refer to First Capital Connect, Southern Railway and South Eastern trains.
81	1022	2. What is Dulwich like today?	2.4.6	2.4.6 – line 3 – the fishmongers in Herne Hill closed some years ago, add two bakers, butchers, bookshops and hardware store instead? The reference to the retail study undertaken 4 years ago is no longer relevant as the retail market is ever changing and this is too long ago to be meaningful.	We have amended all of our references to the town centres to update the information from the Retail Study 2009.
82	1022	2. What is Dulwich like today?	2.4.8	2.4.8 – line 3 – Dulwich Village is also served by West Dulwich station which is within easy reach of the retail centre of the village so suggest changing to "N. Dulwich and W. Dulwich railway stations are within walking distance of the centre"	We have amended paragraph 2.4.8 to refer to North Dulwich and West Dulwich railway stations.
83	1022	2. What is Dulwich like today?	2.4.11	2.4.11 – line 1 – Park Hall road – change to Park Hall Road	We have amended paragraph 2.4.11 to refer to Park Hall Road.
84	1022			Page 24 – map – should include annotations for Herne Hill and North Dulwich railway stations.	We do not consider that the identifying the railway stations is required in figure 10. The map already has a significant level of detail and we do think that adding the stations to this map will make it harder to read.
85	1022			Page 27 – map – this should include the recently designated Herne Hill Conservation Area on the Southwark/Lambeth border between Herne Hill and Milkwood Road .	We have amended the map to show the Herne Hill Conservation Area in the final version of the SPD.
86	1022	4. Heritage and	4.3.1	4.3.1 – parag4 – Stradella Road CA does not comprise of 'late Victorian/early Edwardian style housing' – this suggests the	We have amended paragraph 4.3.1 to refer to late Victorian and Edwardian housing.

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		Conservati on		housing is of recent construction in the style of original Victorian and Edwardian properties, also the Edwardian period was so short (only 9 years) it is never divided into early, mid or late, so suggest changing to simply ... "made up of late Victorian and Edwardian housing." Also on the last line Stradella Road conservation area should read Conservation Area as it is the name of a specific CA. The same applies to the reference on lines 1 and 5 of the next paragraph – should both references should read 'Sunray Estate Conservation Area', not 'Sunray Conservation Area' and 'Sunray Estate conservation area'.	
87	1022	4. Heritage and Conservati on	4.3.2	4.3.2. – 2nd third – it is not true that 'All trees within conservation areas have a level of protection...' as protection depends on their girth (young trees have no protection) and species (fruit trees for example have no protection under the legislation).	We have amended the final version of the SPD to make it clearer where tree's within conservation area's are protected.
88	1022	4. Heritage and Conservati on	4.4.1	4.4.1 – line 3 – East Dulwich railway station is not listed – this should read North Dulwich railway station	We have amended the reference to North Dulwich railway station in paragraph 4.4.1.
89	1022	4. Heritage and Conservati on	4.4.2	4.4.2 – Locally Listed Buildings should be included with examples in Dulwich given too.	The council has carried out a survey that supplements the Conservation Area Appraisals and identifies buildings of townscape merit or heritage interest. Buildings of townscape merit or heritage interest in Dulwich have been identified in Figure 8 of the SPD. We will be consulting on the final list through the Heritage SPD which is due to be consulted on in September 2014.
90	1022	5. Built Environme nt	5.2.3	5.2.3 – line 2 – the use of the word remnant should be reconsidered – this is often used as a negative word denoting insignificance or irrelevance – suggest changing this to "are remaining features etc.."	We have amended paragraph 5.3.3 to refer to the remaining features of the medieval and post-medieval village.
91	1022	5. Built	5.7.1	5.7.1 – basement development – add another impact: Harm to the	We have amended the list of concerns in

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		Environment		character, cohesion and integrity of historic streetscapes, particularly those of a uniform or harmonious architectural character.	paragraph 5.7.1 to include; Harm to the character of historic streetscapes
92	1022			Could forecourt/front garden parking be mentioned in the Built Environment section too (it is referred to in the following Natural Environment section which is welcome but its impact can be equally harmful on the built heritage as the natural world.	We have included an additional section (5.8) in the built environment chapter to cross reference the guidance on front garden development under natural environment.
93	1022	8. Town and Local Centres and the Evening Economy	8.3.3	8.3.3 Strong objection to the encouragement of higher scale development in Herne Hill village centre – the term higher scale is very vague can be very easily interpreted as anything from 3 to 30 storeys – is it to be higher than the predominant 3-4 stories within the two conservation areas protecting the village centre? If so this would be severely detrimental to their characters and appearance and by their very nature would be incompatible with the CA designation and therefore wholly insensitive to heritage and design issues so why open the door to this form of development in the first place? – this will be used by applicants during both the application and appeal stage to compromise and undermine both planning authority's positions.	We have removed the reference to higher scale development in relation to Herne Hill district town centre. This will be assessed on a case by case basis through the planning application process.
94	1022	8. Town and Local Centres and the Evening Economy		8.4.3 – evening economy uses. This section is too weak and needs strengthening – can it not read “there is a presumption against evening economy uses in predominantly residential areas or in close vicinity to residential properties” Herne Hill, on both sides of the Southwark and Lambeth divide has had a highly contentious history of highly inappropriate night-time venues and residents have long been critical of the two council's abilities to address this issue, as police reports of violence and disturbances will support.	We have amended paragraph 8.4.3 to strengthen the reference to the impact on the evening economy on community safety.
95	1022		9.1.1	9.1.1 – Dulwich Hospital. This section does not address the heritage significance of the remaining hospital buildings (including the fine arts and crafts nurses home), merely describing them as	We have included a new paragraph 9.1.4 which states that the Dulwich hospital building has been identified as a building of

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				being 'of varying age, design and quality' is not good enough. The demolition of the eastern wing several years ago has resulted in a major blight on the area leaving a huge derelict site enclosed by hoardings in the middle of an historic and characterful neighbourhood, which the planning authority has failed to resolve. The surviving buildings are clearly of significant historic and architectural interest worthy of reassessment for statutory listing and certainly should be designated as locally listed heritage assets accompanied by conservation area status. Lambeth acted quickly to designate a small conservation area to protect the former Lambeth Hospital near the Elephant and Castle and extended an existing CA to protect the former South London Hospital for Women in Clapham. Southwark should do the same. This would enable the LPA to ensure the sensitive restoration and adaptation of the historic buildings on this site which are greatly cherished by the community. Currently these historic buildings have absolutely no heritage protection and could be demolished tomorrow.	townscape merit or heritage value. Any proposal for the site will need to acknowledge the significant contribution the building makes to the local area. We would encourage any development to consider the re-use of the existing building and justify any loss.
96	1022		9.4.4	9.4.4 – it is not only Herne Hill village centre that is split between Southwark and Lambeth, but also the neighbourhood retail centre of West Dulwich so this should be referred to too	We have amended paragraph 9.4.4 to refer to the fact that both Herne Hill and West Dulwich straddle the borough boundary with Lambeth.
97	1022			I hope these comments are useful, please do not hesitate to contact me if any point needs further clarification.	Noted.
98	1021	9.1.2 Developme nt sites	9.1.2	welcome the provision made within the draft Dulwich SPD for the Dulwich Hospital Site and agree with the direction provided at paragraph 9.1.2 that "the use of part of this site for a school would help to meet the requirements of the [Dulwich Hospital] planning brief". The site is large enough to provide for the existing public health care facility within the western half. The eastern half should be reserved for the provision of a school. The site should be retained for the above D1 uses alone unless the provision of other	Noted. This site was designated as proposals site 73P in the Southwark Plan for a community hospital with Ancillary D (community) and B1 (office) use class and C3 (residential) Use class. We cannot change this designation through the SPD.

