



Mayor and Cabinet

Report title: Comments of the Sustainable Development Select Committee on the small sites supplementary planning document

Date: 10 March 2021.

Key decision: No.

Class: Part 1.

Ward(s) affected: All

Contributor: Sustainable Development Select Committee

Outline and recommendations

This report informs the Mayor and Cabinet of the comments and views of the Sustainable Development Select Committee, arising from discussions on the draft small sites supplementary planning document.

Mayor and Cabinet is asked to consider the Committee's comments and ask the relevant officers to provide a response.

Timeline of engagement and decision-making

April 2019	Local Plan update to Sustainable Development Select Committee reporting on the Housing Capacity Fund Grant from the Greater London Authority.
July 2020	Early stage presentation to ward councillors
December 2020	Strategic Environmental Assessment (SEA) Screening responses received
Winter 2020	SPD pre-production consultation led by consultants
March 2021	Pre-decision scrutiny by SDSC of the draft SPD

1. Summary

- 1.1. On Thursday 4 March 2021, the Sustainable Development Select Committee considered a report from officers on the development of the small sites supplementary planning document ([link to the agenda for the meeting of Sustainable Development Select Committee on 4 March 2021](#)) The Committee reflected on the contents of the report – and received a presentation from officers. Following questions to officers, the Committee agreed to refer its views to Mayor and Cabinet.

2. Recommendation

- 2.1. Mayor and Cabinet is asked to consider the Committee's comments and ask the relevant officers to provide a response.

3. Sustainable Development Select Committee views

- 3.1. The Committee welcomes the creation of the Small Sites Supplementary Planning Document and commends officers for the quality of the work they have delivered.
- 3.2. The Committee recommends that greater consideration should be given to the amount of community infrastructure levy funds that are paid by small builders - as excessive charges may deter them from considering building in the first place.
- 3.3. The need for contributions from developers/builders towards affordable housing should be balanced with the urgent need for the Council to develop infill sites. The Committee believes that this is key to ensuring the success of the SPD.
- 3.4. The Committee recommends that the officers should actively seek the views of local small builders' on affordability and ease of applications in general.
- 3.5. The Committee recommends that planning committee Members should be thoroughly trained on the SPD before it becomes policy.
- 3.6. The Committee also recommends that the planning team should announce when the SPD carries planning weight so that planning committees are clear when they can quote from it.
- 3.7. The Committee also made a number of additional comments about specific details within the report:
- 3.8. That all pictures in the document reflect should reflect policies outlined in the SPD. For example – amending pictures with sites featuring: lots of bins; non permeable surfaces or without trees, for example.
- 3.9. In Appendix 2 (at 14.3 and 14.6) a linkage between increased efficacy of photo voltaic solar panels and living roofs should be highlighted, given the frequent misunderstanding that you cannot have one with the other.
- 3.10. In Appendix 2 (at 6.4.2) – in relation to sites of importance for nature conservation - further consideration should be given to referencing the detrimental impacts on biodiversity and ecology.
- 3.11. In Appendix 2 (at 30.2) 'Guidance for Vertical Development', the Committee would welcome more guidance around subterranean/basement development.

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- 3.12. That Appendix 3 should be updated to reflect the new agreed ward boundaries that will become active from 2022.
- 3.13. That detailed maps, particularly borough wide ones, should be repeated at full page size at the end of the document to increase clarity for readers.
- 3.14. That the Committee welcomes the statement in appendix 2 (point 16.9) which highlights a preference of on street parking for small site developments - rather than the loss of front gardens, particularly when there is no net gain in on street parking due to the cross over taking up street space to enable this.
- 3.15. That the preparation of sites by removing trees in advance for development should be discouraged; that necessary mitigation on site should account for the loss of trees as part of early site preparation in advance of a planning application – and that any replacements should provide a similar amenity as those removed. The Committee believes that this SPD should also give consideration to the impact on trees on neighbouring development sites and sites of importance for nature conservation.
- 3.16. That any policy on rainwater collection must prioritise safety - as small children can drown in water collection points.
- 3.17. That consideration should be given to the impact of overshadowing of walls close to/opposite bedroom windows – in recognition that bedrooms are becoming equally important living spaces as living rooms.

4. Financial implications

- 4.1. There are no direct financial implications arising from the implementation of the recommendations in this report. However, there may be implications arising from them implementation of the Committee's recommendations. These will need to be considered as part of the response.

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. Equalities implications

- 6.1. The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.2. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
 - eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.

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- 6.3. There may be equalities implications arising from the implementation of the Committee's recommendations – these will need to be considered in the response.

7. Climate change and environmental implications

- 7.1. There are no direct climate change or environmental implications arising from the implementation of the recommendations in this report. There may be climate change and environmental implications arising from the implementation of the Committee's recommendations – these will need to be considered in the response.

8. Crime and disorder implications

- 8.1. There are no direct crime and disorder implications arising from the implementation of the recommendations in this report. There may be implications arising from the implementation of the Committee's recommendations – these will need to be considered in the response.

9. Health and wellbeing implications

- 9.1. There are no direct health and wellbeing implications arising from the implementation of the recommendations in this report. There may be implications arising from the implementation of the Committee's recommendations – these will need to be considered in the response.

10. Report author and contact

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

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