

# 123 Grove Park

Adopted Supplementary planning document

**September 2007**

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# 1. About this SPD



The purpose of this supplementary planning document (SPD) is to establish a planning framework and provide detailed guidance for potential developers of 123 Grove Park. This framework and guidance should be taken into account when considering opportunities for the future development of the site.

The SPD includes information on the current use of the site and its planning history and outlines the council's aspirations for any redevelopment in terms of land use, design, transport and servicing. The SPD includes information on the current use of the site and its planning history and outlines the Council's aspirations for any redevelopment in terms of land use, design, transport and servicing. The SPD was adopted to the Southwark Plan by the Council's Executive on September 11 2007, and is a material consideration in making a decision on planning applications for the site.

Please note that this draft supplementary planning document (SPD) has been subject to a sustainability appraisal and equalities impact assessment. Consultation on the draft document was carried out between 29 December 2006 to 9 February 2007. A database of the comments received during the public consultation period, officers' responses and any recommended changes is available from the address below or via the council's webpage, see the link on the back cover of this document.

Any enquiries related to this document should be made to:

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## 2. Background to briefing process

123 Grove Park was previously used as a youth offending centre, managed by the National Offending Management Services Estates (NOMS). In March 2005, the site was declared surplus to requirement by the NOMS for two reasons

- The current condition and layout of the property is considered unsuitable for the delivery of a modern probation practice, and represents a threat to health and safety. It would require significant investment to remodel and renovate which was considered wholly uneconomic
- During a review of the London probation estate in 2004, it was revealed that there is a surplus capacity presenting a number of properties suitable for closure. This is a result of the amalgamation of five former London Probation Services into one body between 2001 and 2003.

Mandatory arrangements exist for the co-ordination of central government's property activity, which is managed through the Office of Government Commerce (OGC) directorate of property and construction. OGC provides a clearing house for surplus government accommodation, which all departments must consider when seeking new accommodation. This does not override the requirement for each individual department to achieve best value for money. Specifically, departments are not required to take other departments' surplus accommodation where it is operationally unsuitable or is only available on uncompetitive terms. The council is satisfied that this process has been fully executed, and that 123 Grove Park is surplus to government requirements.



## 3. Objectives

The objective of preparing an SPD for 123 Grove Park is to provide a framework for the re-use of the site that preserves and enhances the character of the conservation area. The SPD will seek to safeguard the future of a key disused building in the Camberwell Grove conservation area. Once adopted the SPD will form significant material consideration in assessing any development proposals for the site, providing developers and owners with a clear indication of the council's expectations.

The primary objectives of the 123 Grove Park SPD are to

- Facilitate the re-use of the site, maximising its potential, whilst protecting its conservation value, consistent with strategic policies 14 (sustainable buildings) and 15 (open space and biodiversity) of the Southwark Plan
- Ensure that any development preserves or enhances the character and appearance of the Camberwell Grove conservation area, consistent with strategic policy 13 (design and heritage) of the Southwark Plan
- Ensure that new development maximises the social, economic and environmental potential of the site.



## 4. Site information

### 4.1 Site description

The site is located on Grove Park, to the east of Camberwell Grove and close to Denmark Hill in southeast London (see Appendix 1). The site comprises a large late 19th century / early 20th century detached mansion housing a former nursing home and recently a probation centre. The building, which fronts Grove Park, is set in large grounds, with a formal garden and area of woodland at the rear. The total size of the site including gardens is 0.58 hectares. The building is not listed, but is located within the Camberwell Grove conservation area. It is identified in figure 48 of the conservation area appraisal for the Camberwell Grove conservation area (adopted May 5 2004) as a key unlisted building.

The site, which was most recently used as a day training centre by the NOMS, has an existing class D1 use with an ancillary class B1 office function. The Southwark Plan designations for the site are shown in Appendix 2.

The building comprises three storeys with an attic and basement, which have been converted to offices to provide day training activities. The property is stone and brick built with a pitched clay tile roof with original sash and casement windows.

When the site ceased to operate as a day training centre, there was a period of squatting on the site. This has caused some damage to the building and grounds, endangered the future of the building and presented a wider risk to the conservation area.



View from the site looking south towards Camberwell (St Giles)



123 Grove Park from the north



123 Grove Park from the south



169 to 183 Grove Crescent



Adelaide House to the east



Grovesland Crescent residential estate

## 4.2 Surrounding development

Camberwell Grove conservation area is predominantly residential in character. The neighbouring property to the west is a grade II listed building, 124/125 Grove Park. The rear of the site is bounded to the west by the extensive rear gardens of properties at 163 to 185 Grove Crescent. The site is nominally separated from the Grove Crescent properties by a rear access route, which was formerly a “single promenade and shrubbery” for the use of the occupants of the houses along the crescent. It is now either overgrown or has been absorbed into the Grove Crescent properties. Grove Crescent is also a protected square under the London Square Preservation Act 1931.

The east of the site is bounded by 115 Grove Park (Adelaide House), which comprises a three storey block of 21 flats built in the 1950s by the Metropolitan Police to provide staff accommodation, and since sold to the Soho Housing Association. Beyond this, 188 Grove Park comprises a telecommunications and technical support centre run by the Metropolitan Police.

To the south of the site, a number of additional key unlisted buildings lie along Grove Park of a similar period and construction to 123 Grove Park. These buildings all occupy a leafy front and rear garden setting, and are all classed as key unlisted buildings in sub-area 3 of Camberwell Grove conservation area.

To the north of the site, and outside of the conservation area, an embankment drops significantly to the level of the railway line, where a former industrial estate has been redeveloped into a private residential estate called Groveland Close, comprising a series of two and three storey buildings in a cul-de-sac layout.