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				uses (e.g. residential or office) were necessary to financially facilitate the provision of those D1 uses.	
99	1020			Sustrans welcomes the opportunity to comment on the London Borough of Southwark's Spatial Planning Document for Dulwich.	Noted.
100	1020			Sustrans welcomes the guidance set out in section 7.3. Transport assessments submitted alongside planning applications are welcomed, but should be closely examined to ensure that sufficient consideration has been given to the transport impacts of any new development. As mentioned in this section, a lack of secure cycle parking is often cited as a deterrent to cycling, so secure cycle parking should always be included in any new development to enable visitors and residents to have the widest number of options available to travel to the site. Sustrans welcomes the recommendation that new developments will need to provide connections to existing cycle routes where possible. Cul-de-sac or gated developments should be avoided as these negatively affect the permeability of an area, particularly for pedestrians and cyclists. Where road closures are proposed, such measures as filtered permeability are welcomed to ensure that those travelling on foot or by bicycle are able to access the road still.	Support noted. Our requirements for the provision of cycle parking as part of new development are set out in our Sustainable Transport SPD.
101	1020			Within the visions for each area of the Dulwich SPD, enabling and encouraging residents to make more trips by foot or bicycle should be prioritised as a means to reach key destinations where car use is relatively high and public transport provision is lower than in other areas covered by the SPD. Enabling more people to make more journeys via sustainable means will not only address issues associated with car parking and congestion in the borough but will also improve air quality and protect the amenity of the residential areas, which is given as a key objective for Dulwich within the SPD.	The visions in the SPD are taken from our adopted Core Strategy. We will look at reviewing these visions through the New Southwark Plan which we are due to begin work on later this year.
102	1020			With regard to the Section .106 and the new Community	This is not a matter for the Dulwich SPD. We

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				Infrastructure Levy (CIL) mentioned in the final section of the SPD, we call for the funds raised to be spent on improving the urban realm and improving provision for pedestrians and cyclists throughout Southwark. As part of this strategy, we urge that accessibility to high quality, safe routes is improved and new cycle parking is installed. All efforts should be made to implement schemes that reduce reliance on car use while promoting walking and cycling. This will address local traffic issues such as congestion. Investing in these schemes will contribute to Southwark's sustainable development goals by facilitating many more local cycling journeys which collectively have a positive impact on the environment and public health. Enhancement projects will help to promote walking and cycling for short trips in and around the Borough.	have set out our approach to negotiating funds through CIL in our draft CIL Charging Schedule. We will also prepare a revised Section 106 SPD that we will use alongside CIL. Further information is available on our website; http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy
103	1019			We welcome that the document recognises the unique character of Dulwich and the need for conserving this very special area of the Borough. It is also clear that the lack of capacity for large scale growth referred to in the document brings with it problems that can only be addressed by innovative solutions in building design and building adaptation in order to provide suitable fit-for-purpose housing for the residents of the area. We feel strongly that basement extensions provide innovative solutions to provide home owners the opportunity to adapt their homes to meet their requirements. The SPD does not clearly outline the objectives for placing extra restrictions on basement developments and how this relates to the Dulwich community council area covered by document. No evidence has been presented to substantiate any of the concerns made in paragraph 5.7.1. To date, Southwark Council have not commissioned any independent expert reports to specifically identify and assess the likely important factors and issues considered as being potentially relevant to basement development policies in the Dulwich community council area. Reports commissioned by councils that address basement	The council's preliminary flood risk assessment has identified a number of critical drainage areas in Southwark. Two of these are located within the boundary of the Dulwich SPD. In these areas it is important to protect against any development that might result in an increase in flood risk, this includes basement development. The guidance set out in the Dulwich SPD seeks to ensure that basement developments do not have a detrimental impact on flood risk and residential amenity. In order to achieve this, we have set out when a basement impact assessment may be required to demonstrate whether the development is appropriate for the area. The Dulwich SPD provides additional guidance for development within the area

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				development in high density built environments are not relevant to Dulwich. The area covered by the SPD is not high density - with around a third of the area being open space – and as such, basement planning policy and guidelines adopted by other local authorities (eg Camden, Kensington & Chelsea) cannot be assumed to be pertinent to Dulwich. Unless Southwark Council can demonstrate otherwise, imposing extra requirements that are solely intended to make planning applications by Dulwich home owners more difficult and costly cannot be justified when existing building regulations and party wall legislation provide adequate protection to uphold standards and to deal with concerns from adjoining owners. It would be inappropriate to retain any of section 5.7 in the SPD until the Council have obtained expert advice to inform Dulwich specific basement planning policy and consulted more extensively on this specific issue.	however it can not set new policy. We will review our approach to basement developments at the borough wide level through the preparation of the New Southwark Plan.
104	961			Thank you for consulting English Heritage on the London Borough of Southwark's Draft Dulwich SPD. As the Government's statutory adviser on the historic environment, English Heritage is keen to ensure that heritage conservation and enhancement is fully considered in all aspects of the local planning process. Accordingly, we have reviewed this consultation in light of the National Planning Policy Framework (NPPF) which requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. We support the aims of the SPD to provide a framework to guide future development and decision making and ensure that it will sustain the historic character within the Dulwich Community Council Area. The quality of the historic environment contributes greatly to the character of the Plan Area and we welcome the proposed guidance on heritage and design. We consider that the SPD will serve as a useful tool, however, we do consider the draft SPD would benefit from a number of revisions	Support noted.

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				and considerations which would strengthen this vision. As such, we do offer the following comments and observations	
105	961	2. What is Dulwich like today?	2.7	We note that Section 2 sets out the vision in the Core Strategy and as such may not offer opportunity for revision. However, we would offer the following comments and observations. 2.7 Design and Heritage. There is no mention of design in this section. We would therefore recommend that the Council include a statement stating it will expect all new design to be of high quality and respond to local character and history, establishing a strong sense of place. Include reference to any related published guidance.	Section 2 of the SPD sets out what Dulwich is like today. We have set out further guidance in relation to design in chapter's four and five of the SPD.
106	961	2. What is Dulwich like today?	2.7.2	2.7.2 Add a sentence as follows: Where development or extension is proposed this must sustain the significance of heritage assets and their setting. The Council will give priority to proposals which demonstrably enhance the setting and significance of heritage assets.	Section 2 of the SPD sets out what Dulwich is like today. We have set out further guidance in relation to design in chapter's four and five of the SPD.
107	961	2. What is Dulwich like today?	2.7.3	2.7.3 Given the quality and wide variety of designated heritage assets within Dulwich, we would recommend the following revision to the opening section of this paragraph: Dulwich also contains many historic places and listed buildings, which reflect its gradual development from settlement along the medieval road, through the growth of the historic college, and the expansion of desirable and green suburbs during the 18th, 19th and early 20th centuries. The broad range of designated heritage assets encompasses fine examples of Georgian and Victorian Institutional buildings such as.....rooms for community events.	We have amended paragraph 2.7.3 to take account of these comments.
108	961	4. Heritage and Conservation	4.3	4.3 Additional guidance Conservation areas. The summaries have been drawn directly from the conservation area appraisals and in a number of instances are fragmentary and would benefit from modification to provide a stronger summary of character and significance.	These summaries are not intended to repeat the guidance set out in the conservation area appraisals. We have cross referenced where relevant to the conservation area appraisals in the SPD.
New rep	961	4. Heritage		Dulwich Village	We have amended paragraph 4.3.1 to take

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		and Conservati on		The description of the conservation area refers only to the character of the Village core and is drawn directly from the appraisal. We would suggest revising this to acknowledge the wider relationship to the College, Picture Gallery etc. as follows; The conservation area contains numerous designated and undesignated heritage assets of architectural, historic and townscape value. The Village is primarily a residential area, with shops, restaurants and a village pub at its heart. However, the wider context incorporates the Grandeur College Buildings, The Picture Gallery, Georgian and Victorian villas, designed landscapes, burial grounds, tree lined roads, wide grass verges and informal green spaces, creating a rich historic character and sense of openness	account of these comments.
109	961			Dulwich Wood Conservation Area. We recommend that you; • Delete a conservation area in its own right, as this is clear from the title and consider changing this to "a distinct character area in its own right". • We note that the conservation area appraisal is in the early stages of development and therefore currently lacks the additional guidance available for the other conservation areas. We consider it would be advisable to state this. • We recommend that the statement; The built form is characterised by large and medium sized detached villas is clarified in terms of age of the properties and style. • The phrase, includes a number of heritage assets in a mature landscaped setting, would also benefit from clarification. For example, does this mean heritage assets in an associated designed landscape setting, listed buildings within parks, statutory, or simply private houses with mature gardens? How does this vary from the detached villas with large gardens?	We have amended paragraph 4.3.1 to take account of these comments.

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				English Heritage found the statement: The distinctive modern houses in the area reinforce this character with their low sweeping eaves and generous garden spaces, a little unclear. For example, are low sweeping eaves also a feature of the older properties or is this a modern design feature which helps the properties blend into the landscape?	
110	961			The Sunray Conservation Area. We recommend the addition of the following additional statement of character; The area comprises of one of the best and complete examples of the interwar "homes for heroes" campaign which applied garden suburb principles, setting cottage housing in a richly planted landscaped setting	We have amended paragraph 4.3.1 to take account of these comments.
111	961			The Gardens Conservation Area English Heritage recommends the following insertion; The core of the area is ...a characterful square of 3 storey Victorian houses laid out in the 1870's arranged around a central green space. The conservation area includes the late Victorian 2 storey terraces on Oakhurst Grove and Kelmore Grove, and the grander 1820's/1830's properties which front Peckham Rye Common.	We have amended paragraph 4.3.1 to take account of these comments
112	961	4. Heritage and Conservation	4.3.2	4.3.2 Please add; There is a general....appearance of the conservation area and its setting.	We have amended paragraph 4.3.2 to refer to the appearance of the conservation area and its setting.
New rep	961	4. Heritage and Conservation	4.3.2	We recommend the sentence Permission has to be obtained....normally required elsewhere, be expanded and explained as this may refer to permission from Dulwich College, the removal of PD rights and planning permission, listed building consent, or conservation area consent.	We have amended the second bullet point in paragraph 4.3.2 to make it clear that we are referring specifically to planning permission. We have set out a fact box on page 36 setting out where listed building consent or conservation area consent may be required.

