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Southwark
Council

Dulwich supplementary planning document

July 2013

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1. Introduction and background

1.1 What is the Dulwich supplementary planning document (SPD)?

- 1.1.1 The Dulwich supplementary planning document (SPD) sets out our vision for the Dulwich community council area and part of the Peckham and Nunhead community council area. It provides a framework which will guide development over the next 10-15 years, ensuring that new development is appropriate, respecting the historical context and important open spaces.
- 1.1.2 The Core Strategy (2011) and saved Southwark Plan policies (2007) set out how Southwark will change up to 2026 to be the type of place set out in our Council Plan 2011.
- 1.1.3 Our Council Plan includes a key promise to bring the full benefits and opportunities of regeneration to all Southwark's residents. To help meet this promise, we want to protect and improve the places covered by the SPD to meet the needs of the community. Our Core Strategy and saved Southwark Plan policies help us to do this. This supplementary planning document (SPD) supports these strategic planning policies by providing further guidance on how development in Dulwich should take place. It replaces the draft 2009 Dulwich SPD, the draft 2004 Dulwich SPG and the draft Lordship Lane SPG (2002).
- 1.1.4 Located in the south of the London Borough of Southwark (see figure 1), Dulwich has a character which is distinct from many other parts of Southwark. It has a range of historic qualities and a strong local identity, with a large number and wide range of open spaces. In the south of Dulwich, the Dulwich Estate manages a large amount of land, most of which is protected open space. As a result of the important historic environment and the high quality open space, Dulwich has a unique character that we want to enhance and maintain. This SPD will ensure that new development is appropriate and that it adds to the unique attractive character of Dulwich.
- 1.1.5 This SPD provides guidance on:
- Conserving heritage assets
 - Appropriate types of new development
 - Protecting and improving open spaces
 - Improving transport and accessibility
 - Protecting and improving shopping areas
 - Development opportunities
 - Community Infrastructure Levy (CIL) and Section 106 planning obligations
- 1.1.6 This SPD will be part of our framework of planning documents. It will be a material planning consideration in deciding planning applications. It will help ensure that the council makes decisions transparently and provides clarity for members of the public and developers.



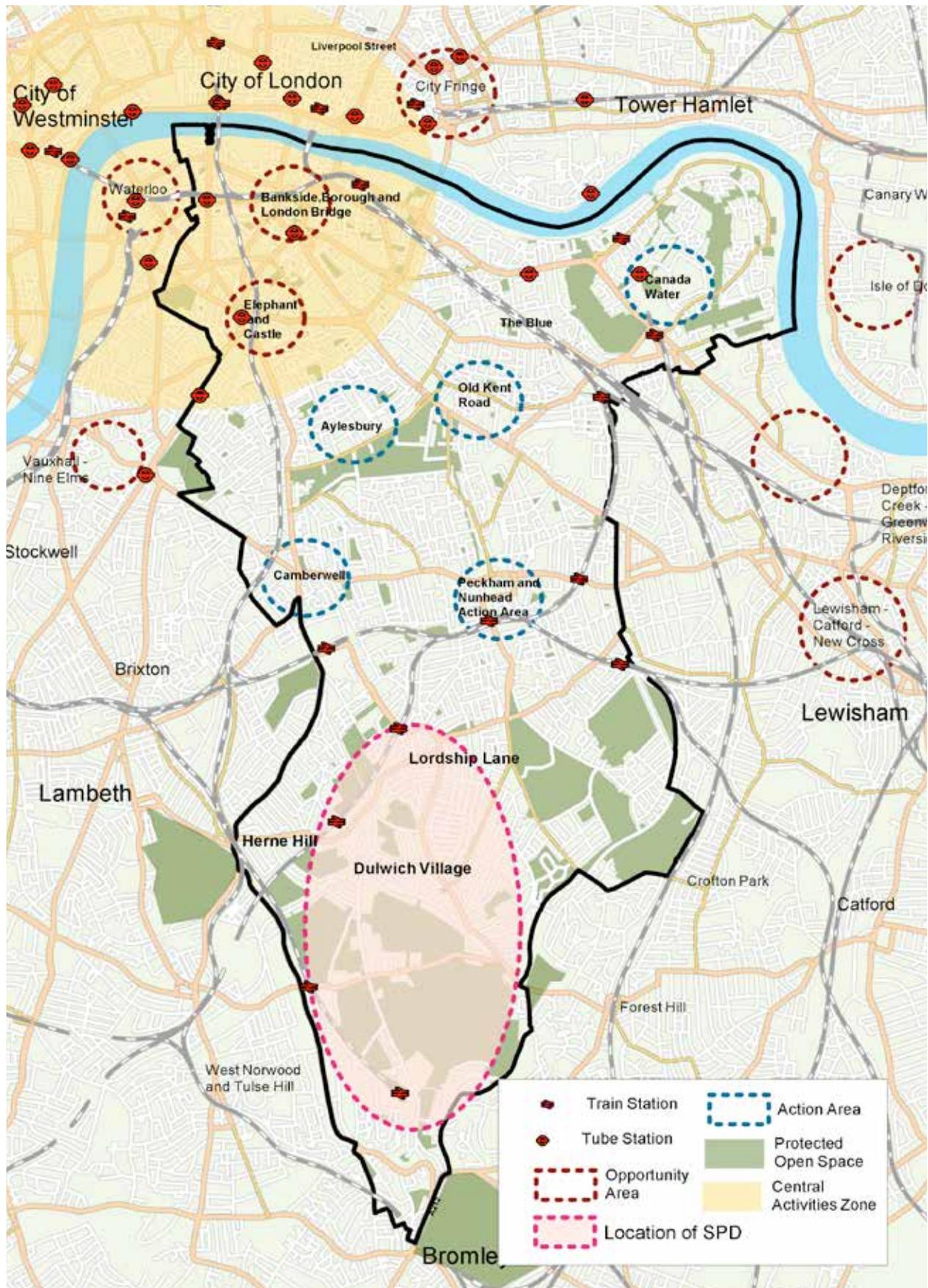


Figure 1: Location of Dulwich

1.2 What are the boundaries of the SPD?

1.2.1 This SPD covers an area (shown in Figure 3) which includes College, Village and East Dulwich wards which make up the area covered by Dulwich community council. Part of the Peckham Rye ward, which falls within the Peckham and Nunhead community council boundary, is also covered by this SPD as it is more similar in character to Dulwich than Peckham.

1.3 Related documents

1.3.1 Supplementary planning documents (SPDs) are one of a number of documents within a set of planning documents that make up our planning framework. Other planning policy documents include, the Core Strategy (2011), saved Southwark Plan (2007), and our area action plans which all set policies for the borough (see figure 2). We will be replacing the Core Strategy and saved Southwark Plan with the New Southwark Plan over the next few years. SPDs cannot set policy and instead provide guidance and information on how to implement our policies.

1.3.2 You can view all our planning documents at:
http://www.southwark.gov.uk/info/856/planning_policy

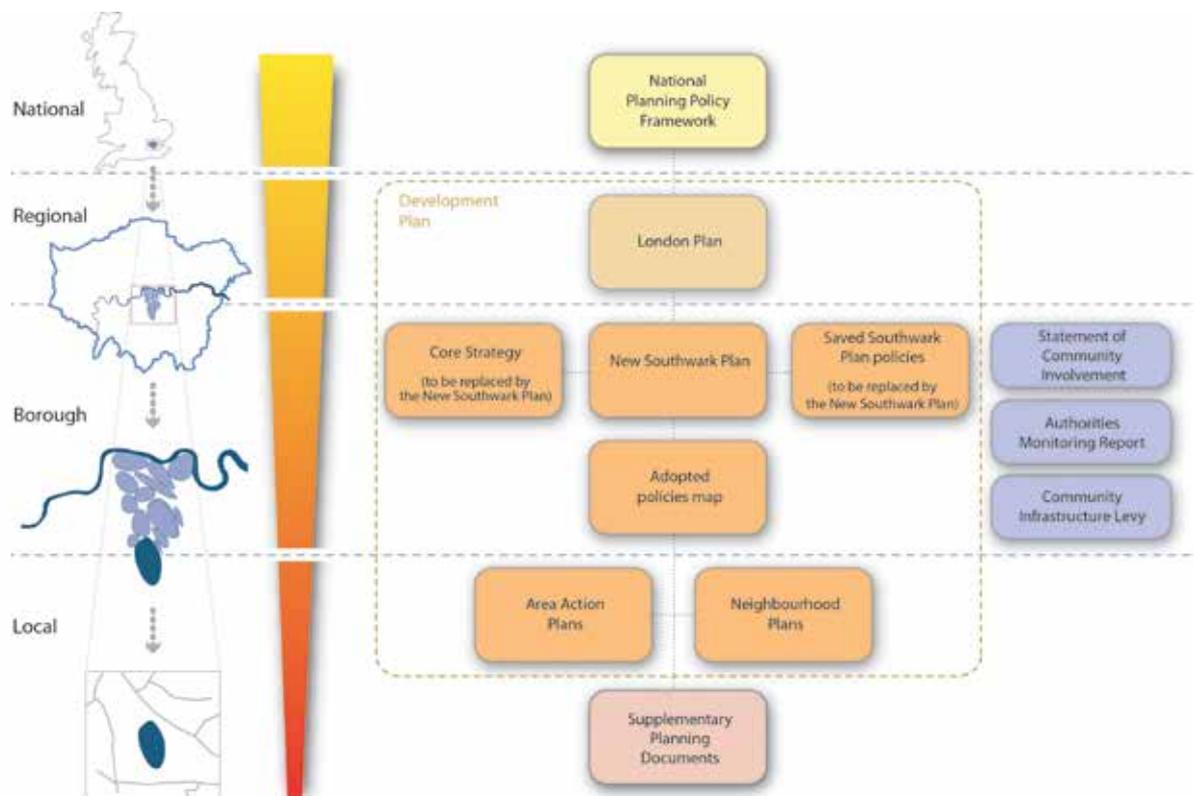


Figure 2: The inter-relationships between spatial scale and planning documents

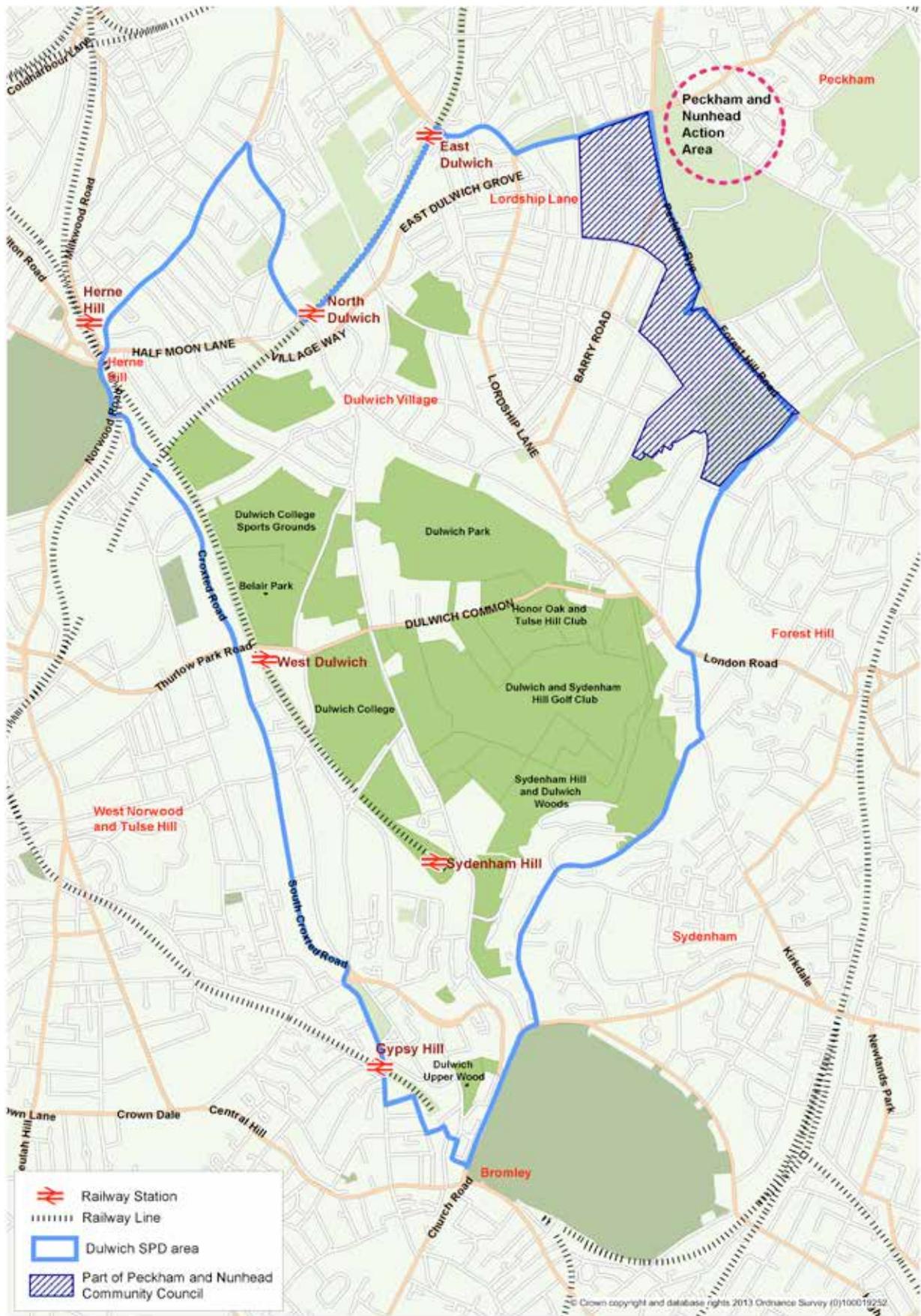


Figure 3: The boundaries of the SPD

- 1.3.3 The policies that this SPD provides additional guidance and information on are set out below;
- National Planning Policy Framework (2012) - The National Planning Policy Framework (NPPF) sets out Government's planning policies for England and how these are expected to be applied. The NPPF was published on 27th March 2012. It is designed to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.
 - London Plan (2011) - The London Plan is the overall strategic plan for London, and it sets out an economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Southwark. We need to ensure that our planning documents are in general conformity with the London Plan.
 - Core Strategy (2011) – The Core Strategy is a planning document that sets out how Southwark will change up to 2026. It sets out our long term vision, spatial strategy and strategic policies with an implementation plan up until 2026 to deliver sustainable development. It includes strategic policies on open spaces, conservation, design, housing and town centres.
 - Saved Southwark Plan (2007) policies – The Southwark Plan was adopted in July 2007. Some of the Southwark Plan policies continue to apply alongside the Core Strategy. Often the Southwark Plan policies are more detailed including detailed policies in relation to open spaces, conservation, housing, design and town centres.
- 1.3.4 As shown in figure 3, we have prepared a number of other supplementary planning documents. These should be used alongside the guidance set out in this SPD. In particular this SPD should be read alongside the residential design standards SPD (2011).

1.4 How to use the SPD

- 1.4.1 Section 2 of this SPD sets out the visions for Dulwich Village/West Dulwich, East Dulwich, Herne Hill and Lordship Lane town centres, as set out in the Core Strategy. The visions set out how we would like the area to be by 2026. To help achieve our visions, we have set out additional guidance in this SPD.
- 1.4.2 In sections 4 to 8, we have set out our strategy and some of the key policies from the Core Strategy and the saved Southwark Plan. The final part of each of the sections then sets the additional guidance specifically relating to Dulwich.
- 1.4.3 Section 9 of this SPD sets out guidance relating to specific sites in Dulwich. Using the policies set out in the Core Strategy and the saved Southwark plan, the SPD sets out how these sites might provide future development opportunities.
- 1.4.4 Section 10 sets out how we will work with our neighbouring boroughs to ensure we have a joined up approach on cross boundary issues.

1.4.5 Section 11 sets out our approach to S106 planning obligations and the Community Infrastructure Levy (CIL).

1.5 Supporting documents

1.5.1 We have prepared a number of supporting documents that have been used to inform the SPD and which provide further information.

- The sustainability appraisal sets out the sustainability objectives and indicators that will be used to measure the impacts of the guidance set out in the SPD.
- The equalities analysis examines how the SPD meets the needs of the whole community and makes sure that the SPD does not disadvantage anyone in the community.
- The consultation report sets how we consulted on the guidance for Dulwich.

2. What Dulwich is like today

2.1 The Dulwich Estate

- 2.1.1. The Dulwich Estate manages 1500 hectares of land on which there are approximately 4000 properties. Much of this land is contained within the boundaries of this SPD (shown in figure 4). The Dulwich Estate operates a scheme of management that acts towards maintaining the heritage of Dulwich including buildings, trees and open spaces and its unique character.
- 2.1.2 The Dulwich Estate's scheme of management requires freeholders living on the Estate to obtain prior written consent before undertaking any works to trees or alterations to the external appearance of a property or change of use. There is also an obligation on freeholders to maintain the external appearance of their property (including boundaries and gardens) in good repair and in a clean and tidy condition. Regardless of whether planning permission is required or has been obtained from the local authority, freeholders require the prior written consent from the Dulwich Estate before:
- Any works to trees
 - Altering the external appearance or structure of a property
 - Adding an additional building or structure
 - Placing a temporary building, trailer, caravan, boat or commercial vehicle which can be seen from beyond the boundaries of a property
 - Placing any inscription, placard, posters, advertisements or notices which are visible beyond the boundaries of a property (except for 'for sale' or 'to let' signs or notices regarding functions, for a period not to exceed 21 days)
 - Change of use, for example, converting a house into flats or running a business from a property
- 2.1.3 The Dulwich Estate also produces guidance for freeholders in making applications for alterations and temporary structures. All developments that are within the Dulwich Estate should consult the Dulwich Estate scheme of management before submitting a planning application. Further information is available on the Dulwich Estate website at;
<http://www.dulwichestate.co.uk/>

2.2 Population and health

- 2.2.1 The Census 2011 indicates that the resident population in Dulwich is 36,535 with a population density of 52 persons per hectare. The number of households with at least one usual resident is 14,927. The age structure of the population of Dulwich from the 2011 Census data shows that by Southwark's general standards there are fewer adults in their twenties and a higher proportion of those aged between 50 and 64 than the borough as a whole.