### 4.3 Traffic and accessibility

The site has a Public Transport Accessibility Level (PTAL) between a rating of 3 and 4, which equates to a “medium” classification, as defined in the glossary of the Southwark Plan. The key public transport facilities are the nearby Denmark Hill rail station, and the number 12 (Dulwich to Oxford Circus) and 36 (Lewisham to Paddington) buses running along Camberwell Church Road to the south.

The site is not within a controlled parking zone (CPZ), and early indications from a recent consultation exercise suggest there is no support for an extension of the Camberwell Grove CPZ (zone L) to include Grove Park.

A cycle lane, which is part of the London cycling network (LCN) passes near the site on Camberwell Grove.



## 5. Planning history

There have been no recent planning applications of relevance at the site.

A recent sensitive infill development has been successfully constructed at 89 Grove Park, which the conservation area appraisal states as “providing a focus to the eastern end of the street.”

## 6. Policy context

Below is a list of the most relevant planning policies to the site. A full list of all the policies relevant to the site are listed in Appendix 3.

### 6.1 National planning guidance

- PPS1 Delivering sustainable development
- PPS9 Biodiversity and geological conservation
- PPG 3 Housing
- PPG 15 Planning and the historic environment
- Circular 05/05 planning obligations.

### 6.2 Regional planning guidance

The relevant policies in the London Plan (February 2004) are

- 3A.4 Housing choice
- 3A.8 Negotiating affordable housing in individual private residential and mixed use schemes
- 4B.1 Design principles for a compact city
- 4B.3 Maximising the potential of sites
- 4B.6 Sustainable design and construction.

## 6.3 Southwark's planning policies

The relevant adopted Supplementary Planning Guidance are

- SPG Design and layout of developments
- SPG Crime and security
- SPG Standard, controls and guidelines for residential developments

The relevant policies in the Southwark Draft Unitary Development Plan

- Policy 2.1 Enhancement of community facilities
- Policy 3.10 Efficient use of land
- Policy 3.11 Quality in design
- Policy 3.15 Conservation in the historic environment
- Policy 3.16 Development in conservation areas
- Policy 3.18 Setting of listed buildings and conservation areas
- Policy 3.28 Biodiversity.

The relevant draft supplementary planning guidance (SPG) are

- Planning obligations (Consultation Draft, 2005)
- SPG affordable housing (Consultation Draft, 2004)

The relevant conservation area appraisals are

- Camberwell Grove conservation area appraisal (adopted May 2004).

# 7. Appropriate development response



Opportunity for eastern extension



Opportunity to improve the appearance of the driveway



Detailing of the existing building

## 7.1 Land uses

Policy 2.1 of the Southwark Plan states that planning permission for a change of use from D class will only be granted where the applicant can demonstrate that a community facility is surplus to requirements and that the alternative use meets an identified need. The council is satisfied that the NOMS and OGC have demonstrated that the site is surplus to the requirements of all government departments and agencies. In order to meet the requirements of policy 2.1 in full, convincing evidence should be provided which demonstrates that no viable alternative local community use exists. This should include evidence that the site has been rigorously marketed over a 12 month time period or that a local audit of facilities demonstrates that there is a surplus.

The most acceptable alternative use for the site would be residential given the identified need for housing, the nature of immediate neighbouring properties, and the character of the area.

## 7.2 Existing building

The existing building must be retained as it forms an integral part of the conservation area. Any modifications to the building, which may affect the external appearance of the building could potentially affect both the wider conservation area and the setting of the grade II listed buildings at 124 and 125 Grove Park. Any alterations or extensions to the building must be carried out using a sensitive design and using materials which are sympathetic to the existing building.

There may be scope for a single or two storey extension attached to the east of the main building. The area of any extension is limited by the location of a high quality yew tree (number 135 in Appendix 4). The design and materials used for this extension must adhere to Policy 3.16

- Respect the context of the conservation area
- Use high quality materials which complement and enhance the conservation area
- Do not involve the loss of existing traditional features
- Do not introduce design details or features that are out of character with the area.

There is an opportunity to improve the appearance of the conservation area by landscaping and upgrading the asphalt parking area to the front of the building.

### 7.3 Backland and frontage

The size of the rear area is 0.42 hectares. The area comprises a formally landscaped garden area with trees. A tree survey at the site was carried out in January 2006. The survey demonstrates that most of the trees on the site have grown in recent years through neglect and very few specimens survive from the Victorian era. The trees of most value have been identified with the most important being near the site boundaries. Appendix 4 shows the tree survey plan.

An ecological appraisal was carried out in July 2006. The report considers that the site is, on balance, to be of limited ecological value, with no significant ecological issues that would constrain development in the backland.

Given the size of the area, there is scope for some development in the backland area. Development will need to be unobtrusive and preserve the character and appearance of the conservation area and should preferably enhance it. The following criteria will be applied in assessing proposed development in the backland area

- To ensure the height, bulk, and massing of development does not detract from the character of the conservation area, it should comprise a single building of a maximum of two stories (plus attic). Any development should not be greater in scale (floorplan) than 123 Grove Park itself (as it currently stands)
- The proposed design should be of a very high quality design which does not compete with either the existing building on the site or the existing listed buildings on the adjacent site, may be appropriate



Backland seen from the attic of the existing building



Development should not harm the privacy of the adjacent properties



Leafy view along Vestry Road



Leafy view along Wilson Road

- The formally landscaped lawn makes a very important contribution to the setting of the existing building, which development should not encroach upon. It also provides amenity space for the existing building, and would provide a “buffer” to protect the privacy of the future occupiers of both the existing and future backland buildings.
- Development should not harm trees of high quality or encroach into the root protection zones shown in appendix 4. If any trees of moderate quality are removed, these should be replaced by semi-mature specimens. An indicative plan showing the approximate location of a development in the backland is shown in appendix 5.
- The leafy views towards the site from the north and south must also be retained. From the north, vistas of the green canopy that extends above the railway embankment at Grove Park can be seen along Wells Way, Wilson Road, Vestry Road, McNeil Road, and parts of Camberwell Grove. From the south, vistas of the green canopy can be seen looking north along Grove Park.