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113	961	6. Natural Environment		All trees.....under a tree preservation order. English heritage considers this needs clarification as the Dulwich Estate requires notification of works and the council will require notification on trees above a certain size, those covered by TPO's etc.	We have amended the final version of the SPD to make it clearer where tree's within conservation area's are protected.
114	961	6. Natural Environment		The guidance....should be followed. As the guidance for Dulwich Wood Conservation Area is in development, we would recommend clarifying this. We would also suggest modifying this statement as follows: Proposed works within the conservation areas should be considered against, and undertaken in accordance with, the management guidance set out in the conservation area appraisals.	We have amended paragraph 4.3.1 to take account of these comments
115	961	4. Heritage and Conservation	4.4	4.4 Listed buildings English Heritage recommends adding; Registered Parks and Gardens and Scheduled Ancient Monuments (or consider moving the reference to Scheduled Ancient Monuments included in this section to the section on Archaeology)	Paragraph 4.4.1 refers to both Scheduled Ancient Monuments and Registered Parks and Gardens.
116	961	4. Heritage and Conservation	4.4.2	4.4.2 We consider this would benefit from reference to undesignated heritage assets in accordance with the NPPF, and reference to those assets already identified in the current conservation area appraisals. It would be helpful to clarify whether the proposed review forms part of a borough wide revision of the local list or is only specific to the Dulwich SPD area. The borough may wish to consider including a paragraph in respect of regularly reviewing the list of heritage assets so that it remains an accurate assessment of the undesignated heritage assets within the historic character of the SPD area. We would also encourage you to consider identifying those designated heritage assets considered "at risk" and seek opportunities to resolve those issues through a positive heritage strategy (through monitoring, encouraging positive schemes for repair and reuse, including the potential for CIL funding). We further recommend the addition of the following sentence: Where development or extension is	We have amended paragraph 4.4.2 to state that in line with the requirements set out in the National Planning Policy Framework, we are carrying out a survey of buildings that are of townscape merit or of heritage value that we will be consulting on in due course. This is to ensure the effect of development proposal on the significance of a non-designated heritage asset is taken into account during the planning application process. We will have regard to the scale of any harm or loss to the significance of a heritage asset during the application process. Further information will be set out in our forthcoming Heritage SPD.

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				proposed this must sustain the significance of heritage assets and their setting. The Council will give priority to proposals which demonstrably enhance the setting and significance of heritage assets	
117	961		4.5	4.5 Archaeology Please see the above comment at 4.4. Consider migrating the reference to Scheduled Ancient Monuments from the above section on Listed Buildings.	We have amended paragraph 4.5.1 to refer to the Scheduled Ancient Monuments.
118	961	5. Built Environment	5.3	5. Built environment 5.3.5 We consider the amendment of the sentence; Allowing successive alterations ...car parking problems, to Allowing over-scaled and/or incremental extensions to properties car parking problems, would be beneficial.	We have amended paragraph 5.3.5 to refer to over-scaled and /or incremental extensions.
119	961	5. Built Environment	5.4.3	5.4 Back-land development 5.4.3 We would recommend adding a criterion in respect of Back-land development being acceptable subject to archaeological evaluation as set out in 4.5.1.	We have amended paragraph 5.4.3 to include a bullet point setting out how archaeological assessment may be required before back land development can be considered acceptable
New rep	961			In addition it may be appropriate to add a criterion in respect of proposals must be demonstrated to sustain and enhance the character and setting of designated or undesignated heritage assets.	We have amended paragraph 5.4.3 to take account of these comments
120	961	5. Built Environment	5.5.1 - 2	5.4 In-fill development 5.5.1 As this refers to the redevelopment of sites between existing property frontages we assume that this applies specifically to the redevelopment of previously developed gap-sites and would recommend that this is made clear. If this is not the case then we would suggest revising redevelopment to say development.	We have amended paragraph 5.5.1 to refer to "development" as opposed to redevelopment.
New rep	961			5.5.2 English Heritage recommends the Council consider adding a criterion in respect of the proposal; is demonstrated to sustain and enhance the character and setting of designated or undesignated heritage assets	We have amended paragraph 5.5.2 to take account of these comments.

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121	961	5. Built Environment	5.7	5.7 Basement development We would recommend inclusion of a paragraph stating that basements to listed buildings will require listed building consent in addition to an application for planning permission and will need to demonstrate that they do not harm the significance of the designated heritage asset, neighbouring heritage assets, or their setting. 8.3 Shopping areas	We have inserted a new paragraph 5.7.5 to take account of these comments.
122	961	8. Town and Local Centres and the Evening Economy	8.3.3	8.3.3 We consider the statement higher scale development in Herne Hill Village Centre requires greater clarification. Development should reflect the character and appearance of the conservation area and as such we would recommend identification of and consultation on appropriate locations and the clear setting of parameters. Inappropriately scaled development would be harmful to character and appearance. We recommend the Council consider requesting that higher scale development should be subject to a Visual Impact Assessment. The English Heritage/CABE guidance on the sighting of tall buildings offers helpful guidance on this.	We have removed the reference to higher scale development in relation to Herne Hill district town centre. This will be assessed on a case by case basis through the planning application process.
123	961	8. Town and Local Centres and the Evening Economy	8.3.6	8.3.6 You may wish to consider including the following guidance: New development will be expected to be of the highest quality and must reflect the character and appearance of conservation areas and local character. New development must sustain the significance of heritage assets and their setting. The Council will give priority to proposals which demonstrably enhance the setting and significance of heritage assets.	We have amended paragraph 8.3.7 to include this guidance to state that 2New development must be of the highest quality and must reflect the character and appearance of the conservation areas and local character. We do not consider that it is necessary to include the rest of the additional text as this is covered elsewhere in the SPD.
124	961	9. Developme nt sites	9.1.1	9.1.1 Dulwich Hospital. The site contains a number of buildings of townscape merit and local historic significance. We consider that the incorporation of the surviving buildings of historic and/or architectural interest would help any new development draw on the contribution made by the historic environment and respond to	We have included a new paragraph 9.1.4 which states that the Dulwich hospital building has been identified as a building of townscape merit or heritage value. Any proposal for the site will need to

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				local character and distinctiveness. As such, we would recommend that the site be subject to review and consideration given to identifying those surviving buildings and structures which make a positive contribution to local character and where appropriate identifying these as heritage assets.	acknowledge the significant contribution the building makes to the local area. We would encourage any development to consider the re-use of the existing building and justify any loss.
125	961	10. S106 planning obligations and CIL		10. Community Infrastructure Levy You may wish to consider adding the historic environment to the list of different types of infrastructure. Where the Council is seeking to promote growth through conservation led regeneration it would be sensible to for CIL rates to reflect this aim.	This is not a matter for the Dulwich SPD. We have set out our approach to negotiating funds through CIL in our draft CIL Charging Schedule. We will also prepare a revised Section 106 SPD that we will use alongside CIL. Further information is available on our website; http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy
126	149			Can I ask some clarifying Qs on the draft Dulwich SPD? It is about the boundary near where I live. * On page 29 it has the boundary map for the East Dulwich part. It shows on here the northern boundary including Goose Green and also the Camberwell CC side of Grove Vale. But on all the other maps I can see in the draft the boundary line is shown running along the middle of the main roads East Dulwich Road and Grove Vale. Can you explain why they are different? * As all the maps, except page 29, show the boundary excluding the Camberwell side of Grove Vale, is the statement about protected shopping frontages on page 20 applying to the Dulwich side of Grove Vale only? However is the primary protection of shopping frontages in some other umbrella doc?	The map on page 29 is a vision map taken from our core strategy. The guidance in the SPD is intended to apply to the area set out in the boundary map in figure 1. However, where there are similar characteristics on both sides of the boundary, the same approach will be set out in the adjoining planning documents, for example in the Camberwell SPD. Our overarching policies in relation to design and conservation are set out in core strategy strategic policy 12 and the saved Southwark Plan policies 3.12 to 3.18.
127	149/2.	What is Dulwich like today?	2.3.6	This may be a typo - para: 2.3.6 It says Harris Boys Academy is in Peckham Rye and Nunhead ward. These are two wards, and it should say Peckham Rye ward?	We have amended paragraph 2.3.6 to take account of these comments.