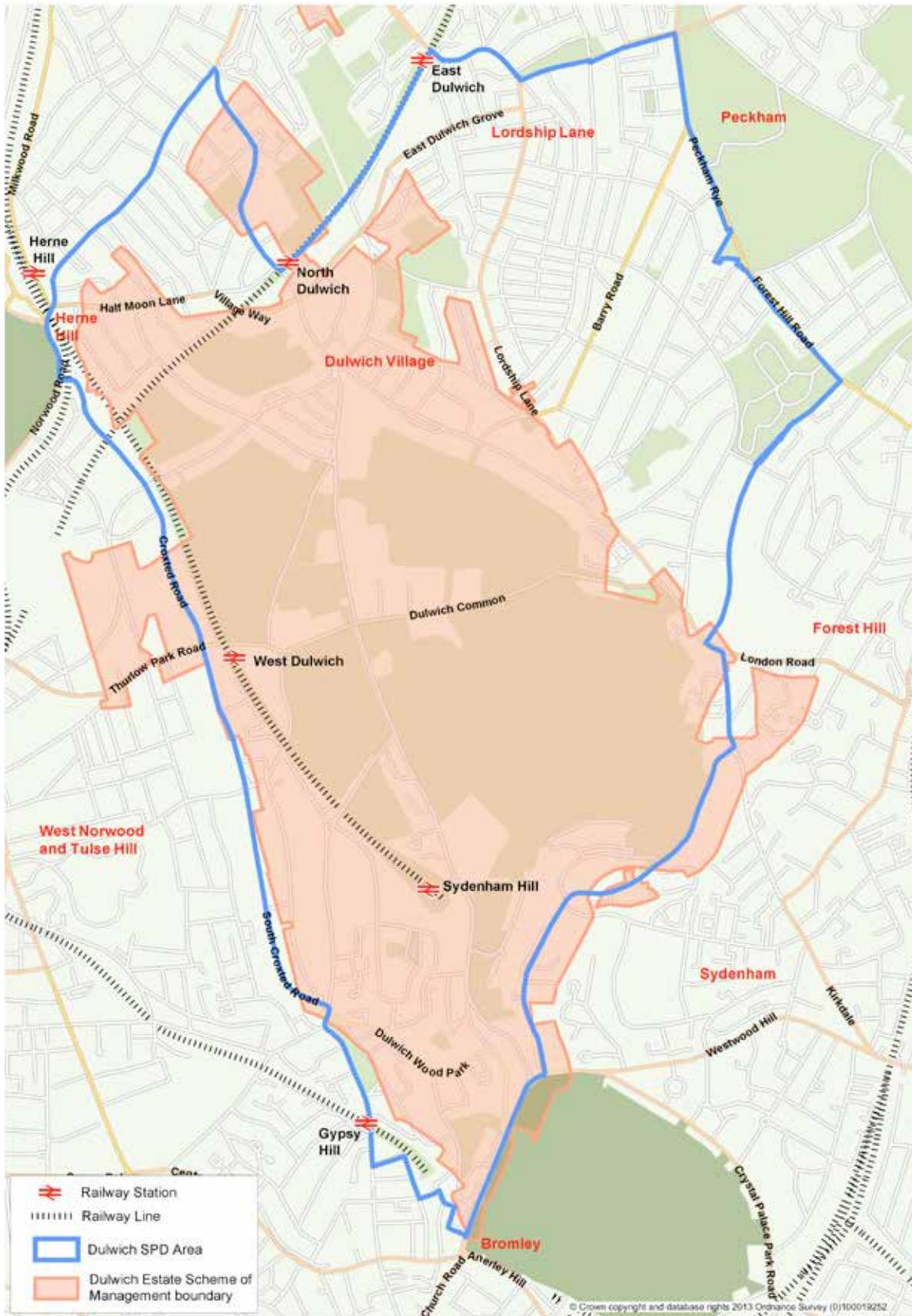


Figure 4: Land under the Dulwich Estate Scheme of Management

- 2.2.2 The 2011 Census showed that within Dulwich community council area, the largest proportion of the population were White British (72%), which was substantially higher than for the whole of Southwark (54%). Black Africans/Caribbeans made up around 14% of the population of Dulwich community council area; which is much less than Southwark as a whole (28%). The remaining Black and Minority Ethnic Groups (BME) made up around 14% of the population.
- 2.2.3 There is a high level of car ownership and use within Dulwich. Cars owned in Dulwich accounted for a 5th (21%) of total cars owned in the borough. Around 30% of people travel to work by car or van. There are no direct links to the underground system and some areas suffer a lack of convenient bus routes serving central London. However, there are frequent National Rail services from stations in Dulwich and Peckham which offer links to the underground system at London Bridge, Blackfriars and Victoria. The area has also recently benefited from improved links to the London Overground from Denmark Hill and Peckham Rye stations.
- 2.2.4 Health and disability deprivation varies across the area. Parts of East Dulwich and College wards rank midway in the Indices of Multiple Deprivation (IMD) 2010 deprivation levels. The least deprived area is Village which ranks as one of the least deprived areas in England (figure 5). This is a significant contrast to Southwark as a whole which has high levels of deprivation. In general, the south of the borough is less deprived than the centre or north of the borough; large portions of the north and centre of the borough are in the bottom quintile for deprivation. 58% of the population of Southwark live in areas which are in the bottom quintile for deprivation.
- 2.2.5 Although the areas covered by this SPD experiences lower levels of deprivation generally than across Southwark as a whole, there are still some pockets of deprivation especially in College Ward. Dawson Heights, Lordship Lane and Kingswood Estates experience higher deprivation in terms of income, especially affecting older and young people.
- 2.2.6 The IMD provides a guide to the extent of health deprivation within an area. Life expectancy for men and women living in the area is higher than Southwark's and England's average life expectancy. Dulwich also has the lowest levels of overweight and obese children in Southwark.

2.3 Community facilities and schools

- 2.3.1 There are several key community facilities in the area (shown in figure 6) which include: Dulwich Picture Gallery, England's first public art gallery; three libraries (Grove Vale, Kingswood and Dulwich); Kingswood House built in 1811, which is a striking former stately home which houses the Kingswood Community Centre, and East Dulwich community centre which is also home to a number of community groups.
- 2.3.2 There are a number of sports grounds, including Dulwich Sports Club and the Southwark Community Sports Trust, Herne Hill Velodrome (a venue for the 1948 Olympic Games), Dulwich Park, which

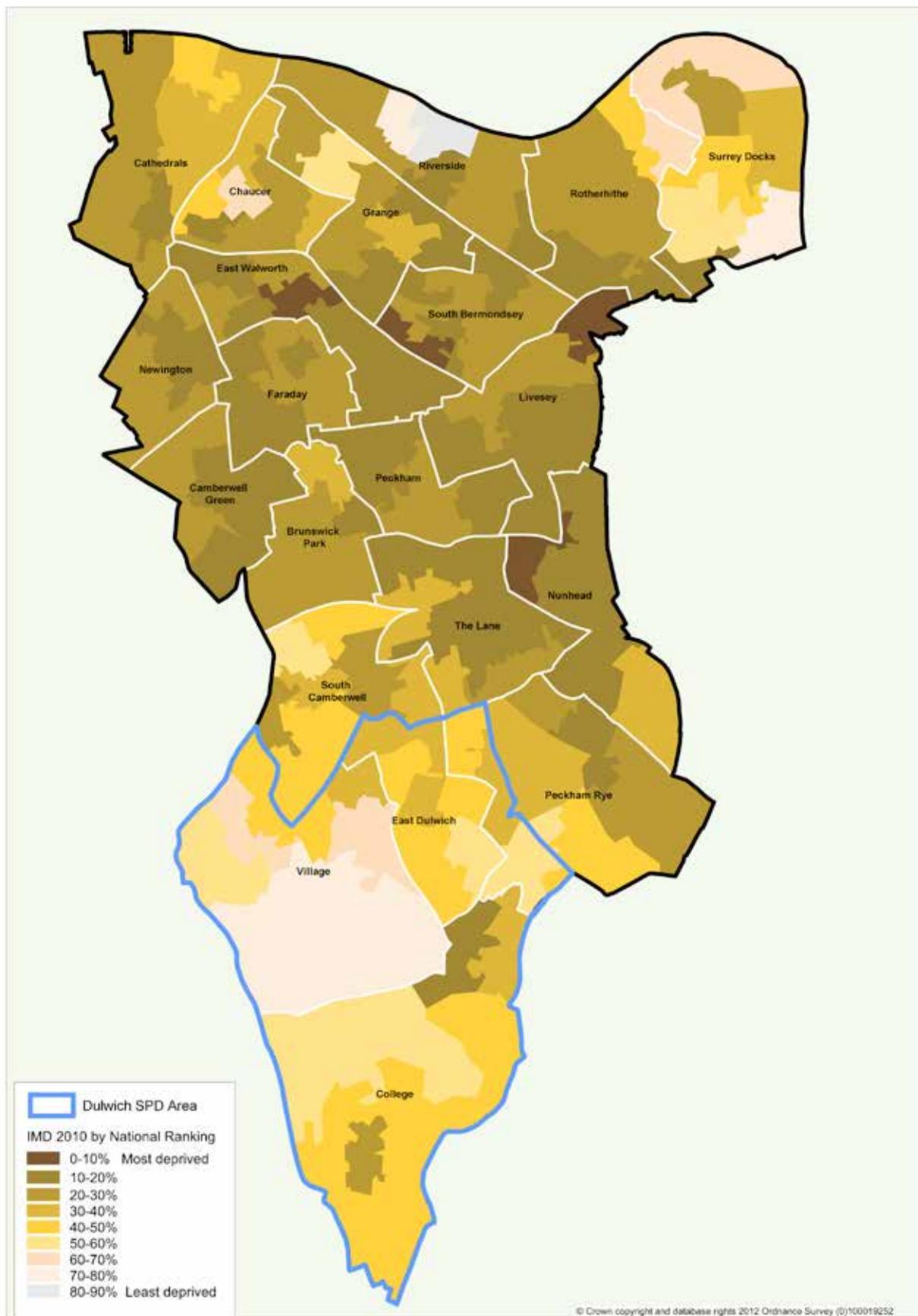


Figure 5: Index of multiple deprivation 2010

includes tennis courts, football pitches, a bowling green, a cricket pitch and a children's playground, King's College Sports ground at the Griffin, and Alumni clubs such as the Edward Alleyn Club and Old Alleynians Club. A number of schools, including Dulwich College, James Allen's Girls School and Alleyn's School allow the local community the use of their facilities often to those who pay fees to join clubs held on school premises.



- 2.3.3 The Maudsley Hospital is located on Denmark Hill and is part of South London and Maudsley NHS Foundation Trust, provider of an extensive portfolio of mental health services and a research institute working in partnership with the Institute of Psychiatry, King's College London. Dulwich residents also have access to wider health facilities such as Kings College Hospital which is across the border in Lambeth.
- 2.3.4 Dulwich Leisure Centre has served the local community since 1891. As part of the second phase of Southwark Council's refurbishment programme, a £6.2m refurbishment was completed in June 2011 that saw a complete upgrade of the building and its facilities while preserving and enhancing the historical features. The Leisure centre was upgraded to include a new gym with 100 workstations (a third larger than before) and new dry-changing rooms in addition to the fully operational 25 metre pool, wet-changing rooms, reception, café and crèche.
- 2.3.5 The three wards which cover the majority of the SPD area, Colledge, East Dulwich and Village contain seven day nurseries, one pre-school / playgroups, and 25 registered childminders. There are also a range of play facilities available for children within the existing open spaces.
- 2.3.6 There are five secondary schools and 17 primary schools, both community and voluntary aided. Southwark Council is responsible for seven community schools in this area. Harris boys academy, in Peckham Rye Ward, is also within the area covered by this SPD.
- 2.3.7 Many of these schools were improved through the Building Schools for the Future Programme. This included the development of Kingsdale School.
- 2.3.9 There is a projected pressure for primary school places in Dulwich. The current forecast is that up to three additional forms of entry are required by 2016. Options are being explored to see how this forecast need can be met. Secondary place planning is carried out on a borough wide basis. There is a pressure for new secondary places which we are planning to meet through a range of measures across the borough including the provision of the new 5 form entry Aylesbury Academy in Walworth and a new 4 form entry academy in Rotherhithe, which is currently the subject of consultation. More primary school places will also be provided through the expansion of Langbourne primary school from 1 form entry to 2 form entry in 2013.

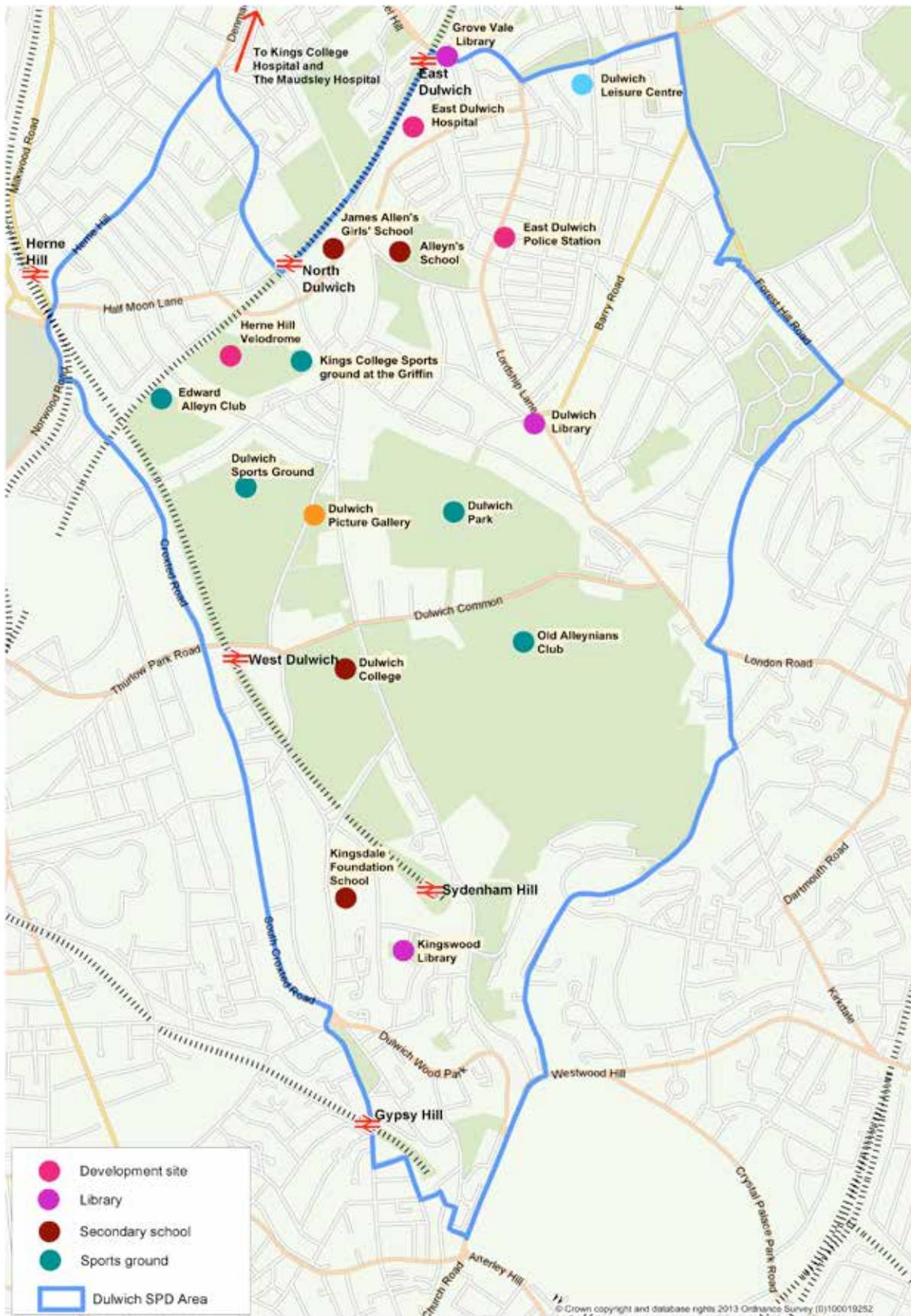


Figure 6: Community facilities

2.4 Town and local centres

2.4.1 There are two district town centres, one local centre and a number of protected shopping frontages in Dulwich (Figure 7)

Lordship Lane

2.4.2 Lordship Lane is designated through the Core Strategy as a district town centre. The centre as an attractive retail destination with well-maintained shop units in a high quality built environment.

2.4.3 Lordship Lane is served by several bus routes. There is some on-street parking with a free 30 minute parking limit. There is also unrestricted parking on many of the residential side streets.

2.4.4 Lordship Lane is an attractive and vital district centre with a wide retail offer and a good range of services. The centre's comparison shopping offer comprises predominantly independent retailers. Leisure services in Lordship Lane, such as restaurants and cafes are particularly strong. The centre serves a local catchment population and appears to be performing healthily.

Herne Hill

2.4.5 Herne Hill is also designated as a district centre through the Core Strategy, with a wide range of shops and services. The centre is a transport interchange and has developed at the nodal point where the A2214, the A215, the B222, the B223 and the railway lines intersect. The centre straddles the borough boundary between Lambeth and Southwark, with much of the centre falling within Lambeth.

