

Representation	Officer Response
<p data-bbox="188 320 719 347"><b>NSP36: The Grove Tavern, 520 Lordship Lane</b></p> <p data-bbox="188 360 674 424">Organisation: Thames Water Utilities Ltd NSPPSV184.50</p> <p data-bbox="188 469 1435 533">On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p data-bbox="188 577 1413 641">On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.</p>	<p data-bbox="1487 469 1570 496">Noted.</p>
<p data-bbox="188 759 479 786"><b>Additional Dulwich sites</b></p> <p data-bbox="188 799 539 863">Organisation: Dulwich Estate NSPPSV52.3</p> <p data-bbox="188 908 1451 1043">Additional capacity is demonstrably required from previously unidentified opportunities. These representations include fifteen potential development sites (see Appendix II) which could contribute inter alia towards this much needed housing supply. These sources of additional housing include small infill sites, building above shops and bringing forward larger, high quality, mixed-use developments.</p> <p data-bbox="188 1088 1451 1295">This approach would also align with the emerging London Plan’s promotion of developing small sites. It is proposed that Southwark Council should supply 800 units per annum from small sites (i.e. &lt; 0.25 ha). The NSP does not at present make any reference to this requirement, which should form part of a single, clear housing policy which sets out the housing targets and where this supply will be found. The majority of the sites identified in Appendix II fall below the 0.25 ha threshold and thus should be recognised for the opportunity to deliver, collectively, significant additional homes alongside other land uses.</p> <p data-bbox="188 1340 1458 1436">The additional sites identified within these representations for inclusion in the emerging Development Plan fall into identified Dulwich, East Dulwich and Herne Hill areas, and therefore could be included as part of the area vision policies as new site allocations. A defining feature of these areas which set them apart</p>	<p data-bbox="1487 908 2063 1436">The representation is acknowledged, and the suggestions of additional sites which are believed to offer a higher capacity for development have been taken into account. It should be noted that all site allocations and area visions have gone through a rigorous process of being decided which is reflected in our sites methodology paper. Each version of the NSP has also been strengthened through input from statutory and other consultees, including feedback received from consultation held with the residents of Southwark, ensuring compliance with the NPPF &amp; London Plan. The total evidence base which has guided all decisions regarding the allocation of sites will be</p>

from the north of the Borough is their lower density, suburban character. There are significant areas of formal and informal unused open space, both occupied and vacant generous commercial plots, and larger residential properties with generous rear gardens.

The relevant emerging policies (AV.06, AV.07 and AV.09) describes growth opportunities within each area as follows:

“...Dulwich/East Dulwich/Herne Hill has the potential to contribute towards meeting Southwark’s housing need. Most new homes will be built on infill sites.”

The majority of the additional sites identified comprise infill sites of between 0-5 units in accordance with the Area Vision. The proposed development capacity of each site has however had regard to their characteristics as infill sites, the surrounding context and guidance where relevant within the Dulwich Supplementary Planning Guidance (including policies relating to Backland Development).

As such, it is considered that the proposed sites can be developed without adverse effects on the character and appearance of the above areas including statutory designations, for example Conservation Areas and in line with the Area Visions.

Please refer to Appendix II for pro forma of potential site allocations that should be acknowledged and included as part of the NSP as additional sources of primarily housing supply. We would welcome the opportunity to discuss with Southwark Council as to how these sites could be allocated as additional housing supply.

made public alongside the final submission of the NSP. P11: Design of Places dictates that development must better reveal local distinctiveness and architectural character, and P9 states the importance of bringing forward as much housing as possible whilst also protecting the character of neighbourhoods. We want to provide housing that responds to the local and historic context, and to retain and create places where people want to live.

Please refer to our Sites Methodology for further details on how sites are selected or excluded from the NSP.