## 7.4 Density

The site is located in the Urban Zone in the Southwark Plan (see Policy 4.1) (and Southwark Plan designation in appendix 2), which states that development within this zone would normally be appropriate at densities between 200 – 450 habitable rooms per hectare. Appendix 3 of the Southwark Plan highlights that although a 200-450 habitable rooms per hectare would normally be appropriate in the urban zone, the design and scale must respond positively to the local context of the conservation area. This site is in close proximity to good public transport, is well screened, and some distance from neighbouring properties enabling a high quality design to preserve neighbouring amenity. However, given the location of the site, development must be a sensitive to the appearance and character of the conservation area, and it is likely that development will be well below the minimum threshold of 200 habitable rooms per hectare. Considerations of density will be very much secondary to the design of the building and the impact on the conservation area.

## 7.5 Housing

Any redevelopment should provide a mix of dwelling sizes, in accordance with Policy 4.3 of the Southwark Plan, the majority of units should have 2 or more bedrooms and at least 10% should have three bedrooms. No more than 5% of the units should comprise studio flats. Proposals which would result in a net gain of more than 10 dwellings will be expected to provide a proportion of the dwellings as affordable housing, in accordance with Southwark Plan Policy 4.4. Any new dwellings should provide a high quality living environment in terms of privacy, outlook, sunlight and daylight, amenity space, security, and protection from pollution, including noise pollution and should meet Lifetime Homes standards. 10% of the dwellings should be wheelchair accessible, in accordance with Southwark Plan Policy 4.5.

In accordance with Policy 4.2, all residential dwellings must provide suitable outdoor space including appropriate landscaping and amenity space.



Existing hard standing area



Possible pedestrian - cycle link via Grovelands Close



Opportunity to improve the boundary treatment

## 7.6 Access and parking

An existing hard standing area at the front of the site bounding Grove Park provides an established on-site parking area. The parking standard states that a maximum of 1 space per unit is required. In accordance with the Southwark Plan Policy 5.7, a minimum of two accessible car parking spaces should be provided for the disabled and the mobility impaired.

Access to development to the rear should be located to the east side of the existing building. A high quality, non-asphalt material should be used for the driveway, with a raised entry treatment at the crossover with Grove Park.

The rear access to the site via Groveland's Close cannot support vehicle access, but may be suitable for pedestrian and cycle access to enhance permeability.

Secure and covered cycle parking facilities should also be provided within the development site.

## 7.7 Trees and landscaping

The development should ensure that the trees shown on the plan in Appendix 4 are not harmed. Development should not impinge on the root protection zones as shown. To preserve the character of the conservation area and protect the privacy of existing and future occupiers additional planting should take place along the border of the site. These areas should be planted with appropriate native species.

Replacement planting must ensure there *is no net loss* of vegetation on the site, and as highlighted in 8.3, if any trees of moderate quality are removed, these should be replaced by semi-mature specimens.

As is noted in section 6 above, to mitigate the impact of areas of hard surfacing, a high quality, permeable, non-asphalt material should be sought.

A high quality boundary treatment will also be sought, in keeping with the wider conservation area, such as a red brick wall to match the existing building.



## 7.8 Ecology

Whilst the ecological survey reveals evidence of low ecological and botanic interest, further research is needed to ascertain the presence of bats in the roof of the existing building and in two sycamore trees shown on the plan in Appendix 4. A pond which may contain newts has also been identified by a local resident which historically existed to the east of the landscaped lawn. It is also a possibility that there may be stag beetles on the site, and a specialist invertebrate survey is needed to determine the presence of the protected species. Should bat, newt or stag beetle species be found on the site, development must provide some form of mitigation to compensate for the loss of habitat, for example the provision of dead wood on the site to provide for the habitat of stag beetles.

## 8. Resources

A sustainability appraisal would need to be submitted as part of a planning application for the site, which should include an energy assessment in line with policy 3.3 of the Southwark Plan. The new development should seek to minimise energy consumption and demonstrate that it has maximised the use of renewable energy, consistent with preserving the character of the conservation area.

The development should also minimise water consumption and make appropriate provision for recycling.

## 9. S106 Agreement

Where there is a net gain in dwellings, the council will expect the developer to enter into a section 106 agreement in respect of the following

- Affordable housing
- Education
- Open space, play equipment and sports development
- Transport
- Health
- Administration charge.

It should be noted that the following priorities apply to the Camberwell community council area, as stated in the adopted section 106 planning obligations SPD:

1. Increased provision/facilities for young people
2. Increasing the quality and quantity of leisure facilities.
3. Traffic/transport improvements
4. Support for BME businesses
5. Reducing crime and improving community safety;

## 10. Requirements

A full planning application and conservation area consent application (if demolition is proposed) would need to be accompanied by the following documents

- Marketing evidence or evidence that the site is surplus to local community requirements
- Sustainability appraisal (incorporating energy assessment)
- Design and access statement, to include justification for any demolition which is proposed
- Transport assessment
- Bat survey
- Specialist invertebrate survey.