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128	149			This is a comment on the draft SPD for Dulwich and on the draft SPD for Camberwell. The comment concerns the shared boundaries of south Camberwell, East Dulwich and The Lane wards. The comment is linked also with my objection to the boundary proposed for the PNAAP along the shared boundary of The Lane and South Camberwell wards. This locality is my local neighbourhood. It suffers from being divided three ways by these administrative boundaries which are derived simply from electoral ward boundaries created for administrative reasons. These boundaries are not coherent in planning terms, as the neighbourhoods are not at all divided in reality. I appreciate that there has to be a boundary for the planning document. But if the neighbourhoods are going to be cut arbitrarily by those boundaries, there needs to be, in each of the planning documents for these three Community Councils where they come together in this locality, a section acknowledging in planning terms the unity on the ground of : * the Grove Vale shopping area, * the Goose Green neighbourhood, both of which are integrally linked to and overlapping * the Bellenden neighbourhood. Please take these comments into account for both the Dulwich and Camberwell SPDs.	The guidance in the SPD is intended to apply to the area set out in the boundary map in figure 1. However, where there are similar characteristics on both sides of the boundary, the same approach will be set out in the adjoining planning documents, for example in the Camberwell SPD. Our overarching policies in relation to design and conservation are set out in core strategy strategic policy 12 and the saved Southwark Plan policies 3.12 to 3.18.
129	127			Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier. Savills are therefore pleased to respond to the above consultation on behalf of Thames Water. Thames Water are the statutory sewerage and water undertakers for Borough and are hence a "specific consultation body" in accordance with the Town & Country Planning (Local Planning) Regulations 2012.	Noted.
130	127	5. Built Environment		There is currently a project underway in the Dulwich area investigating causes of flooding to property. Indications are that the cause of the flooding is run off from the green spaces onto the	Section 5.2.4 repeats the policy set out in the saved Southwark Plan and therefore we do not consider it appropriate to amend this

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				public highway and then customer properties. In order to address the risk of flooding developments will need to follow the sequential approach to ensure that surface water runoff is managed as close to source as possible in accordance with Policy 5.13 of the London Plan and Strategic Policy 13 of the Southwark Core Strategy. While developments will need to comply with the policies to accord with approved planning policy Thames Water consider that it would be worthwhile highlighting the requirement within the SPD by adding reference to drainage requirements after section 5.2.4.	reference. Further information with regard to drainage of development is set out in section 5.8 and 6.8 of the SPD.
131	127	5. Built Environment	5.7	Basement Development Section 5.7 of the draft SPD relates to basement development. Given their subterranean position, basements can be susceptible to flooding from sewers. In order to minimise the risk of sewer flooding to basement development Thames Water recommend that all basement development connected to the sewerage network should be installed with a positively pumped non-return valve device as recommended in Part H of the Building Regulations.	We have included a new paragraph 5.7.12 to reflect these comments.
132	127	5. Built Environment		In order to address Thames Water's concerns regarding the issue of flooding of basements the list on concerns in Section 5.7.1 should be expanded to include potential flooding of basement premises.	We have amended paragraph 5.7.2 to take account of these comments.
New rep	127			Section 5.7.9 could be expanded to include the requirement for the installation of a positively pumped non-return valve device in addition to those included within the residential design standards SPD in order to protect the amenity of future occupiers.	This is too detailed for the Dulwich SPD. We will assess the detailed specifications of design systems through the planning application process on a site by site basis.
133	127	10. S106 planning obligations and CIL		Community Infrastructure Levy With regard to the Community Infrastructure Levy it is Thames Waters understanding that CIL can not be used for the funding of	Noted. Further information on our identified infrastructure projects is set out in our infrastructure plan which is available on our website at;

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				infrastructure covered by the Water Industry Act. However, the council may wish to consider using CIL contributions for enhancements to these solutions especially for surface water flooding schemes.	http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy
134	881			On behalf of the Herne Hill Society I would like to make the following comments on the draft Dulwich SPD. 1: We are concerned about the reference to 'higher scale development' in Herne Hill. Apart from the fact that this term is too vague, it begs the question of higher than what? We would ask for a statement along the lines that any new development should be appropriate in scale to the surroundings and the existing buildings. 2: We support the references to policies about basement conversions and front garden parking but would ask that these be phrased more strongly.	We have removed the reference to higher scale development in relation to Herne Hill district town centre. This will be assessed on a case by case basis through the planning application process.
135	881				Support noted. The SPD can only set out additional planning guidance but it cannot set new policies. We can look at reviewing our policies in relation to basement developments and front garden development through the New Southwark Plan which we are due to start work on later this year.
136	881			3. We would like clarification about proposals for the night time and evening economy. These phrases appear to be used synonymously but there is a big difference in terms of local impact between a restaurant that may close at 11 and a bar/club that opens until say 3am. Illegal night clubs have caused considerable problems in the past particularly in Norwood Road and we feel that in such a centre that these uses are not appropriate. We would ask therefore that a policy banning such uses is introduced. We appreciate that licensing has a role to play here but a strong planning policy would help greatly.	As set out in the Dulwich SPD, evening and night time uses have different planning use classes. We have included some additional text in the SPD setting out how we might look at controlling the amount of different uses that locate in our town centres through the New Southwark Plan.
137	881			4. We cannot find any reference to the site of the James Black building in Half Moon lane which we understand is now unused and is a potential development site. The Society wrote to the	The Dulwich SPD cannot identify new sites for development. Site allocations can be made through the New Southwark Plan

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				Planning Department about this site several months ago, drawing particular attention to the fine trees on site but has yet to receive a response. In our view, the site should be the subject of planning guidelines so that any potential purchaser or developer is made aware of the constraints on the site. These guidelines should be subject to local consultation.	process which we are due to begin work on later this year.
138	961	4. Heritage and Conservati on	4.4	4.4 We would recommend this should be revised to: English Heritage maintains the National Heritage List for England which identifies all nationally designated heritage assets including Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Battlefields and Wreck Sites. Dulwich currently includes 90 listed building entries, two Grade II Registered Parks and Gardens at Dulwich Park and Belair Park, and (including the appropriate number) of Scheduled Ancient Monuments. We would suggest Southwark's own Borough Archaeological Adviser, Chris Constable, should be consulted on the guidance.	We have amended paragraph 4.4.1 to reflect these comments. We have not included a reference to Battlefields and Wreck sites as we do not have any of these in Dulwich. We consult our archaeology officer on all emerging planning documents and his comments have been incorporated in to the SPD.
139	961			Further to my comments on the London Borough of Southwark's Draft Dulwich SPD, dated 28 March. I can now offer additional comments in respect of the Draft Sustainability Appraisal which accompanied the SPD consultation As the Government's statutory adviser on the historic environment, English Heritage is keen to ensure that heritage conservation and enhancement is fully considered in all aspects of the local planning process. Accordingly, we have reviewed the SA in light of the National Planning Policy Framework (NPPF) which requires, as one of its core principles, that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Many of our comments on the SA and SPD were identified at the scoping stage and are referred to in Appendix 3. In our view the Draft Sustainability Appraisal is comprehensive and therefore we do not wish to comment in detail. However we	Noted.

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				do consider a number of amendments may be appropriate to ensure the documents more accurately reflect the historic significance of the SPD area	
140	961	4. Heritage and Conservati on		4.4.9 Parks and open spaces We consider the identification of the two Grade II Registered Parks and Gardens in this section beneficial, however in our view this identification would benefit from being carried through to their inclusion in the Design and Heritage section. We have therefore suggested this is rectified in 4.4 of the SPD Document.	We have amended section 4.4 to refer to registered parks and gardens in the final version of the SPD.
141	961	4. Heritage and Conservati on	4.4.10	4.4.10. Design and Heritage We are pleased to note the additional clarifications resulting from our comments on the SA scoping report (Appendix 3). However, as the baseline information for locally listed buildings/buildings of townscape merit is not yet available, it would be potentially helpful to clarify when and how this is to be addressed. We also note that the Dulwich Wood CA Appraisal is not yet complete and would also suggest that the measures to address this are also clarified (these issues are carried forward into the SPD). In our view the last two sentences of this paragraph (4.4.10) in respect of listed buildings are a little vague and would benefit from clarification, for example "a borough-wide schedule of listed buildings", is this a reference to the National Heritage List for England, or a Council list? If so, it would be helpful if this is clarified. The references to Belair House and Kingswood House, in our view, appear rather arbitrary. We have suggested that SPD section 4.4 is strengthened through a slightly revised explanation of the examples illustrative purpose.	We have included some additional text in both the SA and the final version of the SPD to clarify our position on the identification of non-designated heritage assets and to make it clear the a conservation area appraisal for Dulwich Wood is currently being prepared. We have also included some additional information on archaeology and design.

