

DULWICH COMMUNITY COUNCIL REPORTS

- Core Strategy
- Dulwich Supplementary Planning Document

Item No.	Classification: Open	Date: June 3 2009	Meeting Name: Dulwich Community Council
Report title:		Core Strategy Preferred Options	
Ward(s) or groups affected:		All	
From:		Alison Squires, Planning Policy Team Leader	

WHAT IS THE CORE STRATEGY?

The core strategy is the overall planning document that sets out how new development will take place in Southwark up until 2026. This document applies to the whole borough and has area specific information on Herne Hill town centre, Dulwich town centre and Lordship Lane town centre.

It will set out the kind of place we want Southwark to be, showing the areas where growth will occur; the areas we want to protect such as open spaces and locations for employment uses; and our approach to maintaining a stable and balanced community through the delivery of schools, affordable housing and leisure facilities.

The Core Strategy will affect everyone living, working and visiting Southwark and so it is important that you let us know what you think of this plan. It will replace many parts of the Southwark Plan and cover the same topics, including:

- What different places in the borough, such as Elephant and Castle, London Bridge, Peckham, Nunhead, Canada Water, Dulwich and Aylesbury should be like in the future
- How much affordable and private housing we will require in different areas
- How much family housing we will require
- Where new shops, schools, health centres, religious centres, community centres and leisure facilities should be
- Where we will protect employment areas and where new jobs will be created
- The open spaces we will protect
- Transport including walking, cycling, public and river transport, and driving
- How we will make sure new development is environmentally friendly

THE PREFERRED OPTIONS REPORT

We are currently at the second stage of preparing the Core Strategy. The first stage involved consulting on an issues and options report which took place at the end of last year. For the second stage we have published a document called the preferred options report. This sets out what we think is the best way forward based on your responses to the issues and options consultation and recent information from research reports and statistics.

The report is arranged into different sections:

- The document first sets out the vision and objectives for the Core Strategy in Section 2.
- Section 3 is the policies for the borough with reasons why these are our policies.
- Section 4 provides information on how we will deliver and monitor the Core Strategy.
- The appendices provide further background information.

Within the document there are a number of maps, including:

- Figure 1 is the key diagram, which shows the broad locations for activity and growth in Southwark.
- Appendix A is the Core Strategy proposals map which shows the detailed boundaries of where different land uses will go and where different policies apply.
- Appendix B shows large sites which could help provide new housing in Southwark.

WHAT ARE THE PREFERRED OPTIONS?

In our consultation on the issues and options stage of the Core Strategy we offered two options for development: a growth areas approach or a housing led approach. The growth areas approach focused on development in town centres and areas with good public transport, whilst the housing led approach focused on housing across the whole borough.

Based on the feedback we received on our issues and options report, we have decided to take forward mainly the growth areas approach, with some ideas from the housing led approach, as our preferred option. We set out the reasons why we have chosen this option in our background papers and consultation report. The growth areas are:

- Bankside, Borough and London Bridge
- Elephant and Castle
- Canada Water
- Peckham
- Aylesbury estate
- West Camberwell housing regeneration area
- Old Kent Road regeneration area.

Most new development will happen in the growth areas. We are aiming to balance providing as many homes as possible with growth of other activities that create successful places such as places to work, leisure, arts and culture, sports, health centres and tourist activities. We will encourage developments to focus on the strengths of places that make the different areas of the borough distinctive.

We have 13 policies in the Core Strategy Preferred Options as follows:

1. Sustainability assessment
2. Sustainable transport
3. Shopping, leisure and entertainment
4. Places to learn and enjoy
5. Providing new homes
6. Homes for people on different incomes
7. Family housing
8. Student homes

9. Homes for Gypsies and Travellers
10. Numbers and places for people to work
11. Open spaces and wildlife
12. Design and conservation
13. High environmental standards

HAVING A SAY ON THE CORE STRATEGY PREFERRED OPTIONS

We received many comments on our issues and options Core Strategy, and it is now really important that you comment on this preferred options Core Strategy.