# 11. Sources of additional information

**Planning policy team – Dan Taylor**

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Email [dan.taylor@southwark.gov.uk](mailto:dan.taylor@southwark.gov.uk)**Development Control Team – Bridin O’connor**

020 7525 5527

Email: [bridin.o’connor@southwark.gov.uk](mailto:bridin.o’connor@southwark.gov.uk)**Transport team – Karen Griffiths**

020 7525 5464

Email [karen.griffiths@southwark.gov.uk](mailto:karen.griffiths@southwark.gov.uk)**Urban design and conservation team – Paul Calvocoressi**

020 7525 5433

Email [paul.calvocoressi@southwark.gov.uk](mailto:paul.calvocoressi@southwark.gov.uk)**Arboriculture team – Oliver Stutter**

020 7525 2090

Email [oliver.stutter@southwark.gov.uk](mailto:oliver.stutter@southwark.gov.uk)

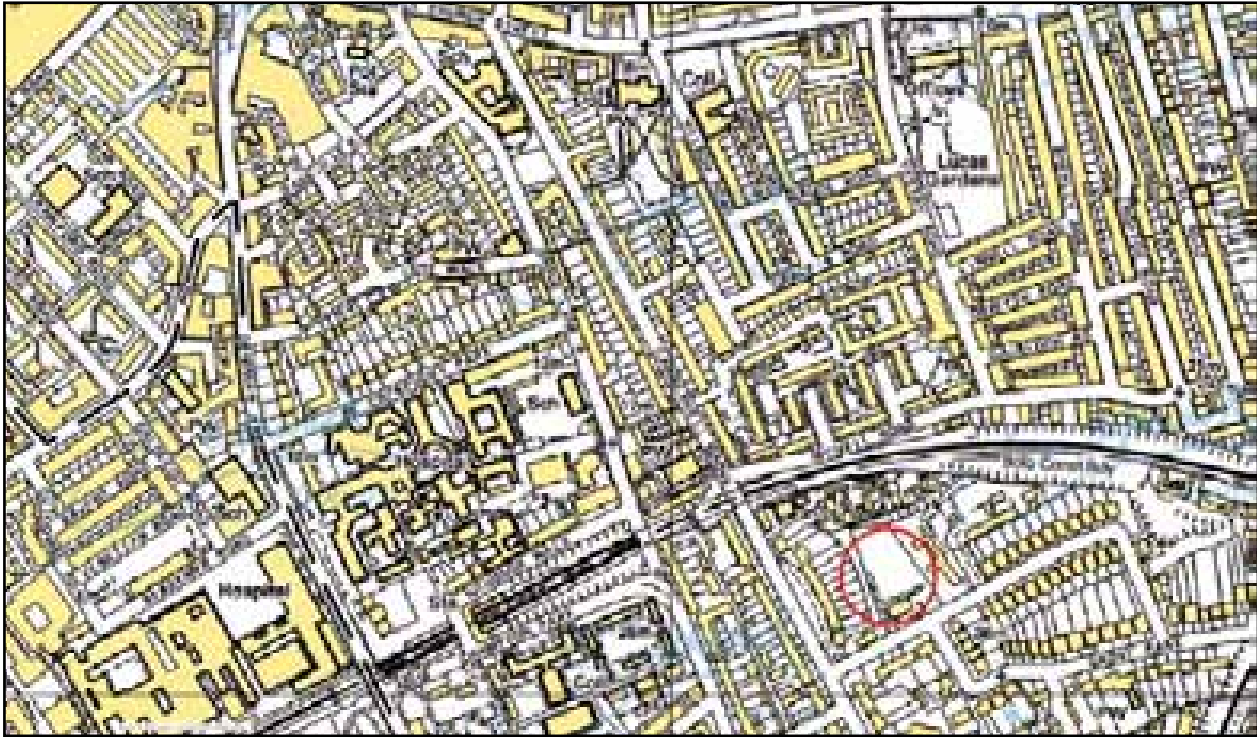
A copy of the Southwark Plan and supplementary planning guidance can be viewed on our website, [www.southwark.gov.uk/udp](http://www.southwark.gov.uk/udp) under ‘Planning & building control’

# 13. Appendices

1. Site plan
2. Adopted and UDP designations
3. Planning policies
4. Tree survey plan
5. Indicative backland development plan
6. Consultation plan
7. Glossary.