2.4.6 The centre is conveniently accessible by a choice of means of transport. Herne Hill railway station is located in the middle of the centre, accommodating First Capital Connect, Southern Railway and South Eastern Trains. Herne Hill is well served and conveniently accessible by bus. There are no large car parks in the vicinity of Herne Hill but sufficient on-street parking is available throughout most of the centre.

2.4.7 There is more choice in terms of comparison shopping than would be expected from the average district centre. Convenience shopping is also well catered for, with two bakers, a butchers, bookshops and a hardware store. There is also a Sainsbury's on Herne Hill and a small independent supermarket on Railton Road.

Dulwich Village

2.4.8 Dulwich Village is one of the four identified local centres in the Core Strategy. Dulwich Village is a small, attractive centre with an affluent local catchment population.

2.4.9 Dulwich Village is reasonably well served by a choice of means of transport, as the centre is served by three bus routes and North Dulwich and West Dulwich railway stations are within walking distance of the centre.

2.4.10 On-street parking is available throughout the centre and there is no demonstrable need for a car park in the vicinity. The centre has a high urban quality and a well-maintained shopping street.

2.4.11 Dulwich Village has a good range of retail services, including a small supermarket and a post office in the area. There is also a bakery, several restaurants, cafes, a pub and a book shop. Dulwich Library is also located on the edge of Dulwich Village.



West Dulwich and Croxted Road

2.4.12 West Dulwich has a protected shopping frontage which covers Park Hall Road and Croxted Road. This acts as an important shopping area for the local residential community. The shopping area includes a Tesco's as well as a number of specialist and independent retailers, including a book shop, bakery, clothing shops and restaurants.

Other protected shopping frontages

2.4.13 Other protected shopping frontages within the SPD area include Grove Vale, Half Moon Lane, North Cross Road, Seeley Drive and Forest Hill Road shopping areas.

2.5 Jobs and business

2.5.1 It is estimated that 24,720 working age people live in the area (2011), 12,370 males and 12,350 females. In 2001, 11.5% of all working age people in the area were self employed (15.8% of males and 7.5% of females).

2.5.2 Business start-ups in the Dulwich area accounted for 12% (449) of all business start-ups in the borough in 2012 (3837).

2.5.3 In February 2012, 2860 working age residents in the area were claiming a DWP benefit, 2495 of these were claiming out of work benefits, comprising of 1,700 claiming ESA or incapacity benefit as their main benefit, 865 were claiming jobseekers allowance as their main benefit, 360 were claiming as lone parents (main reason for claiming benefit) and 100 claiming other income related benefits.

2.5.4 837 (3.4%) working age residents were claiming JSA in February 2012, compared to 5.1% in the whole borough. 484 (3.9% of male working age population) were male claimants, while 353 (2.9% of female working age population) were females. 17% of JSA claimants were aged 18-24, 63% were aged between 25 and 49, and the remaining 19% were aged over 50.

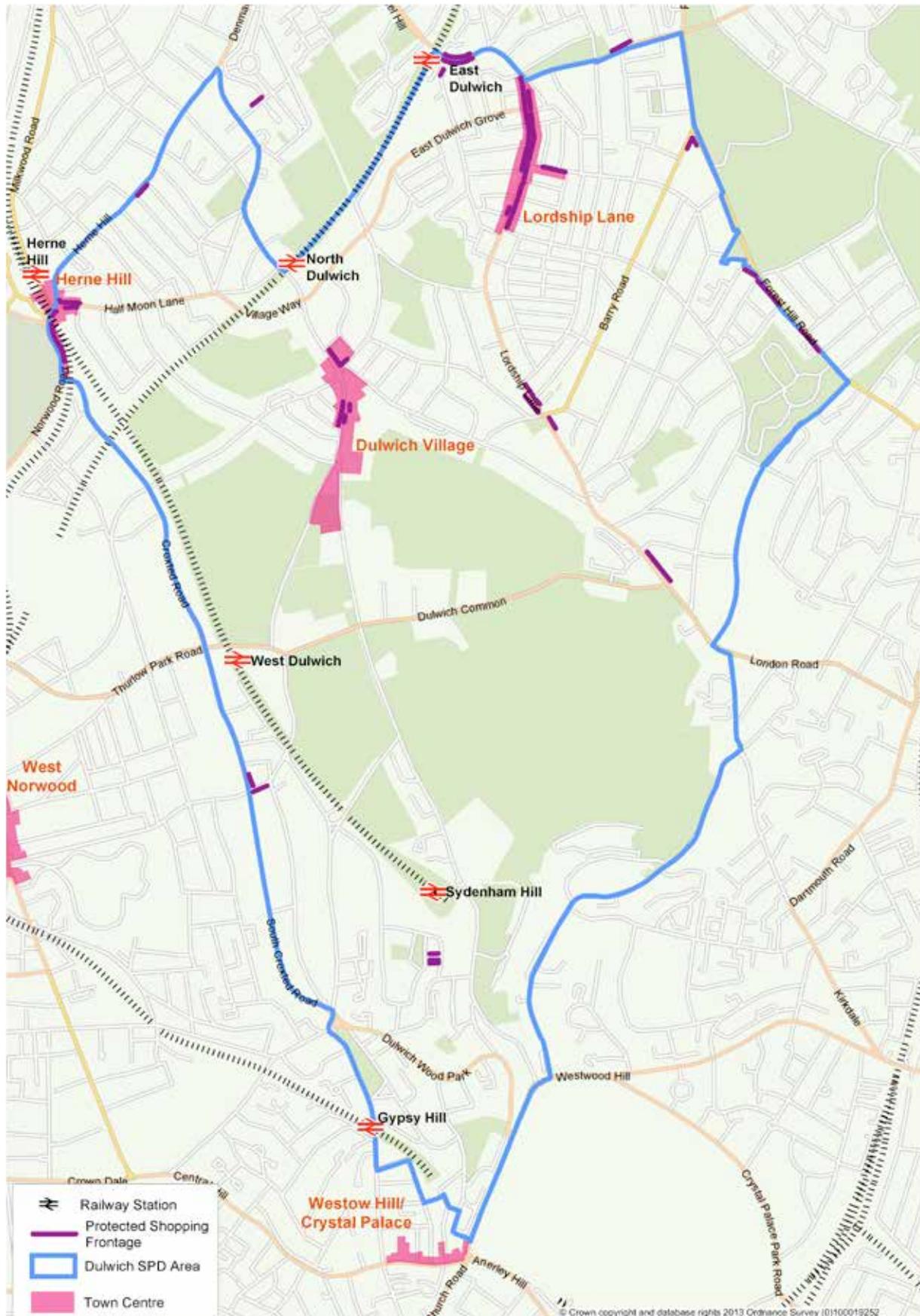


Figure 7: District town, local centres and protected shopping frontages

2.6 Natural environment

- 2.6.1 Approximately 33% of the Dulwich SPD area is protected open space (shown in Figure 8) which makes the place suburban, open and pleasant.
- 2.6.2 Open spaces include Belair Park and Dulwich Park both of which are Grade II listed in English Heritage's Register of Parks and Gardens of Special Historic Interest in England.
- 2.6.3 Dulwich and Sydenham Hill Woods covers 28 hectares. The woods are Ancient woodland and are of high value for wildlife. They contain historic features such as the disused Sydenham Hill railway tunnel.
- 2.6.4 Much of the open space is good quality and provides a range of functions from public parks to private sports fields, nature reserves to a golf course. Open spaces are also used for allotments, sport pitches and community facilities such as the Scouts hut. There is a skateboard park in Belair Park and football pitches in Dulwich Park for young people. Dulwich Park is the main focus for community activity and is in the centre of Dulwich Village. Dulwich Park, Long Meadow and Belair Parks are highly valued by the local community and provide a range of activities for all groups in the community.
- 2.6.5 Many of the open spaces within Dulwich are also designated as Sites of Importance for Nature Conservation (SINC) (see figure 9) to protect the ecological importance value of the sites. Sydenham Hill and Dulwich Woods are remnants of the Great North Wood which formerly covered most of the area of raised ground starting some four miles (6 km) south of central London, covering the Sydenham Ridge and the southern reaches of the River Effra and its tributaries. At its full extent, the wood's boundaries stretched almost as far as Croydon and as far north as Camberwell. They are therefore designated because of their value as ancient woodlands with significant ecological and historical attributes such as ponds, and a number of protected species including bats and stag-horn beetle. Other SINCs include Dulwich and Sydenham Hill golf club, Dulwich Upper Wood (LNR), Sunray Gardens and Belair Park, Countisbury House Lawn and Carlton Place/Hither wood.
- 2.6.6 Sydenham Hill Wood and Dulwich Upper Wood are designated as Local nature reserves. Cox's Walk provides an important pedestrian route into Sydenham Hill Wood.
- 2.6.7 A number of individual trees, tree groups and woodlands within Dulwich are protected with a Tree Preservation Order (TPO).
- 2.6.8 Our open space strategy identified that Dulwich has a character that is distinct from many other parts of the borough. Open space helps to define the character of Dulwich with spaces such as Dulwich Park forming a key focus for the community. Open space is generally of very high quality and there is a significant level of outdoor sports provision meaning that residents in other parts of the borough,

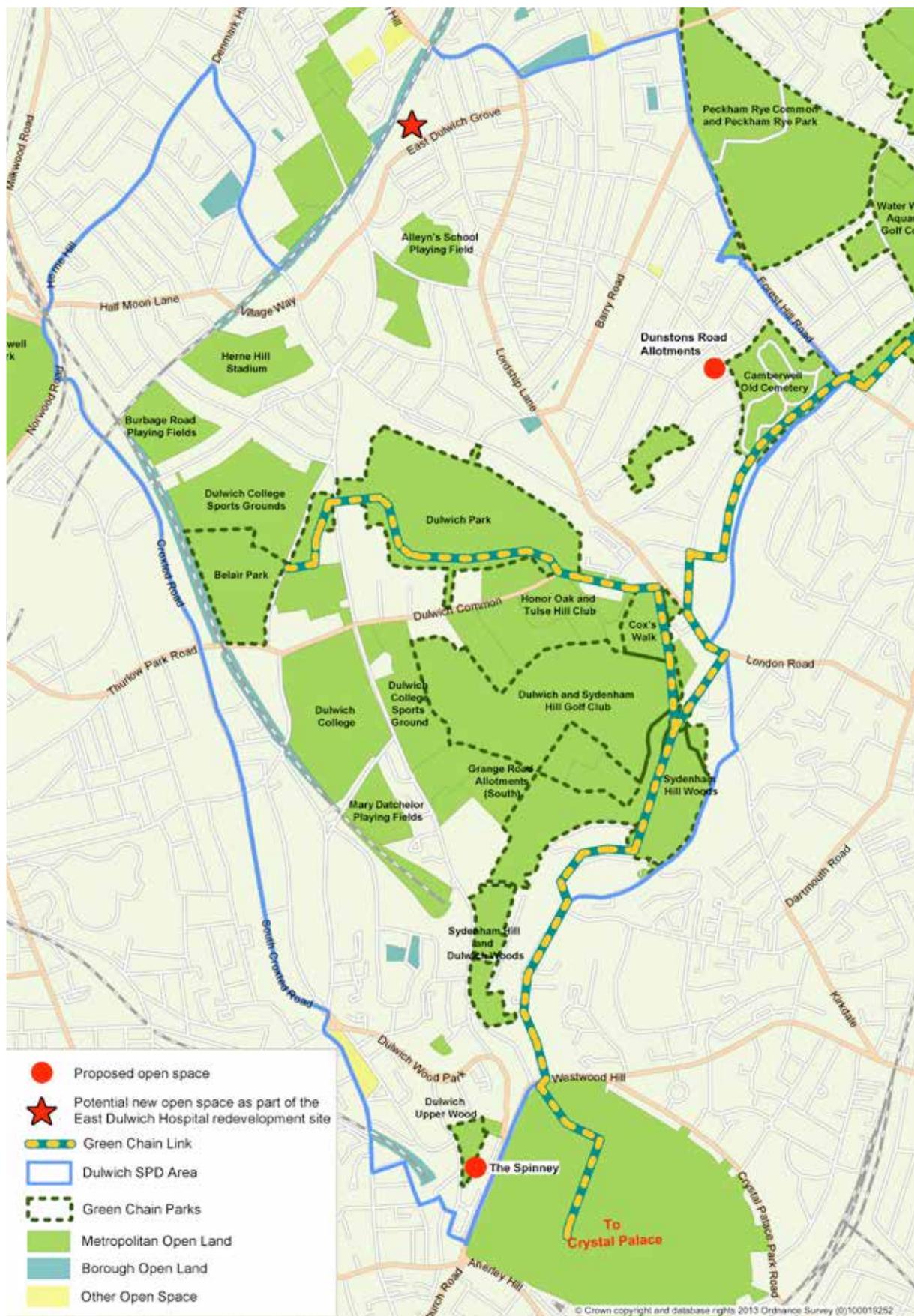


Figure 8: Protected open spaces and the Green Chain

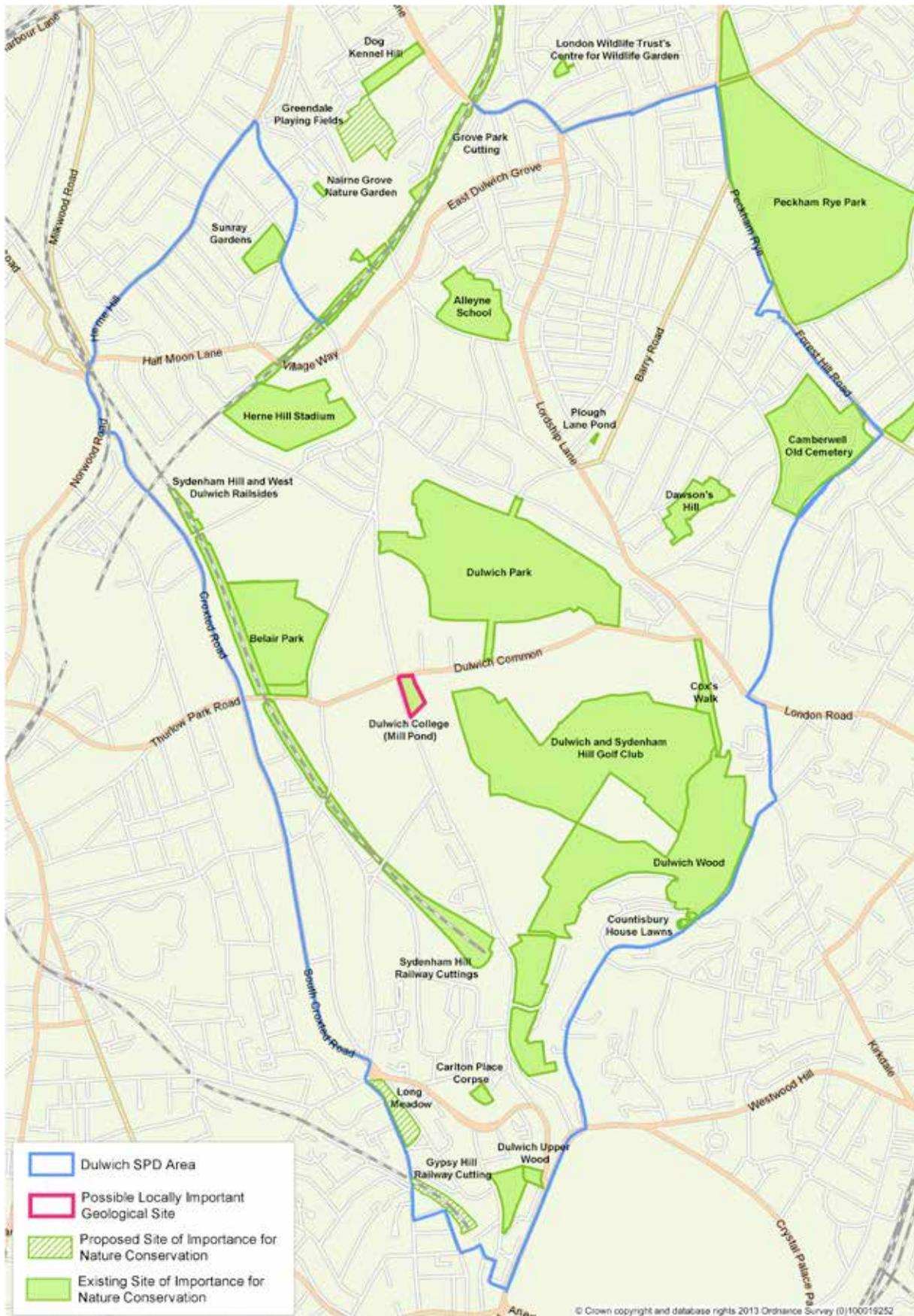


Figure 9: Sites of Importance for Nature Conservation

as well as other boroughs in South London travel to use the facilities. However, some open spaces have been identified as a priority for improvement such as Long Meadow and Dawson Heights.