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				We would also suggest a reference to Archaeology is included. We note that there is no reference to design in this section. As this requires greater qualitative analysis you might wish to consider referencing the existing CA Appraisals and Management Guidelines do give useful guidance on appropriate design, and publications by CABI and EH set out how good design might be encouraged and measured (via submissions to Council Design Review meetings, liaison with CAAC's, CAAC reviews, Neighbourhoods etc).	
142	961	5. Built Environment	5.1	5.1 Sustainability Issues English Heritage publishes extensive guidance on tackling climate change in the historic environment and the issue of retro-fitting. This guidance promotes an informed holistic approach and, as such could be referred to in promoting a balanced approach to a sustainable future (see comments below in respect of Appendix 2 Guidance).	Noted.
143	961	6. Natural Environment		6.2 The SA Framework Conservation of the Historic Environment. In our view it would be preferable to substitute heritage assets and their setting for historic buildings and remains and their setting. This would reflect the NPPF and encompass SAM's, Registered Parks and Gardens and undesignated heritage assets such as buildings of townscape merit outside a CA. As the Council proposes to undertake a study of buildings of townscape merit it may be beneficial for this to be included as a sustainability indicator. We would also suggest that 13.3 should also be amended to include Registered Parks and Gardens and SAM's	This has been amended in the final SA report.
144	961			Appendix 2 Relevant Guidance and other reference documents	These documents have been included in

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				In our view, our published guidance on the Setting of Heritage Assets (2011) which provides assistance to those involved with managing development that may affect the setting of heritage assets could be usefully included within this section. We would also suggest you may wish to include Energy Conservation and Historic Buildings of Part L of the building Regulations to historic and traditionally constructed buildings (English Heritage 2011) and Climate Change and the Historic Environment (English Heritage 2008). We also maintain a website entitled Climate Change and Your Home which aims to help owners of older and historic homes to understand more about their properties and ways of saving energy (www.climatechangeandyourhome.org.uk).	Appendix 2 of the final SA report.
145	842			Thank you for consulting TfL on this draft policy document. TfL's primary interests in the Dulwich SPD area are the A205 Dulwich Common/Thurlow Park Road, which forms part of the TfL Road Network (TLRN), the A2216 Lordship Lane and A2199 Croxted Road, which form part of the Strategic Road Network (SRN), efficient operation of bus services and continued encouragement of walking and cycling. The general thrust of the SPD is retention of character and strengthening of local centres. Indeed the strategic SPD policies acknowledge that there is no capacity for large scale growth in the area and that the Mayor has not set any targets. As such, TfL has no comment on the broad policy direction of the SPD as it is unlikely to have significant implications for strategic transport provision. However, we do have the following specific transport related comments:	Noted.
146	842	2. What is Dulwich like today?	2.2.3	Paragraph 2.2.3 This states 'There are poor links to the underground system and some areas suffer a lack of convenient bus routes serving central London. Thus the most popular way of getting to work is by the overground trains, used by around a third of people'. We feel this is a somewhat misleading statement that	We have amended the wording in paragraph 7.3.2 to reflect the fact that Dulwich is served by a bus network that is commensurate to the suburban densities in the area. Our Transport Plan sets out our priorities for

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				does not take into account the geography of the area, or what TfL considers is a comprehensive bus network and good National Rail connections to London and elsewhere. It is also inconsistent with other statements further on in the SPD. For example, paragraph 2.4.8 states 'Dulwich Village is reasonably well served by a choice of means of transport, as the centre is served by three bus routes and North Dulwich railway station is within walking distance of the northern end of the centre'. This part of south London is obviously devoid of London Underground (LU) stations for well known historic reasons (ground conditions etc), the nearest station being Brixton, but the bus network has evolved to reflect this. Three bus routes link the SPD area directly to Brixton LU Station: the 37 (24 hour service) which serves North Dulwich and Herne Hill, the P4 which serves Dulwich Village and the 3/N3 which serves West Dulwich and Herne Hill. In addition three bus services along Lordship Lane, the 40, 176 (24 hour service) and 185 all serve other underground stations, such as Elephant and Castle, Oval and Vauxhall. The three services running along Lordship Lane and the 3/N3 all continue to central London. Indeed, paragraph 7.3.1 states 'Dulwich is served by twelve bus routes, seven of which continue to central London'. The far south of the SPD area is directly adjacent to Crystal Palace bus station, which is one of the busiest such facilities in south London, served by 10 daytime bus routes and three night bus routes. There are also a number of direct bus links between the SPD area and London Underground stations such as Denmark Hill, Peckham Rye and Forest Hill. TfL therefore feel this is a good and appropriate level of bus service provision, particularly given the relatively low population density in the SPD area which, at 52 people per hectare, is half that of Southwark borough (100 people per hectare, which is the average for inner London) and is more akin to outer London. SPD paragraph 2.6.1 also acknowledges that 33% of the SPD area is protected open space. However, a key benefit of buses is their	improving transport in the borough. We will continue working with TfL to achieve our objectives in the Transport Plan.

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				flexibility. TfL undertakes regular reviews of the bus network and we would always be willing to discuss potential changes with stakeholders in response to local changes in population or services such as healthcare, as per London Plan policy 6.7 (better streets and surface transport). The SPD could therefore be an appropriate place to promote and justify the transport links that the Council consider are currently lacking.	
147	842			Note that, to avoid confusion, it would be better to replace 'the overground trains' in paragraph 2.2.3 with 'National Rail services' – overground is the colloquial name of London Overground services which do not serve the SPD area directly.	We have amended the reference to overground trains in paragraph 2.2.3.
New rep	842			The Mayor is however making a case for TfL to control some Southeastern National Rail services, which may include services calling at West Dulwich and Herne Hill stations which lie at the western edge of the SPD area. If this is accepted by the Government, it is anticipated that stations and train services will be improved to the standard of current London Overground services and better integrated with the wider TfL network. It would therefore be good if support for this could be given within the SPD.	We support the Mayor's case for TfL to control some Southeastern National Rail services, however, we do not feel that the SPD is the appropriate document for this level of detail at such an early stage.
148	842	5. Built Environment	5.3	5.3 Subdivision of large properties We support the policy of seeking to restrict sub-division of larger properties as paragraph 5.3.1 points out, this leads to proliferation of on-street parking that can adversely impact on cyclist and traffic flow on roads such as Lordship Lane if opportunity for short stop parking on side roads is reduced. This accords with London Plan policy 6.11 (smoothing traffic flow and tackling congestion).	Support noted.
149	842	6. Natural Environment	6.4	6.4 South East London Green Chain We strongly support the policies to maintain and enhance the South East London Green Chain walk as it is a strategic walking	Support noted.

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				route identified in London Plan policy 6.10 (Walking).	
150	842	6. Natural Environment		6.7 Trees We strongly support the policy to protect and enhance trees as this will assist TfL in protecting street trees along the A205, in line with London Plan policy 5.10 (Urban Greening).	Support noted.
151	842	7. Transport and Accessibility		7. Transport and Accessibility The broad thrust of the transport policies are supported, particularly the list in paragraph 7.3 which seeks to encourage walking, cycling and public transport use and reduce car use.	Support noted.
152	842	7. Transport and Accessibility		The Mayor has recently launched his Vision for Cycling in London1 (March 2013) which seeks to encourage wider uptake of cycling and making it safer by, amongst others, creating new 'quiet ways'. A 'South Circular Quietway' is planned to parallel the A205. The Dulwich area will obviously play a key role in this, as it is already a 'village in the city', which forms part of Mayor's wider vision for London. It also has a good network of existing 'quiet' cycle routes such as Dulwich Park and College Road. As such, the SPD could be more specific in the promotion of cycling and could consider how the area could help deliver the Vision for Cycling, for example by identifying potential Quietways linking key places in the SPD area or serving the area. The SPD could also consider how severance (both in terms of physical obstruction and safety/fear of crime) of roads, railways, off-road routes and private land could be reduced for pedestrians and cyclists, for example through redevelopment opportunities, better crossings/lighting and new 'permitted paths'.	The SPD states that "where appropriate, new developments should contribute to increasing provision of cycle paths by linking up the existing path and improving facilities for cyclists throughout." We consider that this is sufficient to support the Mayor's Vision for Cycling at this stage. Further detail around the location of Quietways will be set out in our Transport Plan.
153	842	7. Transport and Accessibility		Following on from comments on paragraph 2.2.3 above, we request that the following sentences in paragraph 7.3.1 are reconsidered and amended to better reflect the bus service provision. 'Despite this, large parts of the area remain relatively	We have removed the reference to the area being poorly served by public transport in paragraph 7.3.1.