# Appendix 1

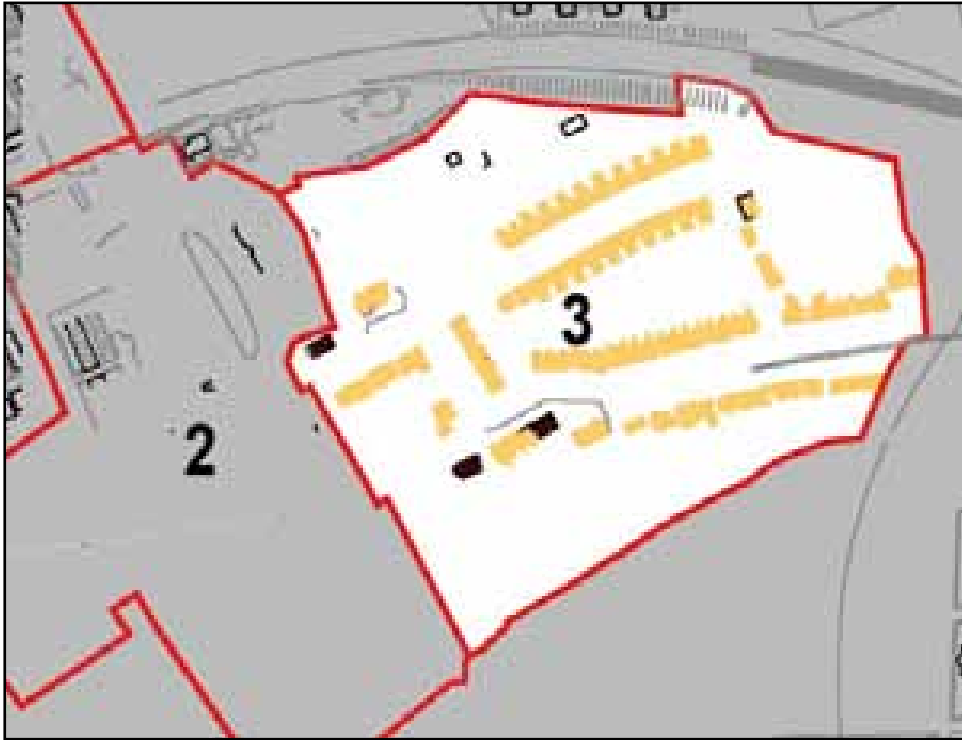
## Site plan



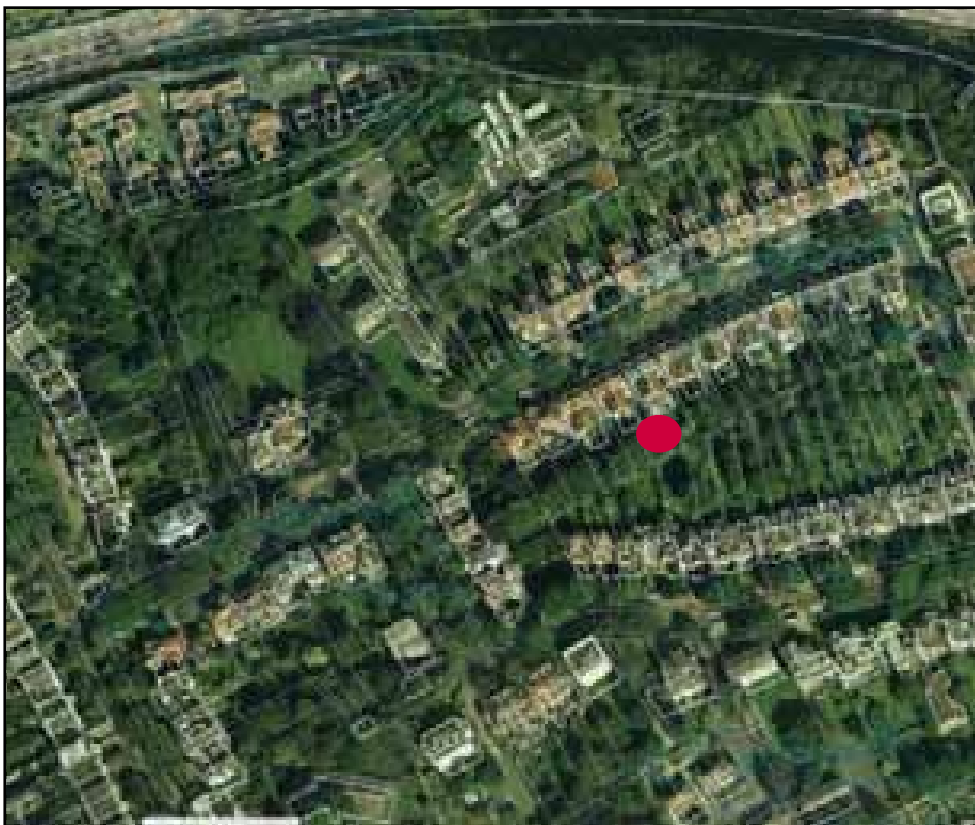
Context within Camberwell



The site at 123 Grove Park (red outline)



Sub-area 3 of the Camberwell Grove conservation area. Listed buildings (black) and key unlisted buildings (yellow)



Aerial photo of the site (site denoted by red dot)

# Appendix 2

## Emerging Southwark plan designations

(site denoted by red dot)



© Southwark Council

- Tube Station 1.1, 1.4
- National Rail Station 1.1, 1.4
- Borough Boundary
- TLR Road 1.6, 1.1
- A Road 1.8, 1.7
- B Road 1.9, 1.1
- East London Line 1.4
- Thames river section 1.4
- Central Activity Zone (Western South Centre) 1.1, 1.2, 1.3, Appendix 1
- Public Transport Accessibility Zone 1.2, 1.3, 1.4, Appendix 1
- Urban Zone 1.1, 1.2, 1.3, Appendix 1
- Suburban North Zone 1.1, 1.2, 1.4, Appendix 1

- Suburban South Zone 1.1, 1.2, 1.4, Appendix 1
- Proposed Site Appendix 1 & 2
- Transport Development Area 1.5, 1.7
- Cross River from Proposed Route 1.4
- Cross River from Consultation Zone 1.4
- Metropolitan Open Land 1.7, Appendix 11
- Borough Open Land 1.7, Appendix 11
- Other Open Space 1.7, Appendix 11
- Site of Importance for Nature Conservation 1.7, Appendix 11
- Conservation Area 1.7, 1.8, 1.9, Appendix 11
- Archaeological Priority Zone 1.7
- Thames Special Priority Area 1.2, 1.3, 1.7