2.7 Design and heritage

- 2.7.1 Dulwich has a rich historic and cultural heritage, which gives the area a strong identity. Approximately 52% of the area covered by this SPD is designated as a conservation area. There are a number of saved Southwark Plan policies which seek to preserve and enhance the character of conservation areas, alongside policy 12 of the Core Strategy.
- 2.7.2 The conservation areas within the SPD boundaries are; Dulwich Village, Dulwich Wood, Stradella Road, The Gardens and the Sunray Estate. The boundaries of the conservation area are shown in figure 10 of this SPD. The character of each conservation area is defined in the conservation area appraisals and these should be referred to for further guidance.
- 2.7.3 Dulwich also contains many historic places and listed buildings which reflect its gradual development from a settlement along the medieval road, through the growth of the historic college, to the expansion of desirable and green suburbs during the 18th, 19th and early 20th centuries. The broad range of designated heritage assets encompasses fine examples of Georgian and Victorian Institutional buildings such as Dulwich College, Dulwich Picture Gallery, Belair House and Kingswood House. Dulwich Village has Georgian houses and fine Victorian and Edwardian terraces that sit alongside 1930s family homes.
- 2.7.4 There are also examples of Victorian and Georgian institutional buildings, such as Dulwich College designed by Charles Barry the younger. Dulwich Picture Gallery opened to the public in 1814, it was designed by Sir John Soane and is England's oldest purpose-built art gallery. Belair House in West Dulwich is a Georgian grade II listed building surrounded by Belair Park. The house was built in 1785 in the style of, or possibly by, the architect Robert Adam. Kingswood House is a grade II listed mansion sometimes called 'Bovril Castle' by local residents due to its associations with John Lawson Johnston, the inventor of Bovril. It contains a library, function rooms for weddings, commercial and other events, offices, and rooms for community events.

2.8 Homes

- 2.8.1 The 2011 Census shows that there are currently 14,927 households living in Dulwich.
- 2.8.2 The most recent data we have on vacant dwellings is from the housing requirement study 2009. In total 880 dwellings were assessed as being vacant at the time of the survey. This is the highest number of vacant properties for any community council area in Southwark. This is likely to be as a result of the distribution housing type which tends to be more street properties and small blocks of

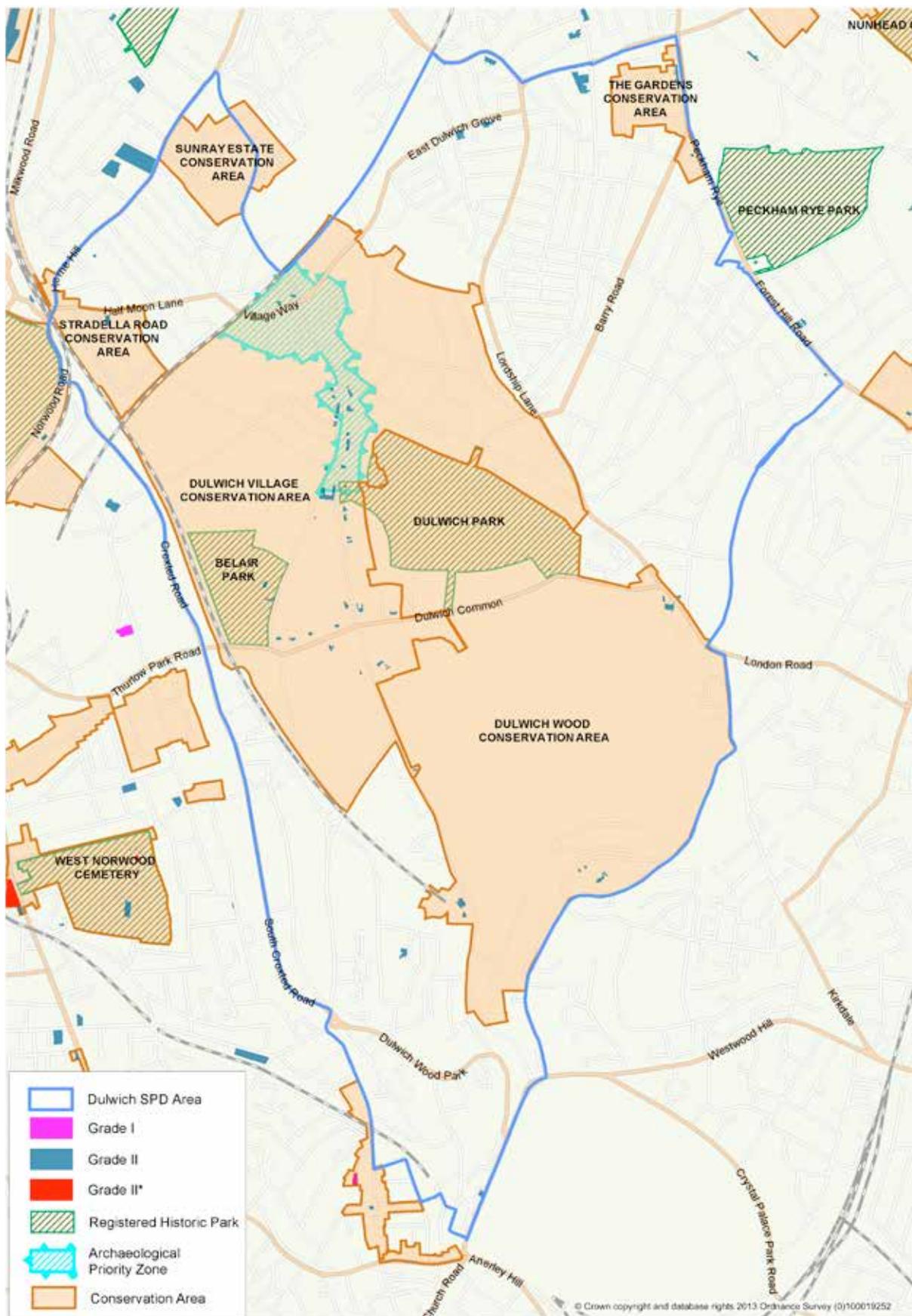


Figure 10: Heritage assets

flats. This property type has a greater tendency to fall into disrepair and require major works and therefore remain vacant for longer. This pattern tends to increase from the north to the south of the borough.

- 2.8.3 A quarter of households in Dulwich have incomes of less than £15,000 per annum and slightly under a quarter receive £60,000 or more, this is significantly higher than the Southwark figure of 13%. Dulwich enjoys far higher mean and median incomes than Southwark as a whole. At £49,700 the mean income of Dulwich is almost 67% higher than that of Southwark and the median income is exactly double.
- 2.8.4 Detached and semi-detached properties comprise around 22.4% of the stock, terraced housing comprises around 26.3% of the total with flats accounting for the remaining half. Around three fifths of all flats are formed from a converted dwelling, rather than being purpose built.
- 2.8.5 59% of all properties across the area are owned outright or owned with a mortgage. Over 21% of the stock is socially rented with around 22% in the private rented-sector. This shows a much higher rate of owner occupation than in Southwark as a whole. Although the housing is predominantly high value and owner occupied, there are several council estates including the Kingswood, Lordship Lane, Melford Court, Dawson Heights, Lytcott Grove, Croxted Road and Sydenham Hill estates.
- 2.8.6 Of the households in Dulwich who want, need or expect to move, 68% can afford market housing while 10% can afford intermediate housing and the remaining 22% can afford social housing. Therefore, proportionally more existing households in Dulwich who want, need or expect to move can afford market than can do so in Southwark as a whole.

3. What will Dulwich be like in the future?

3.1 Our strategy

- 3.1.1 The spatial strategy for the borough is set out in the Core Strategy. Our strategy is to improve places in Southwark and to build on each area's strengths and unique identities. This is to ensure that we have accessible, locally distinctive, well designed places which interconnect, are linked to the rest of London and that people consider successful.
- 3.1.2 In order to help us achieve this, the Core Strategy sets out our visions for the future development of different places in the borough between 2011 and 2026. We set out how we will achieve this through our themes, strategic objectives, strategic target policies, strategic policies, delivery programmes and monitoring. The sections below set out the Core Strategy area visions for the SPD area.

3.2 Our vision for Dulwich Village / West Dulwich

We are working with the local community and organisations such as Dulwich Estate and the Dulwich Society to continue to protect Dulwich Village/West Dulwich. Dulwich Village/West Dulwich is a suburban area with many playing fields, parks and tree lined roads and large gardens. There are shops and services for the local community within an historic shopping street.

We will continue to protect Dulwich Village/West Dulwich as a historic area with a good range of local shops and services, open spaces and homes. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas: Dulwich Village and Dulwich Woods. Dulwich Village conservation area is mainly housing with the village itself at its heart. Dulwich Wood is mostly open space (including parkland, playing fields, allotments and a golf course) surrounded by housing. We will continue to protect the character of these areas and the historic buildings within them. This includes attractive and well used landmark buildings such as Dulwich College and Dulwich Picture Gallery and large open spaces such as Dulwich Park.

The Mayor does not set us targets for Dulwich Village/West Dulwich. We are conserving Dulwich Village/West Dulwich and there is no capacity for large scale growth.

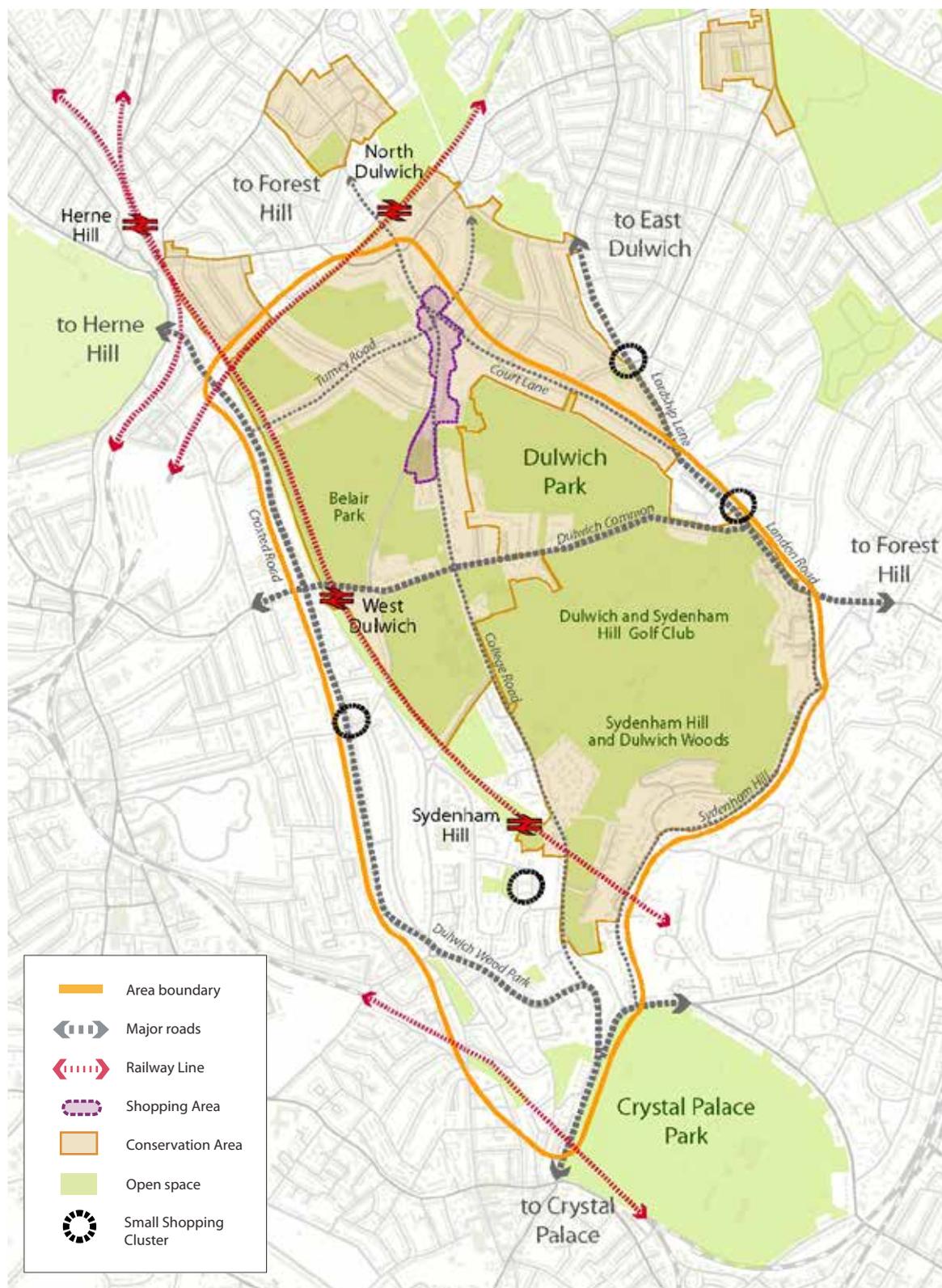


Figure 11: Vision for Dulwich Village/West Dulwich

3.3 Our vision for East Dulwich

We are working with the local community to further improve East Dulwich as a pleasant and popular place to live. The area is mostly residential with lots of Victorian terraced housing. Local residents have good access to local shops along Northcross Road and Grove Vale and a wider variety of shops on Lordship Lane. There is plenty of access to surrounding attractive open spaces including Goose Green, Dulwich Park and Peckham Rye Common. East Dulwich Station provides train services to London Bridge which are well used by the many East Dulwich residents. Current improvements to Dulwich Leisure Centre will improve the facility for local residents.

The Mayor does not set us targets for East Dulwich. There will be very little growth, with the focus on improving what is already there and protecting its suburban character.

3.4 Our vision for Lordship Lane town centre

Lordship Lane is an area with a variety of shops, cafes and bars providing amenities for local residents. There are many independent operators and a diverse range of shops which all help to make Lordship Lane a very attractive place to visit and shop. We will help continue to protect the interesting character of this popular street created by the specialist businesses, cafes and attractive shop fronts by working with the local community, businesses and groups.

The Mayor does not set us targets for Lordship Lane. We are conserving the area and there is no capacity for large scale growth.

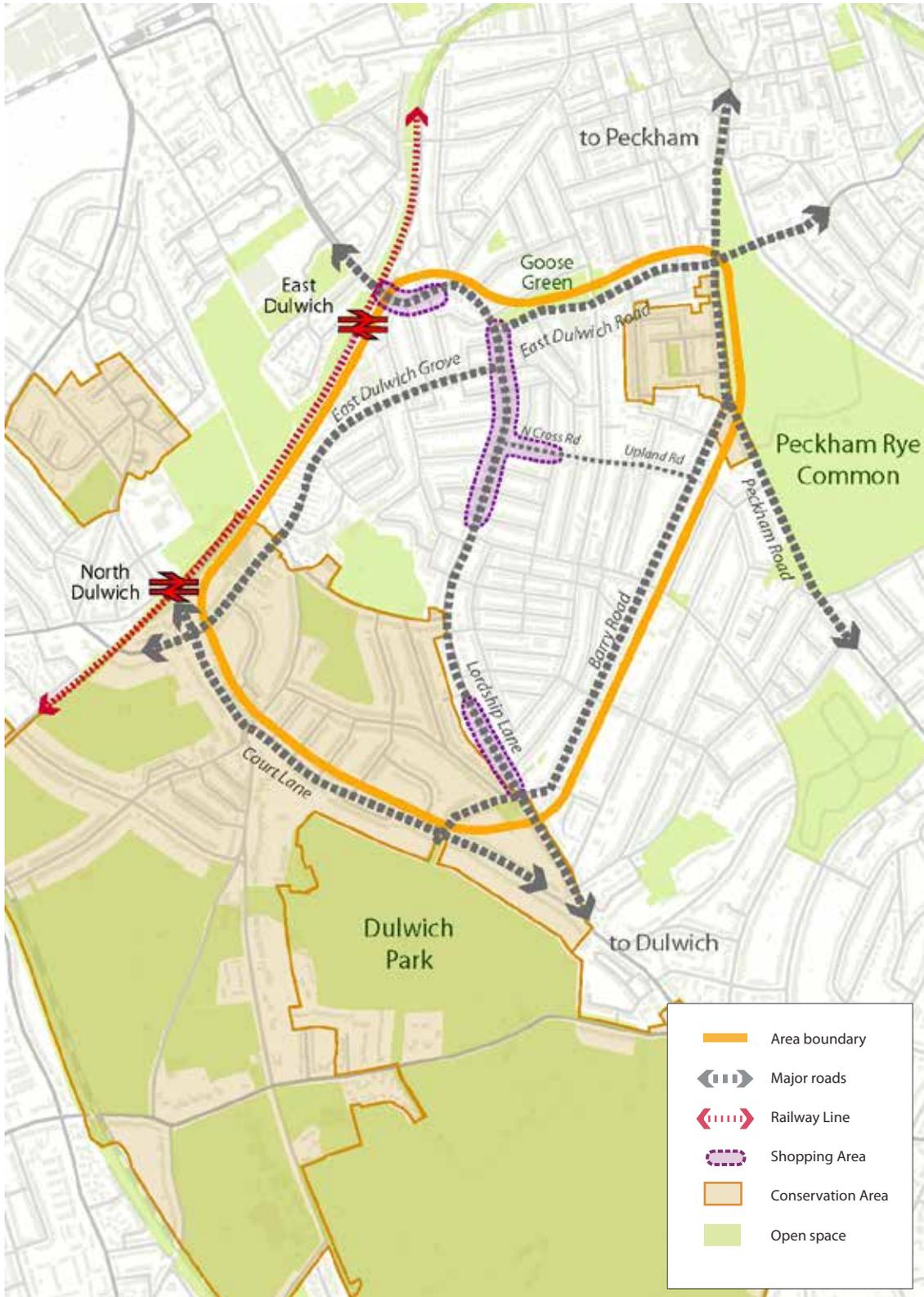


Figure 12: Vision for East Dulwich and Lordship Lane

3.5 Our vision for Herne Hill

We are working with the local community to further improve Herne Hill as a pleasant district town centre providing a range of independent shops, bars, restaurants and other services that support the surrounding residents. Evening and night-time uses will be controlled to keep a good balance of uses and protect the amenity of residential areas.

There are a few small development opportunities that need to respect the conservation area protection. The railway arches will continue to be well used and we will work with Network Rail to offer the opportunity for businesses or other activities that add to the vibrancy to the town centre.

Street and road junction improvements in the town centre will provide a more pleasant and safer environment for residents and shoppers. This will include improvements to Norwood Road, Dulwich Road and Half Moon Lane junction, closing Railton Road off to traffic, and parade regeneration along Norwood Road and Half Moon Lane.

