

Statement of Common Ground between Southwark Council and SE5 Forum

February 2021



Introduction

This Statement of Common Ground (SCG) addresses matters specific to Southwark Council and (insert name here) which relate to the Proposed Modifications for Examination Version of the New Southwark Plan.

This SCG has been prepared by Southwark Council in agreement with (insert name here) and will be used to inform the contents of the New Southwark Plan.

The purpose of the SCG is for both parties to acknowledge areas of common or uncommon ground relating to the contents of the New Southwark Plan, and to progress in cooperating on the best approach to addressing these areas.

Southwark Council

Southwark Council is the local authority for the London Borough of Southwark in Greater London, England.

SE5 Forum

Local community organisation

Strategic Matters

Strategic matter 1

Agreements:

- The council will prepare an additional document setting out the amendments for each of the site allocations in relation to use classes, to ensure they reflect the changes to the Use Classes Order. The changes will update where we refer to revoked uses in the site requirements and existing uses information. This would include uses which support the creative and arts sectors, which were incorporated in the now revoked D1 and D2.

Camberwell Area Vision 5

Agreements:

- As set out above, the council will prepare an additional document setting out the amendments for each of the site allocations in relation to use classes, to ensure they reflect the changes to the Use Classes Order. The changes will update where we refer to revoked uses in the site requirements and existing uses information. This would include uses which support the creative and arts sectors, which were incorporated in the now revoked D1 and D2.
- AVO5 refers to the role of creative industries to complement and improve the town centre. This point will include a reference that development should complement the local health economy.
- P34 Town and Local Centres supports the role of markets as a main town centre use for food and creative industries.

Strategic matter 3

Agreements:

- The protection of amenity is addressed by Policy P55 Protection of amenity.
- Policy SP4 Strong local economy refers to the role of town centres and high streets in supporting local economic growth

Policy P34: Town Centres

- The reasons of this policy will be amended to highlight the role of the distinct heritage and character of Southwark's town and local centres (paragraph 1):

Each town centre has a unique identity, heritage and character that helps create a sense of place for residents and visitors alike, providing unique qualities and world-class facilities such as shops, cultural and entertainment venues that help the town centres to prosper and flourish.

- Policy P34, Point 4 will also refer to economic growth alongside “vitality” and “viability”:

4. Not harm the amenity of surrounding occupiers or result in a concentration of uses that harms the vitality ~~and~~, viability and economic growth of the centre; and

Disagreements:

- P34, Point 4 after “not harm amenity of local occupiers” insert “and ensure there is not conflict between different uses”.

Strategic Matter 4

Agreements:

- As set out above, the council will prepare an additional document setting out the amendments for each of the site allocations in relation to use classes, to ensure they reflect the changes to the Use Classes Order. The changes will update where we refer to revoked uses in the site requirements and existing uses information. This would include uses which support the creative and arts sectors, which were incorporated in the now revoked D1 and D2.
- The council is proposing the following as a new definition in the Glossary to replace ‘town centre uses’ in the site allocations to give clarity on the new use classes.

Retail, community or leisure uses:

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **F1(b)** Display of works of art (otherwise than for sale or hire)
- **F1(c)** Museums
- **F1(d)** Public libraries or public reading rooms
- **F1(e)** Public halls or exhibition halls
- **F1(f)** Public worship or religious instruction (or in connection with such use)
- **F1(g)** Law courts
- **F2(b)** Halls or meeting places for the principal use of the local community
- **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- **F2(d)** Indoor or outdoor swimming pools or skating rinks
- **Appropriate sui generis town centre uses** (for example: public house, wine bar or drinking establishment, a venue for live music performance, a cinema, a concert hall, a bingo hall, a dance hall, subject to site specific circumstances)

Site allocation NSP32: Camberwell Green Magistrates Court

- NSP32 will be amended to reflect the changes to the Use Classes Order, this will include site requirements for uses which would include community, arts, leisure and cultural uses.

Redevelopment of the site must:

- *Provide employment (~~B4~~ E(g) and retail, community or leisure uses (as defined in the glossary) ~~town centre and community uses (A1, A2, A3, A4, D1, D2)~~ of at least the amount of employment generating floorspace currently on the site.*

Redevelopment of the site should:

- *Provide new homes (C3).*

Site allocation NSP23: Butterfly Walk, Morrisons Car Park and Police Station

- NSP23 will be amended to reflect the changes to the Use Classes Order, this will include site requirements for uses which would include health, community, arts, leisure and cultural uses.

Redevelopment of the site must:

- Provide at least the amount of retail floorspace (~~A1, A2, A3, A4~~) currently on the site; and
- Retain the supermarket use (~~A4~~)(E(a)); and
- Provide public realm enhancements; and
- Provide new east-west green links; and
- Provide active frontages facing Denmark Hill; and
- Provide new homes (C3).

Redevelopment of the site should:

- Retain the police use, subject to need.

Redevelopment of the site may:

- Accommodate meanwhile uses on the car park;
- Provide employment uses (~~B use class~~) (E(g) class);
- Provide retail, community or leisure uses (as defined in the glossary) ~~cultural uses (D use class)~~.

Signatories

This statement has been informed by engagement between Southwark Council and (insert name here).

'We agree that this statement is an accurate representation of matters discussed and issues agreed upon.

It is agreed that these discussions will inform the New Southwark Plan and that both parties will continue to work together collaboratively in order to meet the duty to cooperate.'

Signed: Marie
Staunton_____

Name: Marie Staunton

Position: Secretary

Date: 25th March 2021

Signed: Simon Bevan

Name: Simon Bevan

Position: Director of Planning

Date: 26 March 2021