- Air Quality Management Area 1.1
- Proposed Waste Management Site 1.8
- Strategic Vision - Wider Consultation Zone 1.7
- Strategic Vision - Protected Viewing Corridor 1.7
- Opportunity Area 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 1.11, 1.12
- Ribbon Area 1.1, 1.2, 1.3, 1.10, 1.11, 1.12
- Neighbourhood Area 1.1, 1.2, 1.3, 1.4
- Preferred Office Location 1.4, 1.11
- Preferred Industrial Location - Strategic 1.8
- Preferred Industrial Location - Local 1.8
- Shopping Frontage 1.7, Appendix 4
- Strategic Cultural Area 1.8, 1.11

# Appendix 3

## National, regional and local planning policies relevant to the site

### National Planning Guidance

PPS1 Delivering sustainable development  
PPS9 Biodiversity and geological conservation  
PPS22 Renewable energy  
PPG 3 Housing  
PPG 13 Transport  
PPG 15 Planning and the historic environment  
Circular 05/05 planning obligations

### Regional Planning Guidance

The relevant policies in the London Plan (February 2004) are

3A.1 Increasing London's supply of housing  
3A.2 Borough housing targets  
3A.4 Housing choice  
3A.6 Definition of affordable housing  
3A.7 Affordable housing targets  
3A.8 Negotiating affordable housing in individual private residential and mixed use schemes  
3C.2 Matching development to transport capacity  
3C.20 Improving conditions for walking  
3C.21 Improving conditions for cycling  
3C.22 Parking strategy  
4A.7 Energy efficiency and renewable energy  
4A.8 Energy assessment  
4A.9 Providing for renewable energy  
4B.1 Design principles for a compact city  
4B.3 Maximising the potential of sites  
4B.5 Creating an inclusive environment  
4B.6 Sustainable design and construction  
4B.7 Respect local context and communities  
6A.5 Planning obligations

### **Adopted Supplementary Planning Guidance**

SPG Design and layout of developments (1997)

SPG Crime and security (1997)

SPG Standard, controls and guidelines for residential developments (1997)

SPG Conservation areas – A guide to law and policy (1997)

### **Relevant policies in the Southwark Unitary Development Plan**

Policy 2.1 Enhancement of community facilities

Policy 2.5 Planning agreements

Policy 3.1 Environment effects

Policy 3.2 Protection of amenity

Policy 3.3 Sustainability appraisal

Policy 3.4 Energy efficiency

Policy 3.5 Renewable energy

Policy 3.6 Air quality

Policy 3.7 Waste reduction

Policy 3.9 Water

Policy 3.10 Efficient use of land

Policy 3.11 Quality in design

Policy 3.13 Urban design

Policy 3.14 Designing out crime

Policy 3.15 Conservation in the historic environment

Policy 3.16 Development in conservation areas

Policy 3.18 Setting of listed buildings and conservation areas

Policy 3.28 Biodiversity

Policy 4.1 Density of residential development

Policy 4.2 Quality of residential accommodation

Policy 4.3 Mix of dwellings

Policy 4.4 Affordable housing

Policy 4.5 Wheelchair affordable housing

Policy 5.1 Transport impacts

Policy 5.3 Walking and cycling

Policy 5.6 Car parking

Policy 5.7 Parking standards for the mobility Impaired

### **Relevant draft supplementary planning guidance**

Planning obligations (Consultation draft, 2005)

SPG Access and facilities for people with disabilities (Consultation draft, November 2002)

SPG Archaeology (Consultation draft, November 2002)

SPG Design (Consultation draft, November 2002)

SPG Heritage Conservation (Consultation draft, November 2002)

SPG Affordable Housing (Consultation draft, 2004)

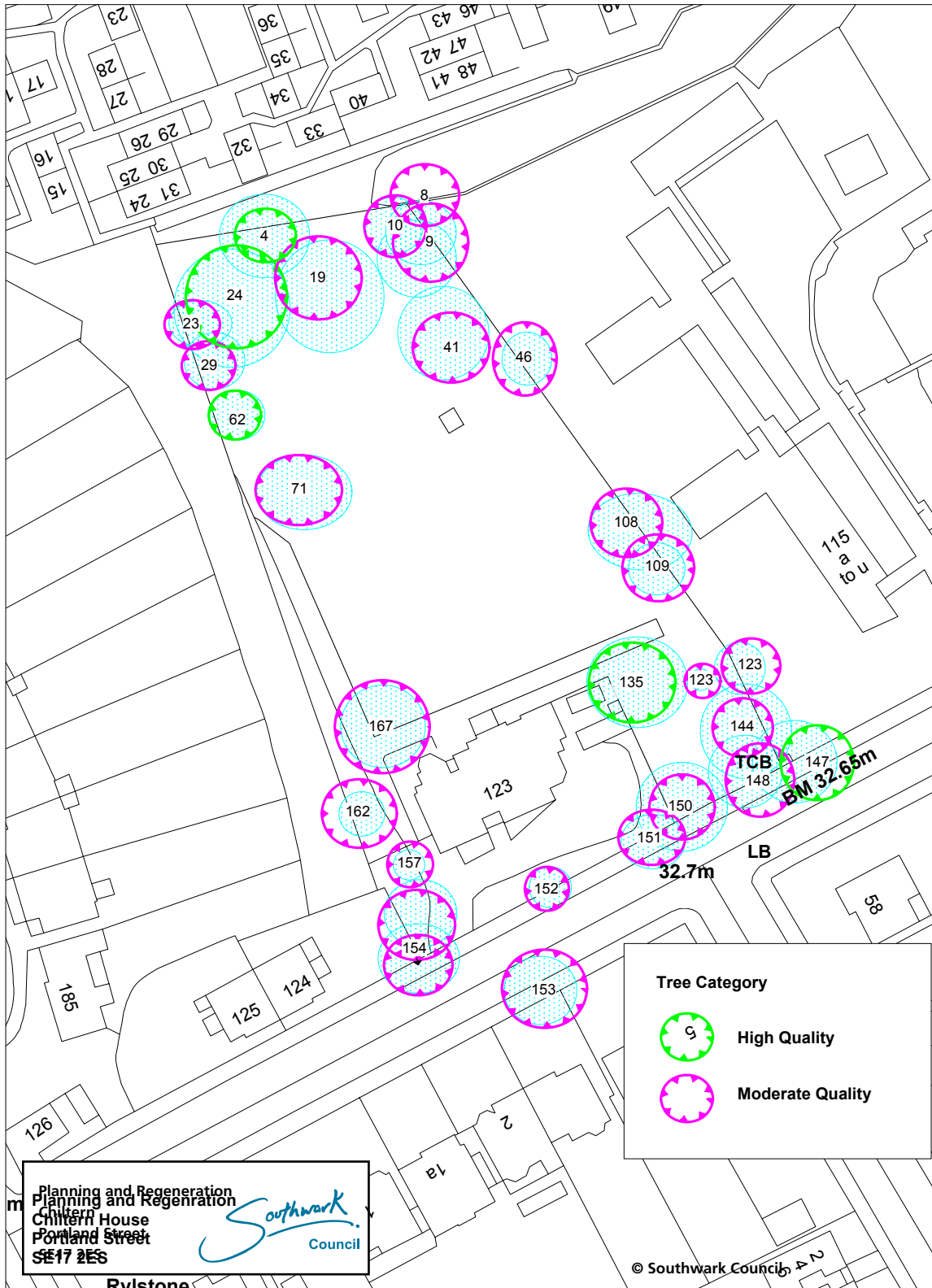
### **Relevant conservation area appraisals**

