

| <b>Mayor and Cabinet</b> |   |                 |
|--------------------------|---|-----------------|
| <b>Title</b>             | Comments of the Sustainable Development Select Committee on the Surrey Canal Triangle draft supplementary planning document |                 |
| <b>Contributor</b>       | Sustainable Development Select Committee  |                 |
| <b>Class</b>             | Part 1 (open)   | 30 October 2019 |

## **1. Summary**

1.1. This report informs Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions held on the draft supplementary planning document for Surrey Canal Triangle.

## **2. Recommendation**

2.1. Mayor and Cabinet is asked to note the Committee's comments as set out in this report and ask the relevant Executive Director to provide a response.

## **3. Sustainable Development Select Committee views**

3.1. On Monday 28 October 2019, the Sustainable Development Select Committee considered an officer report on the development of the supplementary planning document for Surrey Canal Triangle.

3.2. The Committee resolved to advise Mayor and Cabinet of the following:

- The Committee welcomes the advances in discussions between all parties regarding the future development of Surrey Canal Triangle.
- The Committee is concerned about the lack of any new analysis<sup>1</sup> regarding the needs of existing and potential future communities in Surrey Canal Triangle and it recommends that Mayor and Cabinet should seek assurances that further detailed work will be carried out to assess local need for social and physical infrastructure (for both new and existing communities).
- The Committee broadly welcomes the draft supplementary planning document. However, it believes that the 'D1' planning designation for community uses should not at this stage refer to any sub-category of usage.
- The Committee notes that there are a number of issues surrounding any future planning applications that other Council committees will need to address. In addition, the Committee recommends that the Housing Select Committee should consider the developing SPD in relation to issues of affordable and social housing.

3.3. The Committee also made a number of general comments about any future development in Surrey Canal Triangle:

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<sup>1</sup> See particularly, the section in the draft design framework on 'social infrastructure', page 100.

- The Committee heard that alternative sources of funding had been secured for the development of a new train station to serve Surrey Canal Triangle – and that developer contributions were no longer required. Therefore, the Committee recommends that proper consideration be given to using this funding for the delivery of additional affordable housing.
- The Committee also believes that any future development in the vicinity of Millwall football club should consider the potential benefits to the local community.
- Members of the Committee highlighted councillors' previous questions about the viability of Renewal – and urged that consideration should be given to any future due diligence necessary to assure working relationships with developers.

#### **4. Financial implications**

4.1. There are no financial implications arising from the implementation of the recommendation in this report but there may be financial implications arising from carrying out the action proposed by the Committee.

#### **5. Legal implications**

5.1. The Constitution provides for select committees to refer reports to the Mayor and Cabinet, who are obliged to consider the report and the proposed response from the relevant Executive Director; and report back to the Committee within two months (not including recess).

#### **6. Further implications**

6.1. At this stage there are no specific sustainability, equalities or crime and disorder implications arising as a result of the implementation of the recommendation in this report. However, there may be implications arising from the implementation of the Committee's recommendations.

#### **Background papers**

Sustainable Development Select Committee agenda, 28 October 2019:

<https://tinyurl.com/sdsc281019>

If you have any questions about this report - please contact Timothy Andrew (Scrutiny Manager - [timothy.andrew@lewisham.gov.uk](mailto:timothy.andrew@lewisham.gov.uk))