We are working with Lambeth council to make sure we have a joined up approach to future development and improvements to Herne Hill.

We are focusing on further improving Herne Hill with local shops and services for the surrounding residents and businesses. As there are few development sites in Herne Hill there is little capacity for growth.

The Mayor does not set us targets for Herne Hill.

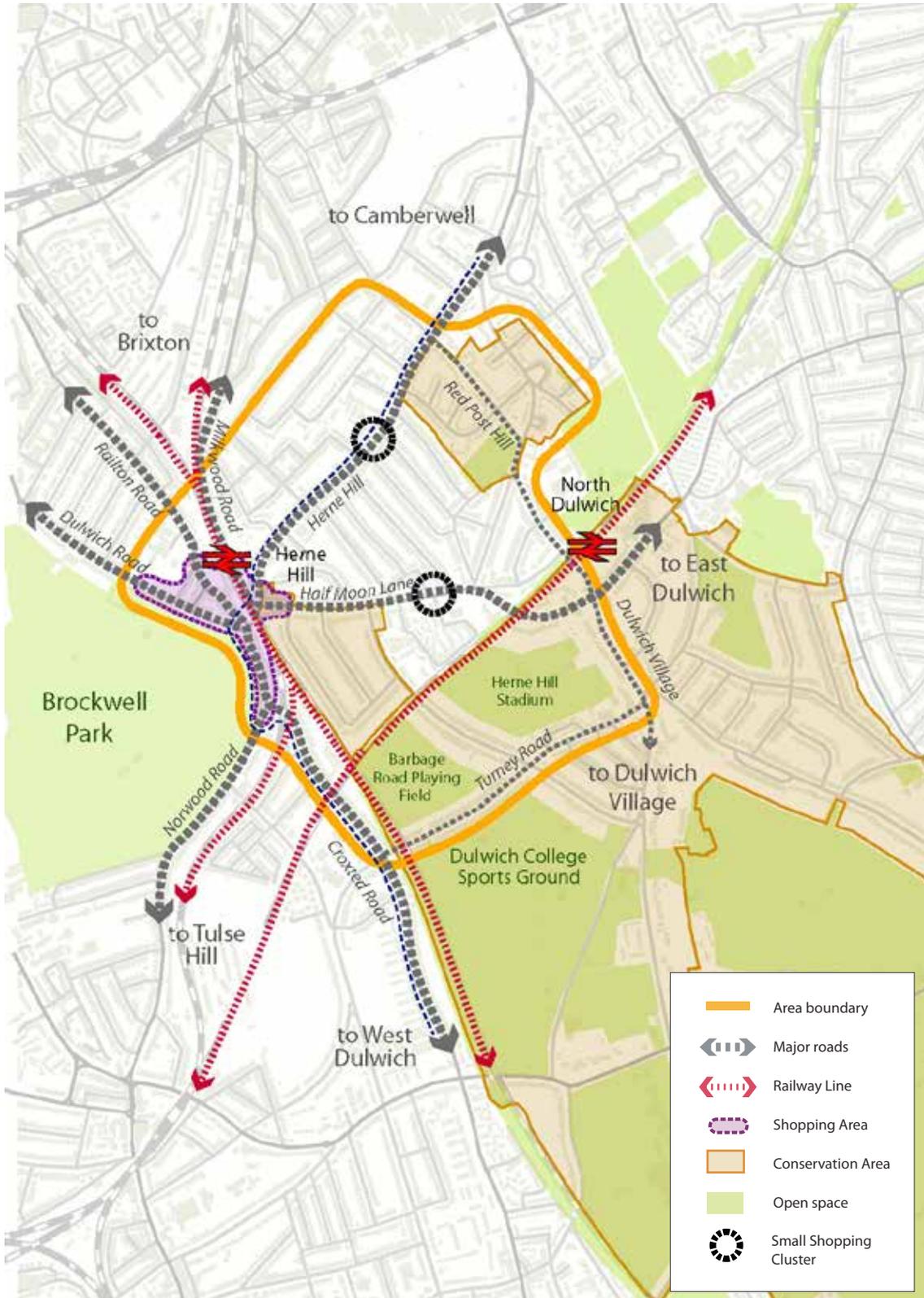


Figure 13: Vision for Herne Hill

4 Heritage and Conservation

4.1 Our strategy

- 4.1.1 Dulwich is an attractive, historic area and our strategy is to ensure that new development continues to protect and enhance its character and historic value.

4.2 Our policies

- 4.2.1 Core Strategy strategic policy 12: Design and conservation, sets the requirements for development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas, archaeological priority zones and sites, listed and locally listed buildings, registered parks and gardens, world heritage sites and scheduled monuments.
- 4.2.2 Core Strategy strategic policy 12 also requires a design and access statement to be submitted with applications and encourages Building for Life assessments and heritage impact assessments.
- 4.2.3 Saved Southwark Plan policy 3.15: Conservation of the historic environment, sets out how we will preserve and enhance the special interest or historic character by not permitting any planning proposals that have an adverse effect on the historic environment.
- 4.2.4 Saved Southwark Plan policy 3.16: Conservation areas, sets out criteria for development to ensure that any proposal preserves or enhances the character or appearance of a conservation area. This policy sets out guidance for new development including alterations, extensions and demolitions.
- 4.2.5 Saved Southwark Plan policy 3.17: Listed buildings, sets out criteria for development to ensure that any proposal preserves the building and its features of special architectural or historic interest. This policy sets out guidance for alterations, extensions and demolitions.
- 4.2.6 Saved Southwark Plan policy 3.18: Setting of listed buildings, conservation areas and world heritage sites, states that permission will not be granted for development that would not preserve or enhance a number of different criteria.
- 4.2.7 Saved Southwark Plan policy 3.19: Archaeology, requires planning applications affecting sites within an archaeological priority zone to be accompanied by an archaeological assessment and evaluation of the site.



Additional guidance

4.3 Conservation areas

- 4.3.1 Development within the conservation areas should take into account guidance set out in the conservation area appraisals. There are five conservation areas within the area covered by this SPD (shown in figure 9). Some of the key characteristics for each of the conservation areas have been summarised below;
- 4.3.2 Dulwich Village is in the south of the borough and was one of the first conservation areas to be designated in Southwark. The conservation area contains numerous designated and undesignated heritage assets of architectural, historic and townscape value. The village is primarily a residential area, with shops, restaurants and a village pub at its heart. The wider context incorporates the Grandeur College Buildings, The Picture Gallery, Georgian and Victorian villas, designed landscapes, burial grounds, tree lined roads, wide grass verges and informal green spaces, creating a rich historic character and sense of openness. Further information is set out in the Dulwich Village Conservation Area appraisal.
- 4.3.3 The Dulwich Wood Conservation Area is located to the southeast of Dulwich Village. A distinct character area in its own right, its many open spaces imparts a natural and greened character. The Dulwich Wood Conservation Area is broadly divided into two character areas, separated by Dulwich Common. To the north, and representing about a quarter of the conservation area, is Dulwich Park which covers 29 hectares with listed lodges and entrance gates. To the south lie sports fields, allotments, a golf course, and mature woodland, interspersed with 19th and 20th century housing. The built form is mixed, ranging from detached 19th villas with spacious grounds, to cohesive groups of 20th century housing set within attractively landscaped gardens. The distinctive modern houses in the area reinforce the character with their sweeping roofs, low eaves and generous garden spaces which are modern design features that help the properties blend into the landscape. Housing tends to be located around the perimeter of the open spaces and preserves the area's open characteristics. Notably, two ecclesiastical buildings, St Stephen's Church and St Peter's Church, lie within the area and are both listed. The Conservation Area appraisal is in the early stages of development and a final Conservation Area appraisal will be prepared for Dulwich Wood in the future.





4.3.4 Stradella Road Conservation Area in the west of the borough is predominantly made up of late Victorian and Edwardian style housing. The characteristic terraced and semi-detached houses are generally of a consistent scale and provide a uniform front building line. The area enjoys a leafy character with tree lined streets and planting within front gardens. More information is set out in the Stradella Road Conservation Area appraisal.

4.3.5 The Sunray Estate Conservation Area comprises the Sunray Estate, which is located south east of Denmark Hill. The area comprises cottage housing that is arranged in a distinctively garden city townscape. The cottage character is accentuated by a rural setting consisting of mature tree lined streets, cul-de-sacs, and generous front gardens. The area comprises of one of the best and complete examples of the interwar “homes for heroes” campaign which applied garden suburb principles, setting cottage housing in a richly planted landscaped setting. More information is set out in the Sunray Estate Conservation Area appraisal.

4.3.6 The Gardens Conservation Area covers the area to the west of Peckham Rye Common. The core of the area is The Gardens themselves, a characterful square of 3 storey Victorian houses laid out in the 1870’s arranged around a central green space. The conservation area includes the late Victorian 2 storey terraces on Oakhurst Grove and Kelmore Grove and the grander 1820’s/1830’s properties which front Peckham Rye Common. The open and uncontained character of Peckham Rye Common provides a green edge to the conservation area and a contrast to the inward focussed square. Mature tree planting is a fundamental and important part of the conservation area. More information is set out in The Gardens Conservation Area appraisal.

4.3.7 Where new development in conservation areas is proposed it must maintain or enhance the character and appearance of the historic environment:

- There is a general presumption in favour of keeping buildings which make a positive contribution to the character or appearance of the conservation area and its setting.
- Planning permission has to be obtained for some changes to a property in a conservation area such as roof alterations for dormer extensions that would not normally be required elsewhere. This is to ensure that any alterations do not detrimentally affect the appearance or character of the area.
- All trees within conservation areas have a level of protection as they make a significant contribution to the character of the local environment. The council has to be notified of any

proposals to cut down, top or lop a tree to ensure that the council can consider the contribution that the tree makes to the character of the area and to assess if it is appropriate to protect the tree under a Tree Preservation Order.

- Proposed works within the conservation areas should be considered against, and undertaken in accordance with, the management guidance set out in the conservation area appraisals. Please refer to the guidance set out in the conservation area appraisals covering Sunray Estate, Dulwich Village, The Gardens and Stradella Road areas. Further work is underway to prepare a conservation area appraisal for Dulwich Wood.

The conservation area appraisals set out further guidance for development in these areas and these documents are available to view on our website at

http://www.southwark.gov.uk/info/511/conservation_areas/2100/conservation_area_appraisals

Fact box: Additional permissions

Conservation Area consent

Conservation Area Consent is required for the total or substantial demolition of any unlisted building within a conservation area.

Conservation Area Consent is administered by the local authority. It is recommended that you first contact the council to discuss what work you are proposing to carry out. We will be able to advise on whether or not you will need Conservation Area Consent (as well as any other permissions that may be relevant).

Article 4 Directions

Article 4 of the General Permitted Development Order provides for two different types of direction. An Article 4(1) direction enables the council to dis-apply certain permitted development rights, including those relating to demolition, whilst an Article 4(2) direction relates solely to the removal of such rights in relation to conservation areas. We can make a Direction when there is a real and specific threat to the character of an area.

We are not opposed in principle to alterations and improvements, however we reserve the right to seek to preserve or enhance the special architectural and historical interest of a designated conservation area. Under the terms of the Direction, planning permission would have to be obtained before any of the following works could be carried out, to the unlisted properties within a conservation area:

- The enlargement, improvement or other alteration of a dwelling house (including changes to windows, doors, roofs and front boundary hedges) insofar as such development would alter the external appearance of the house, as viewed from a public highway
- The rendering or use of stone or other cladding to external walls
- The erection or construction of a porch outside any external door at the front of a dwellinghouse
- The construction within the curtilage of a dwelling house of a hardstanding for vehicles
- The erection or construction of gates, fences or walls or other means of enclosure
- Erection of satellite dishes
- Installation of solar panels
- The painting of external walls.

Tree Preservation Orders

Anyone proposing to cut down, prune or trim a tree in a conservation area, whether or not it is covered by a Tree Preservation Order, has to give notice to the local authority. We can then consider the contribution the tree makes to the character of the area and if necessary make a Tree Preservation Order to protect it.

4.4 Listed buildings

- 4.4.1 English Heritage maintains the National Heritage List for England which identifies all nationally designated heritage assets including Listed Buildings, Scheduled Ancient Monuments and Registered Parks and Gardens. Dulwich currently includes 90 listed building entries and two Grade II Registered Parks and Gardens at Dulwich Park and Belair Park.
- 4.4.2 In line with the requirements set out in the National Planning Policy Framework we are carrying out a survey of buildings that are of townscape merit or of heritage value that we will be consulting on in due course. This is to ensure the effect of development proposal on the significance of these undesignated heritage assets is taken into account during the planning application process. We will have regard to the scale of any harm or loss to the significance of a heritage asset during the application process. Further information will be set out in our forthcoming Heritage SPD.

Fact Box: Buildings that are undesignated heritage assets

An undesignated heritage asset is a building of townscape merit or heritage interest that complies with the criteria for inclusion and is not currently listed by English Heritage on the National Heritage List for England.

These buildings are of local historical value and will be identified on our adopted policies map. The criteria for inclusion will be whether, by virtue of inherent architectural or historic interest or by forming part of an interesting group, they make a positive contribution to the character or appearance of the area. Buildings of all ages can be considered for inclusion, though the more recent their date, the more strictly the criteria will be applied.

We will be consulting on a list of undesignated heritage assets and the criteria for inclusion as part of our forthcoming Heritage SPD.

4.5 Archaeology

- 4.5.1 The archaeological heritage of Southwark is amongst the richest in London and comprises remains of local, regional, national and international importance that date from the pre-historic period to recent history, including seven Scheduled Ancient Monuments. The historic area of Dulwich Village is designated as an Archaeological Priority Zone (APZ). Planning applications affecting archaeological potential should be accompanied by an archaeological assessment and evaluation of the site. Development proposals will be required to preserve in situ, protect and safeguard scheduled ancient monuments and important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the monument or remains

5 Built environment

5.1 Our strategy

5.1.1 Our strategy is to ensure that all new development achieves the highest possible standards of design to help create places where people want to live. We also want to continue to provide a wide range of housing to meet the Southwark 2016 and Core Strategy objectives of providing more and better homes.

5.2 Our policies

5.2.1 Core Strategy strategic policy 5: Providing new homes, sets out our approach to ensuring development meets the housing needs of people who want to live in Southwark and ensuring that new housing is in keeping with the character of the area. We have set out how residential density will be expected to comply with the following ranges, taking into account matters which include the quantity and impact of any non-residential uses:

- Central Activities Zone: 650 to 1,100 habitable rooms per hectare
- Urban Zone: 200 to 700 habitable rooms per hectare
- Suburban Zones – North, Middle and South: 200 to 350 habitable rooms per hectare

All of the area covered by this SPD is located within the suburban zone.

5.2.2 Strategic policy 7: Family homes, sets out our approach to providing more family homes in the borough and requiring new development to meet the minimum standards set out in our residential design standards SPD. Developments of 10 or more units in the SPD area are required to provide a minimum of 30% of the development as family housing (3+ bedrooms).

5.2.3 Strategic policy 11: Open spaces and wildlife, sets out how we will improve the overall greenness of places including through the protection and promotion of green corridors and gardens.

5.2.4 Strategic policy 12: Design and conservation, sets out how we will expect development to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

5.2.5 Our saved Southwark Plan policies set out further details on our approach to the type of new development, design and open spaces.

5.2.6 Saved policy 4.2: Quality of residential accommodation, requires development to achieve good quality living conditions, including high standards of accessibility, space and privacy.

5.2.7 Saved policy 4.3: Mix of dwellings, states that planning permission will not be granted for the conversion of a single dwelling house of 130 square metres or less original net internal floorspace into two or more dwelling units.

- 5.2.8 Saved policy 3.11: Efficient use of land, requires all developments to ensure that they maximise the efficient use of land, whilst protecting the amenity of neighbouring occupiers and ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site.
- 5.2.9 Saved policy 3.2: Protection of amenity, states that planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.
- 5.2.10 Saved policy 3.12: Quality in design, sets out how we will require developments to achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. This policy also requires a design and access statement to be submitted with planning applications for all development.
- 5.2.11 Saved policy 3.13: Urban design, sets out how the principles of good urban design must be taken into account in all developments.
- 5.2.12 Our residential design standards SPD sets out further detail on the standard of design expected from residential development in Southwark including the minimum dwelling standards we require.
- 5.2.13 Our sustainable design and construction SPD provides guidance on how new development in Southwark should be designed and built so that it has a positive impact on the environment. This SPD outlines general design principles that new development should follow and also sets minimum and preferred environmental standards for new development.

Additional guidance

5.3 Subdivision of large properties

- 5.3.1 There is a presumption against subdivision of large properties in Southwark. This is especially relevant to Dulwich as Dulwich is an area with a lot of family housing which we wish to maintain. This is because we have a large need for more family housing and large houses form an important element of the character of the area. Subdividing large properties can also create problems of saturation of car parking on the street as a result of additional occupants within the property.
- 5.3.2 Our housing requirements study (2009) and strategic housing market assessment (2010) identified that there is a considerable need for more family housing. Core Strategy strategic policy 7 seeks to address this shortfall, with the requirement for the majority of dwellings to be two bedrooms or more and a 30% requirement for three bedroom dwellings in the suburban density zone. The whole of the SPD area lies within the suburban density zone.

- 5.3.3 The plots of large dwellings within the Dulwich Village Archaeological Priority Zone are remaining features of the medieval and post-medieval village which shapes the underlying framework of the modern settlement. The form and natures of these plots contribute to the historic character of the area.
- 5.3.4 To ensure that we retain the larger family properties, we will continue to apply Southwark Plan policy 4.3 to prevent inappropriate subdivision of a property. Southwark Plan policy 4.3 states that planning permission will not be granted for the conversion of a single dwelling house into two or more units where there is 130 square metres or less original net internal floorspace. This is to protect small family homes with gardens for which there is a known need in the borough. Net internal floorspace excludes space that cannot be used, such as internal walls, under stairs and chimneys as well as all shared spaces within developments such as shared corridors, lobbies and stairwells.
- 5.3.5 Excessive extensions to create additional units, will be resisted. Allowing over-scaled and/or incremental extensions to properties often leads to poorly designed development, a poor standard of accommodation for future occupiers and car parking problems.