Camberwell Grove conservation area appraisal (adopted May 2004)



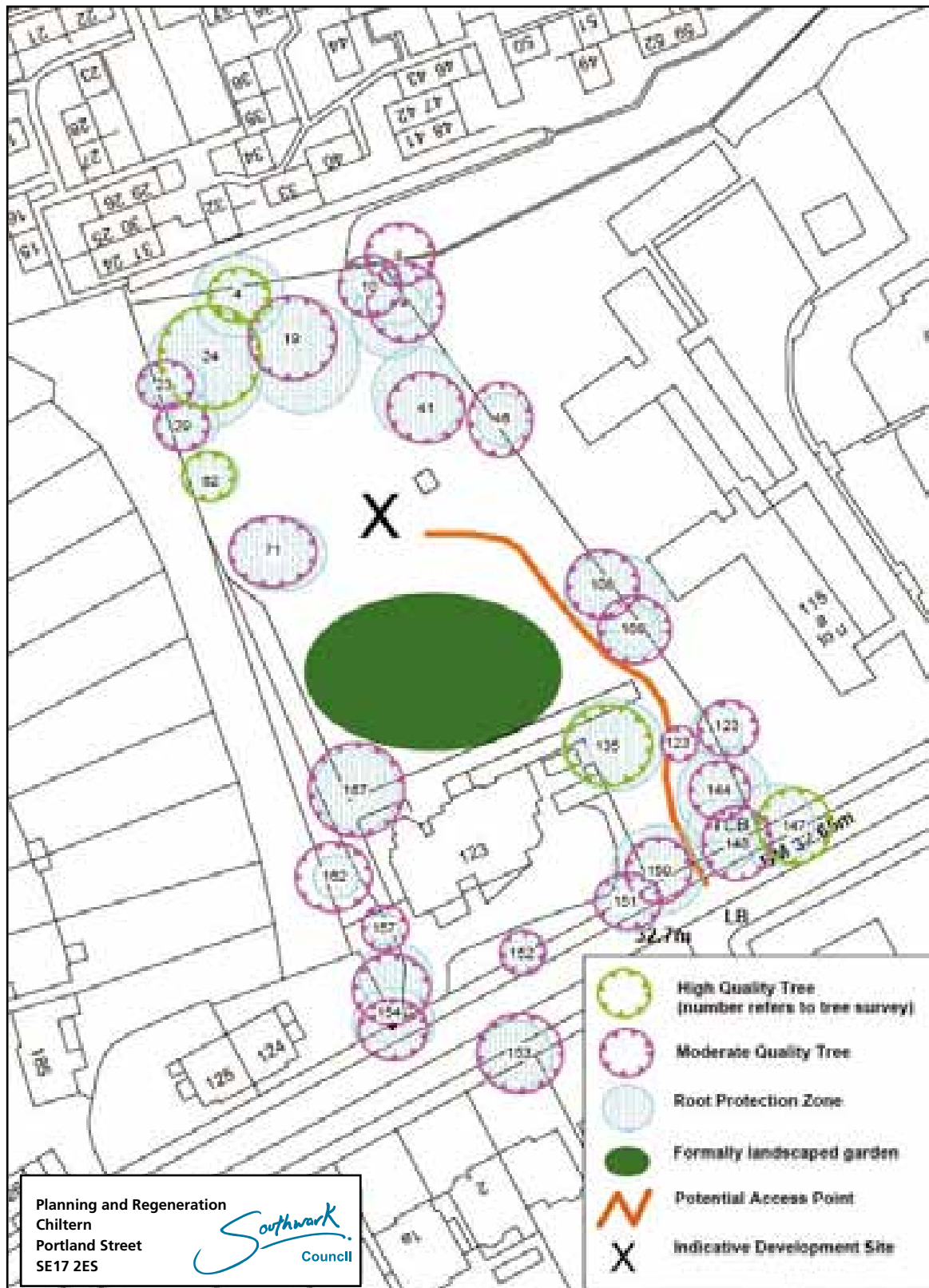
# Appendix 4

## Tree survey plan



# Appendix 5

## Indicative backland development



# Appendix 6

## Consultation plan

Individual/ Organisation Name	Date	Method of Consultation	Age Group	Gender	Ethnicity	Total No
Ward Councillors		Letter Community Council Meetings				
Camberwell community council meeting	October 30 2006	Presentation of draft brief				
TRA and NHO		Letter and meeting if requested				
All owners and tenants of properties on site		Letter and meeting if requested				
All planning policy mailing list database		Letter and meeting if requested				
Transport for London		Letter and meeting if requested				
Surrounding occupiers <b>(refer to map below)</b>		Letter and meeting if requested				
Black Awareness Group		Letter and meeting if requested				
Camberwell Community Forum		Letter and meeting if requested				
The Camberwell Society		Letter and meeting if requested				



# Appendix 7

## Glossary

### **Affordable housing**

Housing that is accessible to those households who cannot otherwise afford the cheapest habitable dwelling with the same number of habitable rooms, available anywhere within the borough at market prices. This category includes low cost homes ownership schemes and key worker housing.

### **Amenity**

Pleasant or advantageous features enjoyed by a property or occupier, which can be affected by certain development proposals. Development can improve amenity as well as harm it.

### **Community facilities**

(statutory and non-statutory) are defined as

- i. Buildings used by voluntary sector groups
- ii. Libraries or public reading rooms
- iii. Social service and day centres
- iv. Places of public worship or religious instruction
- v. Medical or health services, and healthy living centres (except for the use of premises attached to the residence of the consultant or practitioner);
- vi. Facilities for youth provision
- vii. Sport, leisure and recreational facilities
- viii. Arts and culture facilities
- ix. Crèche, day nurseries or other childcare facilities
- x. Ancillary community uses.

### **Conservation areas**

An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.

### **Controlled parking zones (CPZ)**

Areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

### **D1 use class**

Non-residential institutions including libraries, crèches, schools, day nurseries, museums, religious institutions as described in the use classes order.

### **Habitat**

The environment required to sustain animals, plants and other species. It includes air, water and soil, as well as other living things.

### **Habitable room**

A room within a dwelling, the main purpose of which is for sleeping, living or dining. It is any room with a window that could be used to sleep in, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area of less than 11 square metres.

### **Massing**

The combined affect of the height, bulk and silhouette of a building or group of buildings.

### **Material consideration**

A legal term describing a matter or subject which is relevant (material) for a local authority to consider when using its powers under planning law.

### **Open space**

The term open spaces covers all land use in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. This definition covers a range of types of open space within the urban area, both in

public or private ownership and whether access is unrestricted, limited or restricted.