You can comment on the preferred options from Tuesday 9 June 2009. You need to respond by 5pm **Thursday 23 July 2009**.

There is a questionnaire-style response form to help you comment. An easy way to comment is on-line through the website: www.southwark.gov.uk/corestrategy

We will use your responses to this preferred options consultation to prepare the next stage, which is writing the draft Core Strategy. The draft Core Strategy will be consulted on from late 2009 to early 2010.

We can also come to your neighbourhood and talk to your local group. Just get in touch to organise a time with us.

GETTING MORE INFORMATION

Alison Squires, Kate Johnson, Suzanne Johnson

www.southwark.gov.uk/corestrategy

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Planning Policy 020 7525 5471

Item No.	Classification: Open	Date: June 3 2009	Meeting Name: Dulwich Community Council
Report title:		Dulwich Supplementary Planning Document	
Ward(s) or groups affected:		This covers East Dulwich, Village and College wards as well as the area to the west of Peckham Rye.	
From:		Alison Squires, Planning Policy Team Leader	

WHAT IS THE DULWICH SUPPLEMENTARY PLANNING DOCUMENT (SPD)?

The SPD has been prepared as part of the local development framework. The SPD will be a material planning consideration in deciding whether developments in the borough should be given planning permission by the council or on appeal.

The Dulwich SPD will provide guidance on how new development should occur so that it maintains and enhances the area's unique character. It includes guidance on:

- 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,
- Protecting and improving open spaces,
- What developers need to provide with developments.

The SPD will not create new policies but provide further information and guidance on policies in the London Plan and the Southwark plan and it must be consistent with those documents. Going forward, it will provide further guidance on the policies in the Core Strategy. This SPD will replace the draft SPG for Dulwich prepared in 2004.

THE DULWICH SPD REPORT

The Dulwich SPD provides further guidance to our existing policies.

At the same time as we consult on the Dulwich SPD, we are also consulting on the Core Strategy Preferred Options. The Core Strategy will provide new policies for Southwark, including new policies for the area covered by the Dulwich SPD. As a result, many of the issues covered in the SPD will influence the Core Strategy. This includes:

- Extending the suburban zone northward to cover some of the current urban zone. We are consulting on this through the Core Strategy. The purpose of this guidance in the SPD is to gain local views on whether this change would be supported.
- Consideration of development within conservation areas, protection of open spaces and designation of sites as part of the South East London Green chain walk are included. This is consulted on through the Core Strategy and also referred to in the Dulwich SPD to gain local views on this.

The SPD also provides more area specific guidance, some of which will also feed into the Core Strategy as overall visions for each of the town centres (Dulwich, Lordship Lane and Herne Hill). The more detailed guidance will be in the Dulwich SPD. This includes:

- The SPD also provides more area specific guidance for Dulwich, Herne Hill and Lordship Lane areas. The types of development that should be encouraged are set out along with measures to protect existing uses and retain local distinctiveness.
- The SPD provides site specific guidance for the Kingswood Estate, Dulwich Hospital Site and Herne Hill Velodrome Site. These are areas of greater development potential and further guidance has been provided to ensure that the sites contain the appropriate level of development. We have also asked whether you know of any other sites for potential development.
- Protecting the open spaces and heritage in Dulwich.
- Making sure the scale and design of new development fits in with the existing area

HOW TO HAVE YOUR SAY ON THE DULWICH SPD

It is very important that you let us know what you think of the document, what you think should be changed in the document, what else should be in the document and anything else you think we should be doing in Dulwich.

Please let us have your comments by **5pm on Friday 26th June**. If you need some more time to get your comments to us, please contact us and we can arrange this.

GETTING MORE INFORMATION

Kate Johnson, Alison Squires

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

planningpolicy@southwark.gov.uk

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