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		y		poorly served by public transport'. Figure 11 shows that there are areas of low PTAL, however these are generally the protected open space and areas of very low density of development (for example between Dulwich College and Sydenham Hill, where buses cannot run anyway due to the private College Road).	
154	842	7. Transport and Accessibility		Access to public transport is much better around the stations but other parts of Dulwich, especially to the south, have poor access. In particular, there are poor north south links across Dulwich and poor links to Kings College Hospital. Again, generally it is areas in the south with very low density of development/open space that have low PTALs. Some parts of the south near to Crystal Palace bus station actually have a good PTAL. North-south links in the centre of the SPD area are prevented by College Road and would only serve low density areas. North-south bus links in the west and east of the SPD area, and in Dulwich Village end of College Road, are considered to be good especially in relation to density of development.	Noted.
155	842	7. Transport and Accessibility		Links to King College Hospital are considered to be good from East Dulwich (40, 176, 185, 484 bus routes) and Herne Hill/North Dulwich (42, 68, 468, X68, N68 routes), however it is acknowledged that there are no direct bus links between Dulwich Village and West Dulwich to the hospital.	Noted.
156	842	7. Transport and Accessibility		Herne Hill has good access to public transport compared with other parts of Dulwich whereas other parts of Village ward and parts of College ward suffer from a lack of access to public transport. As above, this reflects the low density of development in this area and the private section of College Road. It is also somewhat inconsistent with the statement in paragraph 2.4.8.	Noted.
157	842	7.		As mentioned above, TfL would be willing to consider suggestions	Noted. The SPD is primarily a document

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		Transport and Accessibilit y		for changes to the bus network to reflect local changes in population or service provision. Therefore the SPD could be an appropriate place to outline the case for changes that the Council consider are needed to support the aspirations for the area.	focusing on new development in Dulwich. Our Transport Plan sets out our aspirations for improving public transport accessibility in Dulwich.
158	8427	Transport and Accessibilit y		8. Town and local centres and the evening economy The policies to strengthen the existing local centre offer is supported, as clusters of services are more efficient to serve, and easier to access by, public transport, walking and cycling (London Plan policy 2.15 town centres).	Support noted.
159	643			Re: London Borough of Southwark: Dulwich Supplementary Planning Document. Thank you for consulting the Environment Agency on the above. We worked closely with the London Borough of Southwark in identifying environmental issues and provided data and information to inform the adopted Core Strategy and the draft version of the Dulwich Supplementary Planning Document (SPD) which was previously consulted on in 2009. We support the spatial strategy for the borough as set out in the Core Strategy to improve places in Southwark building on each area's strengths and unique identities. We also support the Core Strategy area visions for the SPD to ensure that the area has accessible, locally distinctive, well designed places which are interconnected and linked to the rest of London. We would wish to provide further comments on the following: . Vision Areas and Sustainable Design . Basement Development . Surface Water Management . Public Realm and Biodiversity . Waste Strategy Please find attached below our detailed comments for your consideration. For other most up to date and accurate environmental evidence we recommend using our Data Share service where you can access our environmental datasets and also datasets from Natural England, Forestry Commission and English Heritage. http://www.geostore.com/environment-agency/	Noted.

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				Do not hesitate to contact me should you wish to discuss this further.	
160	643	3. What will Dulwich be like in the future?		Vision Areas and Sustainable Design We support section 3- What will Dulwich be like in the future? - especially paragraph 3.2-3.5 which sets out the Core Strategy area visions for the Dulwich Village / West Dulwich, East Dulwich, Lordship Lane town centre and Herne Hill. The vision areas uniquely highlight Dulwich specific characteristics and local issues that may be addressed through the development process and environmental improvements. Public involvement in the character of the areas and planning process are fundamental to the success of the neighbourhoods. Good design solutions should mean that interventions enhance the environment and sense of place, rather than feeling like clumsy inserts in local public spaces. Design quality is fundamental to how places work. This may include public spaces that are safe and attractive and buildings that are at appropriate scale and density to support local services. Places that respect their context, using it as a starting point to enhance local character, and so connect, physically and socially, to the surrounding built environment and landscape, are more likely to have a strong, positive identity. A well-designed neighbourhood should also be sustainable socially, economically and environmentally. It should also create neighbourhoods where it is convenient and safe to walk or cycle to shops, schools and access to public transport. Basement Development We support section 5.7 wide coverage of basement development. Although Schedule 2 Part 1 Class A of the General Permitted Development Order 1995 (as amended in 2008)(GPDO) gives i@permitted development rights; for certain types of extensions,	Support noted.
161	643	5. Built Environment		Basement Development We support section 5.7 wide coverage of basement development. Although Schedule 2 Part 1 Class A of the General Permitted Development Order 1995 (as amended in 2008)(GPDO) gives i@permitted development rights; for certain types of extensions,	Support noted.

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				including for the construction of basement extensions, development should proceed with caution. The London Borough of Southwark's Strategic Flood Risk Assessment sets out recommended development control policies within section 6.4.4, stating that for less vulnerable development, flood resilient design measures and a site specific flood evacuation plan should be implemented to ensure that in the event of a breach the risk to life and property are minimised. The recommended development control policies are embodied within the London Borough of Southwark's Sustainability Assessments Supplementary Planning Document (SPD) that sets out in more detail the requirements for site specific flood risk assessments. The London Borough of Southwark's Sustainable Design and Construction Supplementary Planning Document section 9.2 states 'sleeping areas should not be located below the predicted 1 in 200 year flood level'. The table within Appendix 5 of the SPD states that 'No residential development is permitted at ground floor level' and 'No basements permitted within this area' for the less than 6 hours rate of inundation zone.	
162	643			Surface Water Management Flood and Water Management Act requires local planning authorities to exercise their flood management functions in line with the Environment Agency's flood and coastal erosion strategy, which has also been published. The Act also gives councils more powers to carry out works to manage groundwater and surface water flooding. The Drain London Forum continues to help boroughs with their responsibilities for managing flood risk by providing guidance on asset registers, helping to form multi-agency partnerships and sharing good practice, knowledge and expertise. For more information please visit: http://www.london.gov.uk/drain-london New housing development will be expected to include a provision for the adequate environmentally acceptable measures to deal	Noted. The guidance set out in the Dulwich SPD seeks to ensure that planning permission for development that includes non-sustainable methods of surface water drainage will not be granted.

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				with surface water run-off or discharge. Green roofs and other surface water storage or infiltration may help to reduce flood risk. Planning permission for development that includes non – sustainable methods of surface water drainage should not be granted unless it can be demonstrated that sustainable techniques are not feasible on the grounds of practicability. For practical guidance on designing green roofs to suit local site conditions and maximising benefits please visit: www.environment-agency.gov.uk/greenroofs London Borough of Southwark as the Lead Local Flood Authority (LLFA) has full responsibility for managing flood risk from surface water, groundwater and ordinary watercourses. Developments should have regard to the following criteria: determination of potential overland flow paths and proposals for appropriate solutions to minimise the impact of development on surface water flooding. Road and building configuration should be considered to preserve existing flow paths and improve flood routing, whilst ensuring that flows are not diverted towards other properties elsewhere; In the areas outlined in the Surface Water Management Plan as areas with increased risk of surface water flooding, a FRA should mitigate off site surface water flooding by aiming to achieve greenfield run off rates or better. SUDS techniques should be applied with regard to the London Plan Sustainable Drainage Hierarchy. Incorporation of soft landscaping and permeable surfaces into all new residential and non-residential developments. Retention of soft landscaping and permeable surfaces in front gardens and other means of reducing, or at least not increasing, the amount of hard standing associated with existing homes is encouraged. New driveways or parking areas associated with non-residential developments and those located in front gardens should be made of permeable material. application of a site wide sequential approach to development by	

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				locating buildings within the areas of lowest flood risk on a site in accordance with the areas set out within the Surface Water Management Plan as areas with increased risk of surface water flooding;	
163	643			Sustainable Drainage Systems The Flood and Water Management Act 2010 will introduce far-reaching requirements for SUDS on future construction work. When the commencement order takes effect, applicable construction works will not start until drainage systems have been approved by „Approving Bodies. in line with national standards for SUDS. The existing right to connect surface water drainage systems to public sewers (under Section 106 of the 1991 Water Industry Act) will be restricted to those approved under the new regime, i.e. appropriate SUDS. Approving Bodies (the local planning authorities) will be obliged to adopt all approved drainage systems except those on single properties and public highways. Road drainage will be adopted by Highways Authorities, as now, but design, construction and maintenance must be in line with the new national standards. This will therefore impact on how development in the town will be implemented. The Act applies to any construction work that creates a building or other structure, including “anything that covers land (such as a patio or other surface)”, that will affect the ability of land to absorb rainwater. In other words all new buildings, roads and other paving, whatever the size, type or scale of the project, will be affected – as well as alterations that have drainage implications Sewers The Flood and Water Management Act 2010 requires that all new sewers/lateral drains are adopted by the Water Companies. Existing private drains and sewers were adopted from 1 Oct 2011.	Noted.
164	643				Noted.

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				Developments with new sewers are now required to enter into an adoption agreement under the Water Industry Act 1991. Developers are expected to produce detailed drawings, manhole schedules and sections together with drainage calculations to the Unified Build Standard issued by DEFRA. This standard is expected to be incorporated into the forthcoming Sewers for Adoption 7th Edition which will also cover pumping stations. Sewers should include adequate clearance from adjacent buildings to allow for future access for maintenance and structural integrity of the sewer. Careful routing of the drainage network would minimise the requirements for Easements and Building-Over agreements.	
165	643	6. Natural Environment	6.3	Public Realm and Biodiversity We support paragraph 6.3 Open spaces and would recommend a consistent and coherent approach for the whole area is designed as one complete programme. Major new developments should provide the opportunity for the introduction of green spaces that can both slow the passage of surface water and reduce the use of water in buildings. We are pleased to note that a number of major open spaces throughout Dulwich are already linked by the South East London Green Chain Network. Providing new and attractive green grid style development, improving entrance ways and knowledge of parks, enhancing and possible extension of the existing green spaces would be welcome development. We see development as an opportunity for the green spaces to become a major educational and community resource. We would recommend new developments to incorporate green roofs. Living roofs can deliver extensive benefits by creating new outdoor spaces (in some instances); enhancing biodiversity; extending life of the roof; reducing flood risk (by absorbing heavy rainfall); providing insulation thereby reducing energy consumption and improving the appearance of our cityscape. Green roofs offer a	Support noted. Further information on how we will require green roofs to be provided as part of new development is set out in our Sustainable Design and Construction SPD.

