

Mayor and Cabinet			
Report Title	Comments of the Sustainable Development Select Committee on the Surrey Canal Triangle Design Framework draft Supplementary Document		
Contributors	Director of Planning Head of Programmes: Complex Projects	Item No.	
Class	Part 1	Date	15 January 2020

1. Summary

1.1 This report informs the Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee arising from discussions held at its meeting on 28 October 2019.

2. Recommendation

2.1 The Mayor and Cabinet is recommended to note the views of the committee as set out in section 3 of this referral and agree the responses for reporting to the Select Committee as set out against each of the matters raised.

3. Sustainable Development Select Committee views

3.1 The Committee welcomes the advances in discussions between all parties regarding the future development of Surrey Canal Triangle.

Response: Noted

3.2 The Committee is concerned about the lack of any new analysis 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).

Response: Noted and agreed. This request from the Select Committee accords with our corporate priority to build an inclusive local economy. This will be done as part of pre application negotiations on forthcoming planning applications.

3.3 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.

Response: Accepted

3.4 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.

Response: One of the Council's corporate priorities is 'Tackling the Housing Crisis' with a commitment to deliver a 1000 new social homes. Accordingly, delivering the maximum level of affordable and social homes as part of the development is a priority for the Council and the Housing Select Committee will be briefed on the SPD. However, this is a Design Framework SPD and must be prepared in the context of the policies in the current Core Strategy. The SPD cannot contain amended policies relating to affordable and social housing. The council's requirements for affordable and social housing will be part of pre-application negotiations on forthcoming planning applications.

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

3.5 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.

Response: Noted and agreed

3.6 The Committee also believes that any future development in the vicinity of Millwall football club should consider the potential benefits to the local community.

Response: Noted and agreed

3.7 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.

Response: Noted and agreed. However, due diligence wouldn't be relevant for developers who are only making planning applications rather than working in partnership with the Council.

4. Financial Implications

4.1 There are no financial implications arising from this report

5. Legal Implications

5.1 The Constitution provides for select committees to make recommendations to the Executive or appropriate committee and/or Council arising from the outcome of the scrutiny process.

6. Further Implications

6.1 At this stage there are no specific environmental, equalities or crime and disorder implications to consider.

Background Papers

Sustainable Development Select Committee Agenda (28 October 2019) – see item 7

If you have any queries on this report, please contact Viv Evans, Head of Programmes on 07736280442 or e mail at viv.evans@lewisham.gov.uk