5.4 Back-land development

- 5.4.1 Back-land development sites are those located predominantly to the rear of existing dwellings separated from the residential dwelling (e.g. not a conservatory or extension to the existing dwelling). Development on such sites includes garden buildings such as sheds and greenhouses and new residential units. Further information on back-land development is set out in our residential design standards SPD.
- 5.4.2 Back-land development can have a significant impact on amenity, neighbouring properties and the character of the area. Dulwich is generally not considered to be a suitable area for back-land development due to the character of the area and the large plot sizes which are characteristic of the area and contribute to its historic value. Dulwich is characterised by being leafy, open and green, with mainly low-rise suburban buildings. Building new dwellings or garden buildings that are disproportionately larger than the plot size in back gardens would alter and harm the character of Dulwich.
- 5.4.3 However, there may be some exceptions where back-land development is acceptable. We may permit back-land development where proposals meet all of the following criteria:
- i. It is on previously developed land.
 - ii. The development would not compromise historic plots that reflect the heritage of the area, including the historic patterns of development and the cumulative impact of similar developments.

- iii. There is adequate convenient and safe access, suitable for the entry and egress of vehicles, cyclists and pedestrians.
- iv. The development would not contribute or add to parking problems in the area (we will usually require a local parking survey to demonstrate this).
- v. There is no loss of privacy and amenity for adjoining houses and their back gardens.
- vi. Schemes larger than 1 dwelling will require space for refuse storage and collection and the separation of pedestrian and vehicular access.
- vii. Suitable consideration is given to the retention of tree canopy cover and mitigation of any loss.
- viii. It can be demonstrated that proposals sustain and enhance the character and setting of designated or undesignated heritage assets.
- ix. An archaeological assessment has been provided, where appropriate, that demonstrates how the development proposal will preserve in situ, protect and safeguard scheduled ancient monuments and important archaeological remains and their settings.

5.4.4 Development on garage sites will be judged on a site by site basis as they will often raise issues for surrounding residential amenity, urban grain and will require very careful consideration on the design and conservation impacts.

5.5 In-fill development

- 5.5.1 In-fill development occurs where there is development of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side. Further information on in-fill development is set out in our residential design standards SPD.
- 5.5.2 In-fill development is generally acceptable provided that the proposal;
 - i. Follows the existing street pattern to ensure that new development reflects the established urban grain, and specifically building lines and building sizes as well as the spacing between buildings,
 - ii. Makes efficient use of the land,
 - iii. Preserves historic property boundaries and plot forms within the Archaeological Priority Zone,
 - iv. Provides adequate convenient and safe access, suitable for the entry and egress of vehicles, cyclists and pedestrians,
 - v. Does not contribute or add to parking problems in the area (we will usually require a local parking survey to demonstrate this),
 - vi. Does not result in a loss of privacy and amenity for adjoining houses and their back gardens,

- vii. Is in keeping with density and prevailing patterns of development found locally and
- viii. Is demonstrated to sustain and enhance the character and setting of designated or undesignated heritage assets

5.6 Extensions

- 5.6.1 The residential design standards SPD (2011) sets out the standards that should be required when considering proposals for extensions that require planning permission.
- 5.6.2 Where extensions are proposed, they should be in keeping with the character of the area and for the most part follow the guidance set out in the residential design standards SPD. In some cases, however, larger development that exceeds the 3 metres by 3 metre threshold set out in the SPD could be considered. In particular detached and semi-detached properties with substantial gardens may accommodate a larger extension providing the openness of an area is not compromised, the design is clearly subservient to the main part of a building and it would not add appreciably to the building's bulk.
- 5.6.3 Roof extensions and changes to the basic roof form within the conservation areas are generally likely to be intrusive and unacceptable. In those few cases where the roof is already altered or hidden from view, some alterations may be possible. In such cases, we will normally seek low-key solutions minimising any adverse visual impact through the use of sympathetic designs and appropriate materials. Further information is contained within the relevant conservation area appraisals.
- 5.6.4 The principle of roof extensions outside of conservation areas is generally acceptable provided that the scale and design of the extension follows the guidance contained within the residential design standards SPD. A roof extension, therefore, should normally be confined to the rear elevation of dwellings. It should be a subsidiary element to the building and thus set down from the ridge of the main house, in from either side of the roof slope and up from the eaves.
- 5.6.5 A roof extension will not be permitted if it would unbalance the proportions of a building or harm the architectural integrity of a group, including an unbroken run of butterfly roofs. Also, a roof extension will not be acceptable if it extends over the full length of the outrigger as this would not be considered a subsidiary or subservient element. Further information is contained within the residential design standards SPD
- 5.6.6 Roof extensions and extensions to the rear of a property can also have an impact on bat activity. All British bat species are afforded protection under the Wildlife and Countryside Act 1981. As Dulwich is a known area for bat activity we may require extra information to be submitted with an application. Further information is set out in section 6.5 of this SPD and our Sustainable Design and Construction SPD.

5.7 Basement development

- 5.7.1 Schedule 2 Part 1 Class A of the General Permitted Development Order 1995 (as amended) gives 'permitted development rights' for certain types of extensions, including for the construction of basement extensions. As a result, many basement extensions do not require planning permission unless they meet certain criteria, as set out in the fact box below. You are encouraged to seek advice from the Council early on to determine whether the proposed basement is permitted development.

Fact Box: Permitted development

Schedule 2 Part 1 Class A of the General Permitted Development Order 1995 (as amended) gives 'permitted development rights' for certain types of extensions, including certain basement extensions unless the proposed basement:

Within Conservation Areas

- extends beyond the side elevation walls of the original dwelling house
- extends beyond the front wall of the principal elevation of the original dwellings house if it fronts a highway.
- extends beyond the rear wall of the original dwelling house by more than 4 metres in the case of the detached house or 3 metres in the case of any other dwellings house (single storey basement extension only).
- extends beyond the rear wall of the original dwelling house (basements greater than 1 storey).

Outside Conservations Areas

- extends beyond the front or side elevations of the original dwelling house where these elevations front a highway.
- extends beyond the rear wall of the original dwelling house by more than 4 metres in the case of the detached house or 3 metres in the case of any other dwelling house (single storey basement extension only).
- extends beyond the side elevation of the original dwelling house by more than half the width of the original dwelling house (single storey basement extension only).
- extends beyond the rear wall of the original dwelling house by more than 3 metres or within 7 metres of the rear boundary (basements greater than 1 storey).
- extends beyond the side elevation walls of the original dwelling house (basements greater than 1 storey).

Permitted development rights do not apply to flats, apartments or maisonettes so you will always require planning permission if you wish to construct a basement addition to a flat. The Planning Portal also offers further advice on basement additions.

<http://www.planningportal.gov.uk/permission/commonprojects/basements/>

Fact box: Permitted development rights for extensions

For a period of three years, between 30 May 2013 and 30 May 2016, householders will be able to build larger single-storey rear extensions under permitted development. The size limits for permitted development doubles from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for all other houses.

Further information can be found on the Planning Portal website at;
<http://www.planningportal.gov.uk/permission/commonprojects/extensions/>

- 5.7.2 Basement development includes the construction of new basements and basement extensions. Constructing and excavating a basement development can raise a number of concerns including:
- Ground movement
 - Impact on the structural integrity of existing and neighbouring structures
 - Increased flood risk from reduced drainage capacity
 - Harm to nearby trees from disturbance of the tree roots
 - Impact on the quality of life for neighbours
 - Impact upon buried archaeological remains
 - Harm to the character of historic streetscapes
 - Potential flooding of basement premises
- 5.7.3 The impact of the design will require careful consideration to ensure that proposals do not detract from the historic pattern of the street. It is important that the integrity of building frontages is retained. Proposals for basement development will only be considered where they do not detract from the historic pattern of the street.
- 5.7.4 Proposals for basement development within the Dulwich Village Archaeological Priority Zone should be accompanied by an archaeological assessment and where necessary an evaluation. Basement developments are unlikely to preserve archaeological remains in situ and therefore sufficient information will need to be supplied to enable the determination of the planning application.
- 5.7.5 Basements to listed buildings will require listed building consent in addition to an application for planning permission and will need to demonstrate that they do not harm the significance of the designated heritage asset, neighbouring heritage assets, or their setting.
- 5.7.6 The impact on drainage and tree roots, as well as hydrology, will need to be carefully considered.

Assessing the impact of basement development

- 5.7.7 Basements and other underground development will only be permitted where it can be demonstrated that the development will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity.
- 5.7.8 The council's preliminary flood (and surface water) risk assessment identifies flood risk areas across the borough. Where an application falls within a high flood risk area, we may require the submission of a basement impact assessment to provide us with a basis for determining applications. You should consult with the council at an early stage before submitting an application for a basement development in order to determine whether a basement impact assessment will be required. More information on flood risk management in Southwark is available on our website at; **http://www.southwark.gov.uk/info/200448/flood_risk_management**
- 5.7.9 If a basement impact assessment (BIA) is required, this should be specific to the site and the particular proposed development. The level of information required will be commensurate with the scale, location and complexity of the scheme.
- 5.7.10 The BIA should consist of a general statement that addresses the following processes:
- Impact of proposals on surface flow and flooding
 - Impact of proposals on groundwater flow
 - Impact of proposals on structural stability including potential impacts on adjacent/nearby properties
 - Impact on archaeology
 - The identification of suitable construction methods and mitigation measures for developments
 - A method for monitoring local ground conditions, water movement, subsidence and drainage
 - The cumulative impact of basement development (built or proposed) in the surrounding area

All technical reports should be prepared by a suitably qualified chartered engineer or chartered geologist, who is a member of the relevant professional body.

Standards of basement development

- 5.7.11 Basement developments will be required to meet the design standards set out in the residential design standards SPD which states that;
- All habitable rooms should have access to natural daylight.
 - Principal living rooms and bedrooms should not be served only by roof lights and should have vertical windows for outlook.

- Basements with poor access to natural light and ventilation should not be made into separate units but should be combined with the adjoining floor as part of a maisonette or duplex flat.

5.7.12 Given their subterranean position, basements can be susceptible to flooding from sewers. In order to minimise the risk of sewer flooding to basement development, all basement development connected to the sewerage network should be installed with a positively pumped non-return valve device as recommended in Part H of the Building Regulations.

5.8 Development in front gardens

5.8.1 Paving over of front gardens can have a detrimental impact on the character of an area as well as resulting in increased flood risk. Further information is also set out in section 6.8 of this SPD.

6. Natural environment

6.1 Our strategy

6.1.1 Our strategy is to improve, protect and maintain a network of open spaces and green corridors that will make places attractive and provide sport, leisure and food growing opportunities for a growing population. We will protect and improve habitats for a variety of wildlife.

6.2 Our policies

6.2.1 Core Strategy strategic policy 11 sets out our approach to improving, protecting and maintaining a network of open spaces and green corridors. This includes:

- Continuing to protect important open spaces from inappropriate development, including parks, allotments, sports grounds, green chains, sites of importance for nature conservation (SINCs) and cemeteries.
- Continuing to protect woodland and trees and improving the overall greenness of places as well as promoting and improving access to and links between open spaces, including green chains.
- Protecting and improving habitats for a variety of wildlife by requiring new development to avoid harming protected and priority plants and animals and help improve and create habitat.

6.2.2 We also have saved Southwark Plan policies that set out more detail on what type of development is considered acceptable on our protected open spaces. Policies 3.25, 3.26 and 3.27 show how we will protect open spaces as Metropolitan Open Land, Borough Open Land and Other Open Space. These are identified on our adopted policies map at;

http://www.southwark.gov.uk/info/856/planning_policy/1249/proposals_map/1

6.2.3 Saved policy 3.25: Metropolitan open land (MOL) states that there is a general presumption against inappropriate development on metropolitan open land. Any proposal for development on MOL would need to preserve the openness of the site.

6.2.4 Saved policy 3.26: Borough open land (BOL) states that within borough open land planning permission will not be granted for development unless it is ancillary to the use of the open space and it is small in scale. Any proposals for development would need to maintain the site's open nature and character.

6.2.5 Saved policy 3.27: Other open space (OOS) sets out how development on other open space will only be permitted if it is ancillary to the enjoyment of the site and is small in scale. Proposals would need to maintain the sites open nature and character. Where appropriate, development should enhance public access to open spaces.

6.2.6 Saved policy 3.28: Biodiversity, requires biodiversity to be taken into account in the determination of all planning applications. Developments will not be permitted which would damage the nature conservation value of sites of importance for nature conservation (SINCs) and local nature reserves (LNRs) and/or damage habitats, populations of protected species or priority habitats/species.

6.3 Open spaces

6.3.1 There is a large amount of protected open space within the SPD area (as shown in figure 8). The south of the sub-area includes a large body of open space which is managed by the Dulwich Estate. Whilst some of the open spaces managed by Dulwich Estate are publicly accessible, many are leased by sports clubs and other providers that restrict access. The northern sections of the sub-area are suburban in character, consisting largely of semi-detached housing with private gardens. Private gardens also add to the open feel of Dulwich.

6.3.2 Open space helps to define the character of Dulwich, with spaces such as Dulwich Park forming a key focus for the community. Open space is generally of very high quality, although there are some spaces which require investment.

6.3.3 The significant level of outdoor sports provision concentrated in Dulwich means that residents from other parts of the borough, as well as other boroughs in south London, travel to use the facilities.

6.3.4 Dulwich has the lowest population density in the borough. It also has very low levels of deprivation and levels of ill-health are generally low. However, there are pockets of relatively high population density and deprivation north east of Dulwich Park. The quality of open space is considered to be higher than in the rest of the borough and there are generally high levels of satisfaction with open space from local residents. We have set a borough-wide standard of park provision of at least 0.72ha per 1,000 population across the borough.

6.3.5 Our open space strategy sets out a range of actions for addressing deficiency, supporting growth and positively contributing to the open space network. The following open spaces have been identified as a priority for improvement in terms of quality:

- St Peter's Churchyard (OS170)
- Dawson's Heights (OS155)
- Herne Hill Cycle Stadium (OS146); and
- Long Meadow (OS184)

6.3.6 The open space strategy also recommends that the following open spaces should be protected as open space through the New Southwark Plan;

- The Spinney adjacent to Dulwich Upper Wood should be protected as Borough Open Land
- Dunstons Road allotments should be protected as Other Open Space
- There is the potential for the creation of new public open space as part of the redevelopment of the hospital site.

6.3.7 Despite having a relatively high amount of open space per person, there are some relatively large areas of Dulwich that are considered as deficient in access to parks. The majority of these areas consist of suburban housing with access to private open space, although there are some areas, such as the Dawson Heights estate, which do not have such access. There is potential to improve the recreation facilities at Dawson Heights, creating a new small park which would help to alleviate access deficiencies in this area.

6.3.8 Where new development is proposed:

- On playing fields, development might be appropriate to upgrade or improve buildings on site or provide new facilities to ensure the viability of the site in exceptional circumstances;
- New development should contribute to the existing open character of the area by enhancing links and promoting strategic green routes between the existing open spaces creating further opportunities for footpaths and cycle ways as well as providing important wildlife corridors or tree lined avenues that will increase local biodiversity.
- Development will need to consider the impacts on ecology on the surrounding area especially on sites close to areas with protected species and should encourage and protect high levels of biodiversity.
- Maintain and improve a network of open spaces that have a range of functions and continue to protect metropolitan open land (MOL), borough open land (BOL) and other open space (OOS) from inappropriate development.
- Expect all development to improve the overall greenness of places, through measures such as living walls and green roofs; high quality landscaping should reinforce the character and distinctiveness of the surroundings.
- Expect major residential developments to provide opportunities for food growing.
- Expect new development to provide adequate play facilities for children and young people.

6.3.9 The Southwark Play Strategy also identifies that there is insufficient children's play facilities in Dulwich. There is potential for new children's play facilities to be secured at Dawson Heights as well as at Long Meadow.

6.3.10 There is also potential to improve links between spaces within the sub-area and other sections of the borough. Links should be improved to Peckham Rye Park and to Camberwell via Greendale.

6.4 South East London Green Chain

- 6.4.1 In 1977 around 300 open spaces in South East London were designated as Green Chain open spaces to give extra protection against inappropriate development in the London Boroughs of Bexley, Bromley, Greenwich and Lewisham. In 2008 Southwark joined the partnership. The open spaces all have a strategic value as they are connected to form a 20-mile long swathe of land through South East London. Within the Green Chain open spaces can be found ancient woodlands, historic parks and landscapes, commons, heath, farmland and recreation grounds. This continues as a collaborative initiative between these five boroughs and the Green Chain parks are protected through the designations on the proposals maps of each of the respective authorities.
- 6.4.2 The Green Chain is managed by a working party comprising council officers from planning, highways, and leisure services departments of the five funding boroughs.
- 6.4.3 The objectives of the Green Chain are to;
- Improve and encourage the provision of suitable recreational facilities with an emphasis on those serving a wide range of south east London and/or requiring open land;
 - Safeguard the open land from built development and maintain its structural contribution in providing a visual break in the built up area of London;
 - Conserve, enhance and raise public awareness of the visual amenity and ecological aspects of the landscape;
 - Improve public access to and through the area;
 - Promote an overall identity for the area in order to increase public awareness of available recreational facilities; and
 - Encourage the collaboration and co-operation of the various public and private agencies, owners, organisations, clubs, etc. in the area to achieve the above objectives.
- 6.4.4 A number of major open spaces throughout Dulwich are already linked by the South East London Green Chain Network, which we protect through our Core Strategy. It will be important that these links are maintained and enhanced. Figure 9 shows the South East London Green Chain Walk and Green Chain parks in Dulwich.
- 6.4.5 Improving links to and between open spaces is particularly important as most people in the area get to open spaces on foot. Many of the open spaces in Dulwich are already linked by the Green Chain and we will seek to ensure these links are maintained and enhanced. There is also the potential to improve links between spaces within the sub-area and other sections of the borough including Peckham Rye Park and to Camberwell via Greendale.