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				relatively wide-ranging scope for habitat creation, depending on the design. Green roofs can range from basic moss roofs to extensive green roofs that re-create a meadow habitat. Within London the prevalent type of green roof is one that re-creates brownfield habitat. For more information please refer to our Green Roofs Toolkit The council should require development proposals to include landscaping and other ecological features that contribute towards protecting, managing and enhancing local biodiversity. Information on these measures must be submitted with an application. Applicants proposing major Developments should appoint a suitably qualified ecologist to prepare appraisal of the proposals and, if appropriate a biodiversity action plan for the site. The SPD should demonstrate how proposals will positively contribute to the England Biodiversity Strategy. The Pocket Parks Programme aims to deliver 100 new or enhanced pocket parks across London by March 2015. The Programme is part of the Mayor.s London.s Great Outdoors - the initiative to improve streets, squares, parks, and canal and riverside spaces across London. Please visit for more detail: http://www.london.gov.uk/priorities/environment/greening-london/parks-green-spaces/pocket-parks	
166	643			Waste Strategy Composting of food waste. It is acknowledged that the town centres and in particular retailers and businesses produce significant amounts of waste and would therefore support proposals to gain additional value from the waste produced by, for example, composting of food waste for use in local food growing projects. As regulators of the waste industry we are aware of the impacts that waste activities can have to local residents.	Noted.
167	643			Construction and Demolition Waste	Noted.

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				We support recycling of waste generated by construction and demolition of development in Dulwich. In accordance with Section 34 of the Environmental Protection Act and the Duty of Care in respect of waste, any waste generated on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. There is an improved Code of Practice to regulate the reuse of excavated materials. This Code will facilitate easier cleaning up and re use of excavated materials in soil treatment centres or soil hospitals, which can economically serve a number of small development sites in an area and reduce the need and cost of sending off site to landfill or treatment. Please refer to the link below -Development Industry Code of Practice - Definition of Waste http://www.claire.co.uk/index.php?option=com_phocadownload&view=file&id=212:initiatives&Itemid=82	
168	977			Daniel Watney LLP has been instructed by its client, The Dulwich Estate, to review and submit representations on its behalf to the draft Dulwich SPD. The Dulwich Estate ("The Estate") is supportive of the principle of the SPD and its role in shaping the future of the area. The Estate is concerned however that the draft SPD does not seek to optimise on the opportunity presented by an SPD to facilitate appropriate development.	Noted. Detailed officer comments below in response to the detailed comments.
169	977			The Role of a Supplementary Planning Document The NPPF advises at paragraph 153 that supplementary planning documents should only be used where they can help applicants	The SPD sets out additional guidance on the saved Southwark Plan and core strategy policies. In order to make to document clear and easy to use, we have structured the SPD

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				seeking planning permission make successful applications or aid infrastructure delivery. Paragraph 174 goes on to advise that, in order for supplementary planning guidance to be appropriate, it should facilitate development throughout the economic cycle. Firstly, we do not consider the SPD to be effective in providing supplementary planning advice as it is largely an iteration of planning policies that can already been found within the saved Southwark Plan and Core Strategy. The SPD does not seek to refine these policies in respect of development within Dulwich nor does it identify opportunities for growth and development which can enhance the area and the wider Borough. As the SPD defines, 52% of the Borough falls within a Conservation Area and therefore development in these areas is already informed by those relevant adopted policies at the local and regional level. There is therefore no need for a document which reiterates this guidance, particularly one which places a great emphasis on 'conservation' as the draft SPD currently does. It is a core planning principle of the NPPF that planning should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effect should be made to...meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth." We would contend that the draft SPD is contrary to this guidance. For example, paragraph 3.2 through to Paragraph 3.5 of the draft SPD describes the "vision" for the four areas that make up Dulwich: Dulwich Village / West Dulwich, East Dulwich, Lordship	so that we set out which policies the additional guidance set out in each of the chapters builds on. Dulwich has a high percentage of land within a conservation area which is a characteristic that is unique to this area. We therefore consider that is appropriate to set out some additional guidance for development that reflects the significance of the conservation areas and their wider setting. The SPD provides additional guidance for development in Dulwich, taking into account the design and heritage impacts. It is already acknowledged in the Council's adopted Core Strategy that there will be limited growth in the area covered by the Dulwich SPD. The SPD is a lower tier document and cannot set new policy. It is therefore not an appropriate document to set out site allocations or targets for growth. We will look at new site allocations and review all of our existing site allocations through the New Southwark Plan which we are due to start work on later this year. We recognise that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This includes looking at the social, environment and economic impacts of development.

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				Lane Town Centre and Herne Hill and adds very little in terms of guidance: Dulwich Village / West Dulwich: "We will continue to protect Dulwich Village / West Dulwich... We are conserving Dulwich Village / West Dulwich and there is no capacity for large scale growth." East Dulwich: "There will be very little growth, with the focus on improving what is already there and protecting its suburban character." Lordship Lane Town Centre: "We are conserving the area and there is no capacity for large scale growth." Herne Hill: "We are focusing on further improving Herne Hill... As there are few development sites in Herne Hill there is little capacity for growth." Contrary to the NPPF, the strategy for these four areas provides nothing to facilitate development and the SPD therefore fails in its responsibility. We would recommend that in order for this to be an effective SPD there needs to be greater emphasis on planning positively by identifying and highlighting the potential for small and medium scale development opportunities and provide proactive guidance and advice on how such opportunities can be realised.	Core planning principles set out in the NPPF include seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. With these principles in mind, we consider that the SPD sets out appropriate planning guidance that would promote the most sustainable development possible in Dulwich where the opportunity arises for new development to come forwards.
170	977			Conserving and Enhancing Dulwich The Dulwich Estate is supportive of the conservation and enhancement to the amenity of Dulwich; as is evident by its Scheme of Management which is applied to some 4,000 freehold	Our approach to meeting the London Plan housing targets in Southwark is set out in our adopted Core Strategy. The majority of new development will be focused on our growth areas including Bankside, Borough and

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				dwellings which fall within its boundaries. The Estate's amenity areas as defined in its Scheme of Management contribute to the character and appearance of the area and arguably, in absence of the Estate and its Scheme of Management, Dulwich would not be what it is today, with its unique and attractive character as a genuine 'village'. The Estate is not seeking amendments to the SPD that would encourage unconstrained development and growth. However, we would contend that the SPD should adopt a more positive approach to fostering development and growth, i.e. it should seek to both conserve and enhance the area. The SPD puts a particular emphasis on 'conservation', but as we have stated, 52% of the SPD area falls within a conservation area and is thus already subject to an intrinsic level of conservation. Chapter 12 of the NPPF provides guidance on 'Conserving and enhancing the historic environment'; acknowledging that it is through both conservation and enhancement that sustainable development is achievable and areas such as Dulwich are able to exist and thrive in perpetuity. In particular the NPPF makes reference at paragraph 126 of "the desirability of new development making a positive contribution to local character and distinctiveness". The NPPF advises at paragraph 65 that "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Through its review of relevant policies, the draft SPD references the importance of good design and other development considerations and therefore any proposed development would only be acceptable if it is supported by relevant policy guidance including the principles of good design and conserving and	London Bridge, Elephant and Castle, Aylesbury, Canada Water and Peckham. The Core Strategy states that "we will improve our other unique areas to strengthen their local characteristics (Bermondsey, Nunhead, East Dulwich, Herne Hill, Lordship Lane and Dulwich Village/ West Dulwich)." The Dulwich SPD seeks to ensure that development that occurs in Dulwich is appropriate in design and reflects local characteristics. It does not set out the level of growth intended for Dulwich, this has already been determined through the policies set out in the Core Strategy. The Dulwich SPD cannot set out site allocations and therefore this is not an appropriate document through which to identify opportunities for development. We will look at reviewing our site allocations across the borough as part of the New Southwark Plan which we are due to start work on later this year. It should be noted that the London Plan target is a cumulative target that is intended to cover a 10 year period. We have continued to review our housing supply following the adoption of the NPPF, and through our updated trajectory think that we can meet this target over the relevant timeframe. Further information is set out in our soon to be published subsequent