**Planning obligation**

Obligations (either planning agreements or unilateral undertakings) associated with the grant of planning permission under powers given by section 106 of the Town & Country Planning Act 1990.

**Public realm**

The space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

**Public transport accessibility level (PTAL)**

This measures ease of access to the public transport network and is based on distance to public transport and frequency of service. PTALs range between 0 and 6A, with 0-2 comprising a low PTAL, 3-4 a medium PTAL and 5-6A a high PTAL.

**Southwark plan**

Is the main set of planning policies for the borough, also known as the "Southwark Plan," or "Unitary Development Plan" (UDP), and this forms the core of the local development framework (LDF). It sets out a vision and policies for the sustainable use and development of land through protection and regeneration to deliver the community strategy over the next ten years. The policies are used to determine applications for planning permission in the borough, along with the London Plan and other planning documents, such as supplementary planning documents.

**Supplementary planning document (SPD)**

Expands upon and provides further guidance on how planning policies in the Southwark Plan should be applied. Once adopted, an SPD will become a material consideration when considering planning applications in Southwark and is regularly monitored and reviewed.

**Sustainability**

Taking social, environmental and economic factors into consideration to ensure that development meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainability appraisal**

A systematic and interactive process undertaken during the preparation of a plan or strategy, which identifies and reports on the extent to which the implementation of the plan or strategy would achieve environmental, economic and social objectives by which sustainable development can be defined, in order that the performance of the strategy and policies is improved.

**Unitary Development Plans (UDPs)**

Statutory plans produced by each borough which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

# Contact us

Planning policy, Regeneration department, Southwark Council, Chiltern, Portland Street, London SE17 2ES

Any enquiries relating to this document can be directed to planning policy, Southwark Council. Email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or telephone 020 7525 5471.

To view this document online go to: [www.southwark.gov.uk](http://www.southwark.gov.uk) and click on planning and transport.

If you require this document in large print, braille or audiotape please contact us on 020 7525 5548.

## Arabic

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

## Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছেন। এই দলিলটি সাদার্ক জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার 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 (ጽሑፍ) ብሳዊን ሃውንስል (Southwark) ናይ ውጥን መምርሒ ጉድለ ዝተዳለወ እዩ ። እዚ ሰነድ እብ ሳዊን ናይ መሬት ኣጠቓቕማ መደብን ስብዓትን ኣብ ዝገበሩ ውሳኔታት ለውጢ ከምጽእ ይኸእል ኢዩ ። ተወሳኺ ሓበሬታን ምኽርን ብድንድኹም እንተደለኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንትረኽቡዎ ሰራሕተኛ ትደልይዎ ድንቁ ንገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

If you would like more information please visit Peckham one stop shop in Peckham Library, Peckham Hill Street, SE15 5JR. Walworth one stop shop, 151 Walworth Road, SE17 1QY. Southwark Town Hall, 31 Peckham Road, SE5 8UB