6.5 All London Green Grid

- 6.5.1 The All London Green Grid is a network of open spaces that have been identified to promote a shift from grey to green infrastructure and to secure environmental, social and economic benefits in London. The Mayor of London has produced an SPG to help implement policy 2.18 of the London Plan 2011 which promotes the provision of an integrated network across London that performs as green infrastructure.
- 6.5.2 Twelve Green Grid Areas (GGAs) have been identified to provide the basic framework from which policies and projects can be developed and delivered. The ALGG Areas update, complement and expand upon the six areas established as part of the East London Green Grid to provide a pan London framework. Area 6 - The South East London Green Chain plus sets out a number of project and policy recommendations for open space in Dulwich.
- 6.5.3 The purpose of the area frameworks is to help support the delivery of the All London Green Grid objectives by identifying how the All London Green Grid can be delivered at the landscape scale and across administrative boundaries.
- 6.5.4 The vision for Area 6 is "To improve connectivity to the Thames from the Southern Ridge green spaces and from the river corridors behind it to create a joined up, attractive network of green spaces and walks"

6.6 Biodiversity

- 6.6.1 Our open space strategy sets out standards for natural greenspace provision across the borough. Natural greenspace provision is identified as open spaces that include areas of woodland, and scrub, grassland, heath or moor, wetland, open and running water and wastelands. Natural greenspaces not only provide valuable habitat for wildlife, but can provide stimulating and unique recreational experiences. Dulwich has the largest amount of natural greenspace (Figure 9) per population in the borough. As a result, there is no clear need to increase provision. We have set a borough-wide natural greenspace standard of 1.5ha per 1,000 population based upon maintaining the existing level of provision in the borough.
- 6.6.2 Improving the greenness of areas has many benefits including provision of habitats and wildlife corridors and helping make places more attractive and pleasant. We will assess the contribution towards biodiversity as part of new developments through Code for Sustainable Homes and BREEAM.
- 6.6.3 There are 13 sites of importance for nature conservation (SINCs) in the area and 2 local nature reserves. We are also proposing to designate Long Meadow and Gypsy Hill railway cutting as SINCs through our New Southwark Plan as these sites are considered to have a high value in terms of their contributions to biodiversity.

Where development is proposed, we will

- Encourage development proposals that improve levels of biodiversity and promote wildlife corridors
- Expect a 15 metre buffer zone around sites containing ancient woodland to protect this irreplaceable habitat
- Refuse proposals for development that would have a negative impact on hedgerows in Dulwich. Some of the hedgerows in Dulwich are historical features and are of significant importance for wildlife value

6.6.4 Dulwich is a known area for bat activity. Bats are protected by European legislation, the Habitat Regulations and the Wildlife and Countryside Act 1981. It is illegal to kill, injure, capture or disturb bats; or to obstruct access to, damage or destroy bat roosts. The protection afforded bats under the Habitat Regulations includes their commuting and foraging routes.

6.6.5 The National Planning Policy Framework (NPPF) states that local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

6.6.6 The protected status afforded to bats means we may require extra information (in the form of surveys, impact assessments and mitigation proposals), before determining planning applications for sites used by bats. We may refuse planning permission solely on grounds of the predicted impact on protected species like bats. It is important that any bat surveys undertaken are carried out at the appropriate time of year.

6.6.7 Although the presence of bats does not always preclude a land parcel from development, we may limit the extent of disturbance, the timing of activities, and stipulate compensatory measures.

6.7 Geodiversity

6.7.1 The diversity of geological and geomorphological heritage across London provides an invaluable natural resource that underpins many aspects of London's natural environment, society, economy and has a significant influence on where and how people live.

6.7.2 The 'London's Foundations' Supplementary Planning Guidance was published in March 2012 and is a joint publication with Natural England setting out London's geological heritage, explaining the process for identifying sites of national, regional and local geological importance, identifying important geological sites for protection and advising boroughs on how to promote as well as protect geodiversity.

- 6.7.3 An initial geodiversity audit for London, (carried out in March 2009), identified 14 candidate regionally and locally important sites. The London Foundation audit identified one potential Locally Important Geological and Geomorphological Site in Southwark. Dulwich Mill pond, adjacent to Dulwich College, is one of the few remaining traces of the River Effra stream system in Southwark and was therefore recommended as a potential Locally Important Geological and Geomorphological Site (Figure 9). The geomorphology dates back to the Eocene and mostly comprises clay, silt and sand. The remnant of the old stream system gives information of the area's drainage patterns.
- 6.7.4 One of the sources for the Effra River (and part of its course) is located within the boundary of the Dulwich SPD area, Peckham Rye Ward may also include the source of the River Peck. These sites could also be potential Locally Important Geological and Geomorphological Sites.
- 6.7.5 The London Geodiversity Action Plan suggests a process for designating these sites, enabling them to be formally recognised by the local boroughs and become a material consideration in planning decisions.
- 6.7.6 In accordance with London Plan Policy 7.20 Geological Conservation and the London Geodiversity Action Plan we will look at identifying Locally Important Geological and Geomorphological Sites through the New Southwark Plan. We will identify any sites which are of value at the local level and will ensure they are protected from inappropriate development.

6.8 Trees

- 6.8.1 Trees play an invaluable role in terms of the natural environment, air quality, adapting to and mitigating climate change and contributing to the quality and character of London's environment, thereby increased potential inward investment and improving an area's liveability.
- 6.8.2 Together with open spaces such as parks and nature reserves, Dulwich has a strongly suburban character typified by mature tree lined avenues on streets and within verges and front gardens. Street trees enhance the setting of and screen residential estates, schools and other community facilities such as Dulwich Hospital, Kingswood Estate and the Herne Hill Velodrome, whilst extensive areas covered by tree canopies are also a notable feature of larger rear gardens.
- 6.8.3 In accordance with London Plan policy 7.21: Trees and Woodlands and other related policies, where new development is proposed:
- Development should retain and enhance trees and canopy cover wherever possible as part of the urban forest. Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Where trees are lost, they should be replaced by new trees including large-canopied species, which result in a net improvement in canopy cover as measured by stem girth. If this is not possible, s106 planning obligations will be sought to improve tree planting elsewhere. Valuation of trees will be calculated using the Capital Asset Value for Amenity Trees (CAVAT) methodology.

- Require a tree survey to be submitted with all development proposals where trees are affected, both on and adjacent to the site.
- Use street trees to green streets and reinforce planting where trees are integral to the historic townscape. Streets should have at least 60% canopy. Where this is constrained by the presence of utilities or other services, it may be resolved through suitable street design such as build-outs or median strips.

6.8.4 Where trees have been implicated in damage due to alleged subsidence, a high level of evidence, such as level monitoring, will be expected to support tree removal, whether on privately owned land or the public realm. The Joint Mitigation Protocol will be used to assess and resolve any matters relating to publically owned or managed trees and a provisional TPO may be raised to permit trees of high amenity value to be retained whilst such information is provided.

6.8.5 Where house extensions require planning permission these must consider the presence of existing trees and tree roots together with their potential growth. Foundations will therefore require the necessary design and tolerances to prevent the foreseeable effects of changes to soil moisture or differential movement to adjoining buildings as a result of new construction. These factors should also be a consideration for structures which have general permitted development rights.

6.8.6 Development proposals affecting areas with significant tree coverage are likely to require a bat survey.

6.8.7 Applicants are advised to contact the council at an early stage in preparing proposals.

6.9 Green Infrastructure and climate change

6.9.1 Green infrastructure has a significant role to play in helping to combat climate change. Green infrastructure can make both a substantial contribution towards adapting to climate change and an important contribution towards mitigating climate change.

6.9.2 Dulwich has a considerable amount of existing green infrastructure including woods, parks and allotments. We will continue to protect and improve our existing green infrastructure by protecting our open spaces, levels of biodiversity and trees and encouraging more sustainable design of new development. Further information is set out in our sustainable design and construction SPD.

6.9.3 The paving over of front gardens is environmentally damaging. Rainwater running off hard surfaces following heavy rainfall can cause drains to overflow and flood homes and businesses. Hard surfaces that water can not seep through also collect pollution, such as oil or petrol, which is washed directly into drains. In many areas, this polluted water drains directly into rivers, harming wildlife and the environment.

- 6.9.4 Unpaved gardens also provide a local cooling effect, particularly in hot summers, which is lost if they are paved over. Loss of front gardens also removes potentially valuable habitats for wildlife.
- 6.9.5 Within the conservation areas it is not acceptable to pave over gardens, this is to protect the character of these areas and more detail is set out in the conservation area appraisals. Outside of the conservation areas, we require only porous/permeable materials to be used for paving over gardens. Further information on acceptable materials to use can be found at;
www.planningportal.gov.uk/permission/commonprojects/pavingfrontgarden/#Permeablesurfaces

Fact box: Permitted development in Front Gardens

You do not need planning permission if a new driveway uses permeable (or porous) surfacing, which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than 5m², planning permission will be needed for laying traditional, impermeable driveways that do not control rainwater running off onto roads.

- 6.9.6 In line with Core Strategy strategic policy 13, we will require all development to become more energy efficient and make use of low and zero carbon sources of energy. Solar panels are generally welcomed subject to consideration of impact on conservation areas. Further information on renewable technologies is set out in sustainable design and construction SPD.

6.10 Development on school sites

- 6.10.1 A large area of the land covered by this SPD falls within school sites. These sites are often located close to or include some protected open space. Any development proposals should reflect Core Strategy strategic policy 11 and saved Southwark Plan policies 3.25, 3.26 and 3.27 by preserving the openness of the land.
- 6.10.2 Proposals for development on school sites should be of an exceptional design standard, include public access and should not detract from the open nature and character of the land. New community facilities located on school sites should show how additional parking demands arising would be managed and how any loss of on-site parking would affect parking pressures on the nearby streets.

7. Transport and Accessibility

7.1 Our strategy

- 7.1.1 Our strategy is to encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

7.2 Our policies

- 7.2.1 Our Core Strategy strategic policy 2 sets out how we will encourage walking, cycling and the use of public transport rather than travel by car. We will do this by seeking the maintenance or improvement of the public transport, walking and cycling networks, together with parking controls where appropriate, to encourage a minimum of car use. We will require a transport assessment with large applications to show that schemes minimise their transport impacts, provide an appropriate level of car parking and maximise cycle parking to provide as many sustainable transport options as possible.
- 7.2.2 Saved Southwark Plan policy 5.1: Locating developments seeks to ensure that the location of development must be appropriate to the size and trip-generating characteristics of the development.
- 7.2.3 Saved Southwark Plan policy 5.2: Transport impacts states that planning permission will be granted for development unless there is an adverse impact on transport networks or if adequate provision has not been made for servicing, circulation and access to, from and through the site; and/or consideration has not been given to impacts of development on the bus priority network and the Transport for London road network.
- 7.2.4 Saved Southwark Plan policy 5.2 also requires a transport assessment to be submitted where a development proposal is likely to have significant transport implications.
- 7.2.5 Saved Southwark Plan policy 5.6: Car parking, requires all developments that requiring car parking to minimise the number of spaces provided. Maximum standards are set out in the Sustainable transport SPD.
- 7.2.6 Appendix 15 of the Southwark Plan, in relation to parking standards for disabled people and the mobility impaired, ensures that development provides adequate parking for disabled people and the mobility impaired.

Additional guidance

7.3 Transport and accessibility

- 7.3.1 There are seven train stations serving the SPD area, North Dulwich, East Dulwich, Sydenham Hill and West Dulwich, all of which have regular services to central London. In addition, Herne Hill, Peckham Rye and Gipsy Hill stations are just outside the boundary of the SPD area and also have regular

services to central London. It should be noted that a number of stations in the area are not fully accessible.

- 7.3.2 Dulwich has a bus network that reflects the suburban density of the area. The area is served by twelve bus routes, seven of which continue to central London. The accessibility of public transport, according to Transport for London's standard measure, is shown in figure 14. Access to public transport is higher around the stations but other parts of Dulwich, especially to the south, have lower public transport accessibility levels. In particular, there are poor north-south links across Dulwich and poor links to Kings College Hospital. Herne Hill has good access to public transport compared with other parts of Dulwich whereas other parts of Village ward and parts of College ward suffer from a lack of access to public transport.
- 7.3.3 The large expanses of open space affect the way traffic flows through the area. Major roads are often heavily congested during peak hours due to the reliance on the private car in the absence of good public transport links. During peak hours, school traffic is a major contributor to congestion on the roads. In line with saved Southwark Plan policy 5.1, we will require developments that are not near major public transport nodes to introduce other measures to reduce car use, including to implement a green travel plan. Examples of these measures include the introduction of car clubs, car sharing, safe routes to schools, improvements to cycle, pedestrian and public transport networks and scooter pools.
- 7.3.4 New development will promote walking, cycling, public transport and sustainable transport and not add to the existing congestion and parking problems as follows:
- Proposed developments that are likely to result in a significant transport impact will be required to provide a transport assessment to support the planning application. The sustainable transport SPD provides more information on transport assessments.
 - The subdivision of large properties into small units will generally not be supported as these tend to increase parking pressure in local areas.
 - New developments within Dulwich should not exceed the car parking standards set out in appendix 15 of the Saved Southwark Plan. We may review our car parking standards through the New Southwark Plan.
 - Outside of Controlled Parking Zones, applications may be refused if adequate parking is not provided within the site that may lead to overspill parking on the public highway that will result in a loss or deterioration of amenity for existing and future users. This is in line with the approach set out in our Sustainable Transport SPD.
 - The existing street pattern and pedestrian scale should be retained and pedestrian supportive design should be incorporated to achieve an improvement to accessibility, environmental quality, and safety and security.

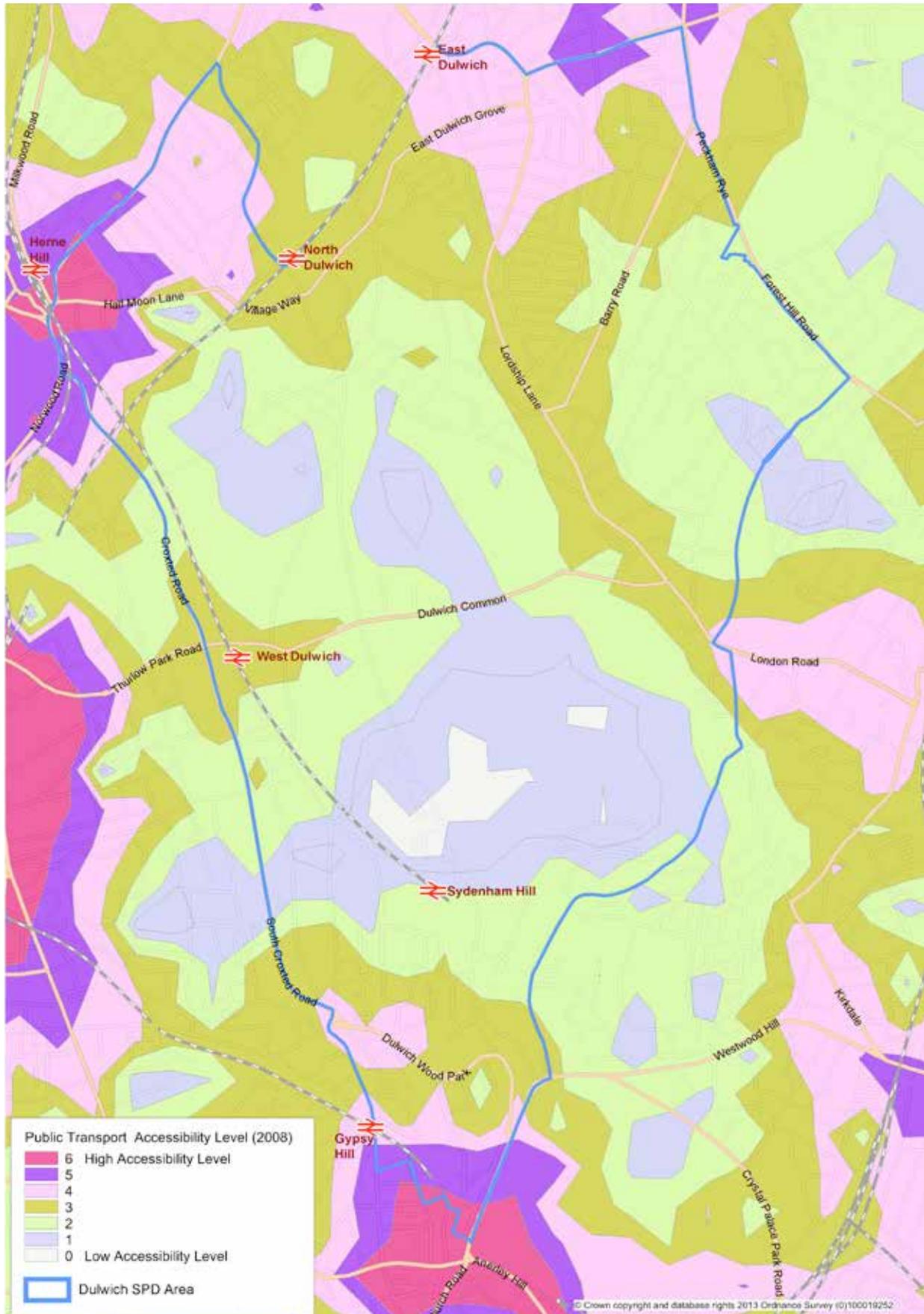


Figure 14: Public transport accessibility levels

- There are a significant number of cycle paths already in the SPD area. Where appropriate, new developments should contribute to increasing provision by linking up the existing path and improving facilities for cyclists throughout.
- Safe and secure cycle parking should be provided within all development and in public areas. This will need to meet the requirements set out in sustainable transport SPD and saved Southwark Plan policy 5.6. We encourage all developers to exceed the minimum standards for cycle parking in order to encourage cycling, particularly in areas of high demand.
- Development should contribute to transport initiatives and infrastructure as identified in our transport plan. In particular, we will encourage development that contributes to improving accessibility to public transport.