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				enhancing the character and appearance of an area. The SPD should therefore seek to identify and support opportunities for positive growth and development and would bring the SPD into accordance with the NPPF and its proactive drive towards sustainable development. It is of note that in the most recently available Authority Monitoring Report 2010/11, Southwark's residential completions were below the 2011 London Plan target of 2,005 net additional dwellings per year. The AMR advises that "Based on current projections we will struggle to meet the new London Plan target". The NPPF requires LPAs to proactively support sustainable development and make every effort to deliver the homes an area needs.	Authorities Monitoring Report 2011-2012..
171	977			Identifying Additional Development Opportunities Chapter 9 of the SPD identifies two development opportunities. The Dulwich Hospital site is identified as having the potential to provide a high quality mixed use scheme incorporating housing, public services and employment floorspace. The second site, the Velodrome (which is owned by the Estate), is earmarked for improved cycling facilities. The NPPF requires Local Planning Authorities to positively seek opportunities to meet the development needs of their area. The draft SPD, as currently proposed, specifically identifies only two development opportunities in the entire area. The Estate, as one of the largest land owners within the SPD area, has a desire to enhance and develop its extensive property and it would be reasonable to assume that there are other sites under different ownership which offer development opportunities which would enhance the area and introduce the homes, jobs, public services and public realm improvements the area needs. The draft SPD	The SPD provides additional guidance and does not set new policy or identify sites for development. The two development opportunities identified in this document are referred to for the following reasons; 1) The Dulwich Hospital site is the only proposals site identified in the saved Southwark Plan in Dulwich and has yet to be developed. We also have an adopted planning brief for this site. 2) The Herne Hill Velodrome is a large development site in Dulwich and the Herne Hill Velodrome Trust has recently submitted a planning application for improvement works. Some funding has also been secured for further work to improve the cycling facilities at the Velodrome.

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				identifies, for example, that there is projected pressure on primary school places yet the document has made no effort to identify opportunities where this could be addressed. Similarly Dulwich Village is described in the SPD as not having access to a wide range of services, however the SPD does not propose how to address this. As opposed to solely conserving Dulwich, the SPD should positively encourage the creation of vibrant, sustainable communities as required by the NPPF. We would recommend that the SPD seeks to include additional development opportunities by undertaking a 'Call for Sites' exercise or elaborates on those areas identified for improvement. For example, the SPD identifies the railway arches and buildings around Herne Hill station as an area for improvement. Further elaboration on the opportunities presented and improvements sought in this area may identify additional development opportunities and help to create a comprehensive vision for the area. The objective of an SPD is to facilitate development. Identifying more opportunities and providing greater detail on identified areas for improvement would enhance the effectiveness of this SPD by encouraging a more comprehensive approach to development. We consider that this would make the SPD more effective in facilitating development and strengthen its role as a framework to guide development.	The Dulwich SPD is a lower tier document and cannot set new policy. It is therefore not an appropriate document to set out site allocations. We will look at reviewing our site allocations across the borough as part of the New Southwark Plan which we are due to start work on later this year.
172	977			Back-land Development The SPD advises at Chapter 5.4 that Dulwich is generally not considered to be a suitable area for back-land development due to the character of the area and the large plot sizes which are	The NPPF states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause

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				characteristic of the area and contribute to its historic value. In exceptional cases, and upon satisfaction of seven specific criteria, back-land development could be acceptable. We would contend that this is in conflict with the NPPF, which as we have discussed, requires planning to proactively drive and support sustainable economic development to deliver the homes, jobs and infrastructure that places need. The appropriateness of back-land development should be considered on a case by case basis, and not be subject to satisfying seven arbitrary criteria. The approach to back-land development as proposed by the SPD is not an example of planning positively as required by the NPPF. Any planning application for development on land which can be considered as 'back-land' should be assessed on its own merits, including its accordance with the presumption in favour of sustainable development, its impact upon the character and appearance of the area (which would be required by conservation policies if the site falls within a Conservation Area) and the wider planning benefits. We would therefore recommend that guidance in relation to back-land development is revised to ensure that it is not overly prescriptive and is in accordance with the NPPF by proactively driving sustainable development	harm to the local area. We consider that the approach to back-land development set out in the Dulwich SPD is in line with the requirements of the NPPF. Our saved Southwark Plan policies set out further details on our approach to ensuring appropriate new development. • Saved policy 4.2: Quality of residential accommodation, requires development to achieve good quality living conditions, including high standards of accessibility, space and privacy. • Saved policy 3.11: Efficient use of land, requires all developments to ensure that they maximise the efficient use of land, whilst protecting the amenity of neighbouring occupiers and ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site. • Saved policy 3.2: Protection of amenity, states that planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. • Saved policy 3.12: Quality in design, sets out how we will require

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					developments to achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. This policy also requires a design and access statement to be submitted with planning applications for all development. Our residential design standards SPD sets out further detail on the standard of design expected from residential development in Southwark including the minimum dwelling standards we require.
173	977			Open Space The SPD advises at Chapter 6 that open spaces and green networks will be improved, protected and maintained. This is followed by an iteration of saved Southwark Plan and adopted Core Strategy policies which seek to limit development on both protected and 'other' open space to within the parameters set out in paragraph 6.3.8. We would contend that the approach to development on open space should support the presumption in favour of sustainable development as defined by the NPPF. Paragraph 114 of the NPPF requires LPAs to set out a strategic approach to the natural environment in their Local Plans, and plan positively for the creation, protection, enhancement and management of	The NPPF states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. We have recently adopted an open space strategy for the borough (January 2013) which carried out a thorough review of all of our protected open spaces. The strategy found that we need to continue to protect all of our existing open spaces in the borough in

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				networks of biodiversity and green infrastructure. The SPD as currently proposed does not seek to manage the existing quantum of open space; like much of the SPD there is a greater emphasis on preservation as opposed to proactively driving economic development. The presumption in favour of sustainable development will inform what development is appropriate in a given location and will therefore safeguard against the loss of valuable open space which supports the principles of sustainable development whilst enabling the managed release of open space which can be optimised to provide homes, jobs and local services. We would therefore recommend that the SPD facilitates development by identifying that there may be opportunities to redevelop open space, subject to satisfying the presumption in favour of sustainable development.	order to achieve a standard of 0.72ha of public park provision by 2016. We also assessed all of our saved Southwark Plan policies against the NPPF in a report submitted to cabinet in March 2013 which sets out how our open space policies are in compliance with the NPPF. This report is available on our website; http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan The guidance in the Dulwich SPD reflects the findings of our open space strategy and we consider that this approach is line with the guidance set out in the NPPF.
174	977			Employment Premises and Floorspace Finally, the SPD references adopted and saved planning policies regarding employment floorspace and advises accordingly: “Policy 1.4 Employment sites outside the Preferred Industrial Locations (PIL), states that on sites outside of the PILs a change of use from an employment use to suitable mixed or residential uses will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use.” The NPPF was published in March 2012 and gave LPAs a one year grace period in which to ensure that their Development Plan is in accordance with the NPPF. This period has now ended and due weight should be given by LPAs in the determination of planning applications to policies according to their degree of consistency with the NPPF.	The NPPF states that Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. Our approach to protecting land in B1 use across the borough is set out in policy 10 of the core strategy. This approach was informed by our employment land review and was found to be sound by an independent

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				The NPPF advises accordingly regarding employment use: Paragraph 22: "Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose...Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities." Paragraph 51: "Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate." The draft SPD does not make reference to this important policy guidance and thereby there is an unduly and unjustified restrictive approach to existing employment floorspace. We would recommend that the SPD makes reference to the NPPF guidance to ensure that it is consistent with national policy and can subsequently be found sound.	planning inspector. The employment land review has identified a need for us to continue protecting B1 office space across the borough and we consider that this approach is in line with the NPPF. We also assessed all of our saved Southwark Plan policies against the NPPF in a report submitted to cabinet in March 2013 which sets out how our employment policies are in compliance with the NPPF. This report is available on our website; http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan
175	977			Conclusion In summary we contend that the SPD as proposed does not seek to proactively drive sustainable development, instead advising	We recognise that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This

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				that, despite there being an identified shortage of services in some parts of Dulwich, the area can only accommodate limited to no growth. This is in conflict with the NPPF and we consider that the SPD should be revised to include a greater emphasis on enhancing the area through growth and development in recognition of both the Estate's desire area to enhance and develop its portfolio, and the likely desire of other land owners to do the same to ensure the vitality, the vibrancy and unique character of Dulwich in perpetuity. We trust these representations are clear and will assist in improving the effectiveness and soundness of the SPD.	includes looking at the social, environment and economic impacts of development. Core planning principles set out in the NPPF include seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. With these principles in mind, we consider that the SPD sets out appropriate planning guidance that would promote the most sustainable development possible in Dulwich where the opportunity arises for new development to come forwards. The SPD is a lower tier document and cannot set new policy. It is therefore not an appropriate document to set out site allocations or targets for growth. Our approach to locating new development across the borough has already been set out through the policies in our adopted Core Strategy.