8. Town and local centres and the evening economy

8.1 Our strategy

- 8.1.1 Our strategy is to maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population. Our centres will be well used because they are vibrant, easy to get to, friendly and safe.

8.2 Our policies

- 8.2.1 Core Strategy strategic policy 3 out a hierarchy of town and local centres including Herne Hill and Lordship Lane district town centres and Dulwich Village local centre.
- 8.2.2 Saved Southwark plan policy 1.4: Employment sites outside the Preferred Industrial Locations (PIL), states that on sites outside of the PILs a change of use from an employment use to suitable mixed or residential uses will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use.
- 8.2.3 Saved Southwark plan policy 1.5: Small business units, sets out how we will protect and encourage appropriate business and commercial developments which meet the needs of small businesses. This policy states that Railway arches may be used for A, B, and D Use Classes, provided that the proposed use would not have an unacceptable impact on the amenities of neighbouring occupiers, or on car parking, traffic congestion and road safety. A planning condition will be imposed to ensure that such units are not converted or extended to form larger work spaces.
- 8.2.4 Saved Southwark plan policy 1.7: Development within town and local centres, seeks to ensure that new developments for retail and other town centre uses are accommodated within the existing town centres and local centres.
- 8.2.5 Saved Southwark plan policy 1.8: Location of developments for retail and other town centre uses, states that outside of the town and local centres, developments for retail, leisure, entertainment and other town and local centre uses, will only be permitted where the need for the development can be demonstrated.
- 8.2.6 Saved Southwark plan policy 1.9: Change of use within protected shopping frontages, states that planning permission for a change of use from A1 Use Class within protected shopping frontages will only be granted provided that the proportion of units within any protected shopping frontage in A1 Use Class does not fall below 50%.
- 8.2.7 Saved Southwark plan policy 1.10: Small scale shops and services outside the town and local centres and protected shopping frontages, ensures that development will only be permitted for a proposal for a change in use between A use classes or from A use classes to other uses, when the applicant can demonstrate that the proposed use would not materially harm the amenities of surrounding occupiers.

Additional guidance

8.3 Shopping areas

- 8.3.1 There are two district town centres, Lordship Lane and Herne Hill and one local centre, Dulwich Village within the area covered by this SPD (Figure 7).
- 8.3.2 Lordship Lane is designated as a district town centre in the Core Strategy. It is a distinct and vibrant area with a variety of shops, cafes and bars providing amenities for the local residents. The area has a high number of small niche businesses and many distinct frontages. Shops in Lordship Lane extend southwards beyond the area defined as the district centre in the Core Strategy. This area also has an important role to play in the success of Lordship Lane as a district town centre.
- 8.3.3 Herne Hill is designated as a district town centre in the Core Strategy and crosses the border with Lambeth with a community of just under 12,000 people. Many bus routes merge here and there is often traffic congestion. Herne Hill has a range of independent shops, art galleries, bars and restaurants. We will encourage development that adds vitality to the town centre and introduces a mix of uses, especially to the west of the railway viaducts overlooking the park. A key development opportunity in Herne Hill is the potential to improve the use of the railway arches. Although the arches currently provide employment uses they are not all in general conformity with the type of employment appropriate for the area. As part of the development of Herne Hill, the railway arches and some sites associated with them could present an opportunity for new niche businesses to locate in the area.
- 8.3.4 Dulwich Village is designated as a local centre in the Core Strategy. Dulwich Village still contains the original shopping street and nearly all of its original 18th and 19th century buildings so it has a strong village character. It is primarily an area of housing with examples of domestic architecture ranging from grand houses to terraces.
- 8.3.5 West Dulwich has two main parades of shops, the main one being on the Park Hall road junction, and the other along Croxted Road. These are designated as protected shopping frontages. These shopping areas are protected under saved policy 1.9 of the Southwark Plan which states that planning permission for a change of use from A1 Use Class within protected shopping frontages will only be granted where the proportion of units within any protected shopping frontage in A1 Use Class does not fall below 50%; and the premises have been vacant for a period of at least 12 months. Shops within West Dulwich include a Tesco, and a number of high end or independent shops.
- 8.3.6 There are also a number of other protected shopping frontages; Grove Vale, Half Moon Lane, North Cross Road, Seeley Drive and Forest Hill Road shopping areas. These provide local convenience retail for local residents.

8.3.7 Where new development is proposed:

- Retail uses should be retained to provide choice and a range of local services.
- B class uses should be retained unless replaced by alternative Town centre uses.
- Vitality should be provided by encouraging upper floors to be brought into use.
- Developments should provide high amenity standards.
- Ground floor frontages should respect existing character of the local centre and should be designed to engage and attract pedestrians.
- New developments should contribute to improving the public realm including creating vibrant areas for people to congregate and interact, associating them with public crossings and environmental improvements.
- Any development of shop frontages in the local centres should be small scale, in keeping with the existing character and should be consistent with the design of surrounding retail uses.
- New development will be expected to be of the highest quality and must reflect the character and appearance of conservation areas and local character.

8.3.8 The Metropolitan Police have recently closed East Dulwich Police Station on Lordship Lane. The police have decided the site is no longer needed to meet their operational requirements in the borough

8.3.9 It is acknowledged that this site is on the list for disposal and this is likely to lead to proposals to redevelop this site. Careful consideration will be given to ensuring a redevelopment that is sympathetic to the location and the needs of the community. The inclusion of a police counter in the ground floor would be welcomed. If an access point to police services is not provided here, the council will look favourably on a proposal to provide an access point elsewhere in the locality.

Fact box: Town centre uses

Town centre uses are uses which will attract a lot of people. The main town centre uses set out in the National Planning Policy Framework (NPPF) (2012) are set out below. We use this definition in Southwark.

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

The NPPF states that the needs for main town centre uses should be met in full and not compromised by limited site availability.

Whilst residential use is not defined as a main town centre use within the NPPF, it does state that residential development can play an important role in ensuring the vitality of town centres and should be encouraged on appropriate sites.

Fact Box – Can planning control what shops locate in the town centre?

The Town and Country Planning (Use Classes) Order 1987 (as amended) (UCO) puts uses of land and buildings into various categories known as 'Use Classes'. The UCO provides that a move between a type of use within the same class is not development and therefore does not require planning permission. The Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO) provides further flexibility by classifying certain moves between the Use Classes as permitted development, which also does not require planning permission.

The following list gives an indication of the types of uses which may fall within the use class 'A':

- A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- A3 Restaurants and cafes - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).
- A5 Hot food takeaways - For the sale of hot food for consumption off the premises

8.4 The evening and night time economy

- 8.4.1 The evening and night economy refers to bars and pubs (A4 use class), night clubs and casinos (sui-generis use class), restaurants and cafes (A3 use class) and take-aways (A5 uses) that are open outside normal shopping hours, in some cases up to 24 hours a day. It also includes theatres (sui generis), cinemas, concert halls and live music venues (D2 uses), and arts and cultural venues (D1 uses) that are open in the evening.
- 8.4.2 The evening economy generates jobs and has the potential to add vitality to the town and local centres as well as making them safer by increasing activity, patterns of movement and opportunities for natural surveillance. However, it can also be associated with noise, crime, anti-social behaviour and community safety problems, particularly in the case of nightclubs, large drinking establishments and late-night take-aways.
- 8.4.3 Proposals for development that would provide for evening and night activity will be supported provided that the proposal is in a suitable location within a district town or local centre. However the volume of evening economy uses needs to be managed to ensure that impact on residential amenity and community safety is taken into account. The location of residential neighbours, the proposed hours, activities and any potential disturbance arising will be taken into account.

9. Development sites

9.1 East Dulwich Hospital site

- 9.1.1 This site is bounded by the railway line to the west, East Dulwich Grove to the south and Melbourne Grove to the east. The main hospital building dates from the 1880s. A number of additional buildings have been developed within the boundaries of the site in the 20th century. These are of varied age, design and quality.
- 9.1.2 The site is not owned by the council. A planning brief has been prepared for this site which sets out the objective to provide a framework for a mixed-use scheme comprising health facilities, ancillary office and community facilities and residential development. The use of part of this site for a school would help to meet the requirements of the planning brief. The site is also expected to play a significant role in meeting local health needs in Dulwich.
- 9.1.3 Any proposal for development should follow the guidance set out in the adopted planning brief and demonstrate how the proposal would help meet the needs of the community. The Dulwich Hospital brief can be found on our website at;
http://www.southwark.gov.uk/downloads/download/2255/draft_dulwich_spd-related_planning_documents



Figure 15: East Dulwich Hospital site

- 9.1.4 The site is not located in a designated conservation area. However, the council recognises that the main hospital buildings (including the chateau, the ward blocks and the access galleries) make an important contribution to the character of the East Dulwich area. In addition the railings fronting the site (along East Dulwich Grove) and the war memorial are also considered to be important features.
- 9.1.5 The chateau, the ward blocks and the access galleries have been identified as buildings of townscape merit or heritage value. Any proposal for the site will need to acknowledge the significant contribution the buildings make to the local area. We would expect any proposal for the site to consider the re-use of the existing chateau, ward buildings and access corridors (as shown on figure 15) and justify any loss. We do not foresee any circumstances where the loss of the chateau could be justified.
- 9.1.6 Any development of this site should seek to improve the links to the wider area and provide an element of public open space on the site.

9.2 Herne Hill Velodrome site

9.2.1 The Herne Hill Velodrome is one of the oldest cycling track venues in the world built in 1891. It hosted the track cycle racing events in the 1908 and 1948 Summer Olympics. The grandstand originally dates from 1891 and still remains on the site although it is now boarded up.



9.2.2 The velodrome was home of Crystal Palace Football Club from 1914 until 1918, when the club then moved to The Nest opposite Selhurst Station.

9.2.3 In 2012, the Herne Hill Velodrome Trust was awarded £400k from Southwark Councils Olympic Legacy Fund for improvements to the facility. The improvements included floodlighting for the main track, a new junior track, and multi use area. The project was completed in May 2013. The Trust and British Cycling (who co-manage the site) are now seeking additional funding to replace the dilapidated grandstand building.

9.2.4 The improvements have increased opportunities for young people to get involved in cycling and make use of high quality facilities. We will seek to ensure that links with schools are maintained and enhanced to encourage more young people to make use of the velodrome.

- 9.2.5 Future proposals linked to the replacement building should continue to support the use of the velodrome and support the long term viability of the facility. Future proposals will need to respect the residential amenity of the existing surrounding properties. Given the constraints of the site and the limited accessibility by public transport, the means of transport and access to the site will need to be considered.
- 9.2.6 The Herne Hill velodrome is designated as Metropolitan Open Land and therefore any application will need to meet the requirements of saved Southwark Plan policy 3.25 and respect the open character of the site. The site is also designated as a Site of Importance for Nature Conservation and therefore any development proposals should have no net loss of biodiversity. Proposals that enhance the biodiversity value of the site will be supported. The site is also within the Dulwich Village Conservation area and any proposal will need to reflect the guidance set out in the conservation area appraisal.



Figure 16: Herne Hill Velodrome site

10. Working with our neighbouring boroughs

- 10.1 The Localism Act 2011 introduced new legislation that requires co-operation between local authorities, county councils and a range of other bodies as an integral part of the preparation of planning policy. This is called the “Duty to Co-operate”. The National Planning Policy Framework (2012) sets out further guidance on what is meant by the duty to co-operate. We have set out below how we will continue to work with our neighbouring boroughs on cross-boundary issues in Dulwich. Further information on how we have consulted organisations, residents and local stakeholders is also set out in our interim consultation report.
- 10.2 Dulwich shares a boundary with four other London boroughs; Bromley, Croydon, Lambeth and Lewisham. We work closely with our neighbours to make sure that our policies take into account the changes other boroughs are making through their planning documents. We will continue to work with our neighbouring boroughs to ensure we have a joined up approach to development.
- 10.3 Bromley - Beckenham and Penge local town centres are the closest to Dulwich. The focus on Penge is to protect the surrounding open spaces. Our vision for Dulwich shares this aspiration and we will work together to make sure we continue to protect the open spaces in the south of our borough. Crystal Palace is an important transport interchange and there are issues with traffic and parking in the area. We will continue to make sure that our strategy for Dulwich is aligned with Bromley’s to address parking issues.
- 10.4 Croydon - the southern end of Dulwich is very close to parts of Croydon. Croydon Metropolitan Centre is designated as an opportunity area in the London Plan. We will continue to make sure that our strategy for Dulwich is aligned with Croydon’s to continue to protect the area’s open spaces and suburban character.
- 10.5 Lambeth - Dulwich shares a long boundary with Lambeth to the west. We are working closely with Lambeth to make sure that we have a joined up approach to the development of Herne Hill and West Dulwich which both cross the boundary of the two boroughs. We will work with Lambeth to strengthen the shopping and other services in Herne Hill and West Dulwich.
- 10.6 Lewisham – the eastern boundary of the area covered by this SPD is shared with Lewisham. We will continue to work closely together to make sure that the planned growth in the borough respects the protection of open space and heritage assets in Dulwich.
- 10.7 It should be noted that the Dulwich SPD provides planning guidance and cannot set new policy. Through our New Southwark Plan, we will set out further information on our approach to cross boundary issues and the work we have undertaken with our neighbouring boroughs to develop policies that address cross boundary issues in Dulwich.

11.S106 Planning Obligations and Community Infrastructure Levy (CIL)

- 11.1 We will use Section 106 planning obligations or raise funds through the community infrastructure levy (CIL) to help ensure the delivery of key infrastructure and to mitigate the impact of development. Our current Section 106 Planning Obligations supplementary planning document (2007) provides a set of standard charges which we place on all new major developments. It includes standard charges for school places, health facilities, employment support and training, strategic transport infrastructure, open spaces, play facilities, sports facilities, community facilities and public realm. In addition to the list of standard charges, planning obligations may also be sought to address the provision of other social, environmental and physical infrastructure as set out in the SPD. There may be instances where rather than pay Southwark a contribution, the developer carries out the work as part of the development. Any such contribution provided "in kind" should be of at least the same value as the standard charge.
- 11.2 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people. Once adopted, the levy is a mandatory charge levied on most new developments that involve an increase of 100sqm or more of additional floorspace or that involves the creation of a new residential unit.
- 11.3 We have prepared our CIL charging schedule, which we consulted on in early 2013. The draft charging schedule sets out the rates of the levy for different types of development and the different charging zones. We expect to bring the CIL into effect by mid 2014. Once the CIL is in effect we can only seek section 106 planning obligations to mitigate very site specific impacts of development. Key strategic infrastructure will need to be funded by CIL. Affordable housing will continue to be secured and delivered through section 106 planning obligations. A revised section 106 Planning Obligations SPD will supersede the existing SPD and provide detailed guidance on the use of planning obligations alongside CIL.

Fact Box: S106 Planning obligations

The law that allows planning obligations to be made is Section 106 of the Town and Country Planning Act, which is why they are sometimes called “section 106 agreements”

These agreements are made between a developer and the council to help mitigate the harm caused by a development. Planning obligations can be in the form of money provided to the council to fund things like open space improvements and community facilities, or a requirement for something to be provided in a scheme such as affordable housing or business space, an exhibition space, or streetscape improvements.

By law, obligations must be related to mitigating the impacts that the development will have.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) will be a new charge on development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans.

Development can be unlocked and made sustainable by the provision of very different types of infrastructure, such as transport, schools and health centres, flood defences, energy, telecoms and utilities, play areas, parks and other green spaces, many of which are already funded in part by the existing system of developer contributions.

CIL will be paid primarily by owners or developers of land on any new build - that is a new building or an extension - if it has 100 square metres of gross internal floor space or involves the creation of one dwelling even when that is below 100 square metres. In some instances it may be possible to offset existing floorspace against CIL and some developments may qualify for CIL relief.

Further information can be found at;

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

Contact us

Planning policy team, Chief executive's department, Southwark Council, P.O. Box FREEPOST SE19/14, London, SE1P 5LX.

Any enquiries relating to this document can be directed to planning policy team, Southwark Council. Email planningpolicy@southwark.gov.uk, Tel 020 7525 5471.

This document can be viewed at www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd/2

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 ستأثر على القرارات التي إتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.
إذا اردت أن تطلب المزيد من المعلومات أو من الأستشارة بلغتك 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 করেছে। 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) ብሳዕርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉድጓዝ ገተ-ዳለው እዩ ። እዚ ሰነድ ኣብ ሳዕርክ ናይ መሬት ኣጠቓቕማ መደብን ፅብዮትን ኣብ ገግቡ ውሳኔታት ለውጢ ከምጽእ ይኸእል ኢዩ ። ተወሳኺ ኣብሬታን ምክርን ብቋንቋኹም እንተደለኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንትረኽቡዎ ሰራሕተኛ ትደልይዎ ቋንቋ ንገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድረሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

Peckham One Stop Shop, 122 Peckham High Street, SE15 5JR
Dulwich Library, 368 Lordship Lane, SE22 8NB