

Appendix 3

Regulating Plan

Southwark Streetscape Design Manual

www.southwark.gov.uk

Status	Version	Author	Approved	Date
Draft for comment	1	D. Farnham	M. Hill	14.09.2012
Final	A	D. Farnham	M. Hill	10.10.2012

Section 1: Introduction

The Regulating Plan is a key document within the Southwark Streetscape Design Manual (SSDM). It will be used to guide and enhance the character of streets and spaces in Southwark by determining the materials, landscaping details and items of street furniture that may be used in different parts of the borough.

This document defines the boundaries of the Regulating Plan designations. There are two different types: Specifications Area and Minor Variant Areas. Descriptions of the boundaries of these can be found in Section 2. All boundaries link directly to either:

- Policy area designations created by the council acting as Local Planning Authority
- Constitutional ward or Community Council boundaries.

Every part of the borough will be covered by a designation. Specification Areas cover the entire borough and never overlap with one another. Minor Variant Areas are only designated to much smaller areas. Whilst they overlap with Specification Areas they may not overlap with one another.

Being linked to designations established by others, the Specification Areas and Minor Variant Areas will change automatically should the informing designations be amended. As such, this document does not attempt to visually map the boundaries. However, these can be viewed via a live on-line version of the Regulating Plan which can be found in the SSDM pages at www.southwark.gov.uk.

The relevance of the Specification Area designations is that different types of surface materials, items of street furniture and landscaping details will be permitted or required in each to reflect the character of that area. The former two of these will be defined by palettes of acceptable materials for each area contained in SSDM Part 2 (Technical Information) Street Element Registers. Landscaping details will also be found there as will broader SSDM design requirements on detailed issues (some of which may vary between Regulating Plan designations).

The relevance of Minor Variant Areas is that these will permit or require small variations from the palettes that will otherwise apply to a location on account of its Specification Area. This is on account of established aspects of local character specific to that small area that vary from the general palette requirements for the relevant Specification Area. Consequently, the permitted variation will allow alternatives to be used for a small number of items within the palette – but not all. For example, this may permit the use of white wooden bollards in Dulwich as opposed to the metal ones that would be required in other parts of the same Specification Area.

It is important to note that the requirement to comply with palettes linked to Regulating Plan designations or other SSDM design requirements does not currently apply to streets in Southwark that are not part of the Highway for which Southwark Council is the Highway Authority. As such parks, many estate roads and roads controlled by Transport for London are exempt. However, in the event that such roads are required for any reason to be constructed to the adoptable standards of the Council acting as Highway Authority (e.g. by requirement of a Planning Condition or Obligation) then – irrespective of whether it is intended to offer them for adoption by Highway Authority at that or any other time - palette requirements for the relevant Regulating Plan designations shall apply.

Further information about the Regulating Plan, Specification Areas, Minor Variant Areas and the respective character of each of these can be found in the SSDM Framework Plan.

Section 2: Definition of designation boundaries

This section of the document defines the extent of Specification Area and Minor Variant Area boundaries in the London Borough of Southwark. As explained in section 1, this is achieved through direct reference to designations defined by the Council in its capacity as Local Planning Authority else to constitutional boundaries.

Specification areas

The boundaries of Specification Area designations shall be as follows, with all areas with those boundaries being part of the designation:

General	Any area not in one of the other Specification Area designations.
Docks	To map directly to Rotherhithe ward and Surrey Docks ward (as defined by their constitutional boundaries).
Village	<p>To map directly to those “conservation area” designations established under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the council acting as Local Planning Authority that are within Dulwich Community Council area (as defined by its constitutional boundaries), with the exception of the following:</p> <ul style="list-style-type: none"> ▪ Any part of any such a “conservation area” that overlaps with a “major town centre”, “district town centre” or “local centre” policy designation defined within Local Development Framework Proposals Map. Such areas within Dulwich are excluded from this designation and fall instead within the “Heritage” Specification Area designation.
Heritage	<p>To map directly to those “conservation area” designation established under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the council acting as Local Planning Authority, excluding the following:</p> <ul style="list-style-type: none"> ▪ Any part of any “conservation area” designation within Dulwich Community Council area (as defined by its constitutional boundaries) that does not overlap with a “major town centre”, “district town centre” or “local centre” policy designation defined within Local Development Framework Proposals Map. Such areas within Dulwich are excluded from this designation and fall instead within the “Village” Specification Area designation.
Town Centre	<p>To map directly to “major town centre”, “district town centre” and “local centre” policy designation boundaries defined within the adopted Local Development Framework Proposals Map. However, the following areas within this are omitted:</p> <ul style="list-style-type: none"> ▪ Those overlapping with any “conservation area” designations established under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the council acting as Local Planning Authority are omitted. Such areas shall fall instead within both the “Heritage” Specification Area and “Heritage Centre” Minor Variant Areas. ▪ Those overlapping with any “strategic cultural area” policy designations defined within the adopted Local Development Framework Proposals Map. ▪ Those that are within Dulwich Community Council area (as defined by its constitutional boundaries). Such areas shall fall instead within both the “Heritage” Specification Area and “Heritage Centre” Minor Variant Areas.
World Centre	<p>To map directly to the “strategic cultural area” policy designation boundaries defined within the adopted Local Development Framework Proposals Map. However, the following areas are omitted from within this:</p> <ul style="list-style-type: none"> ▪ The entire of the small separate “strategic cultural area” designation around St Mary’s Church Rotherhithe.

Minor variant areas

The boundaries of Minor Variant Area designations shall be as follows, with all areas within those boundaries being part of the designation:

Heritage Centre To map directly to the following:

- Those “conservation areas” established under the Planning (Listed Buildings and Conservation Areas) Act 1990 by the council acting as Local Planning Authority that overlap with “strategic cultural area” policy designations boundaries defined within the adopted Local Development Framework Proposals Map (except for the small separate designation around St Mary’s Church Rotherhithe).
- Those “major town centre”, “district town centre” and “local town centre” policy designations within the adopted Local Development Framework Proposals Map, except for where these are within Dulwich Community Council area (as defined by its constitutional boundaries).

Dulwich To map directly to those parts of Dulwich Community Council area (as defined by its constitutional boundaries) which do not fall within the “Village” Specification Area.

Docks Centre To map directly to those “major town centre”, “district town centre” and “local centre” policy designations defined within the adopted Local Development Framework Proposals Map that are within Rotherhithe ward and Surrey Docks ward (as defined by their constitutional boundaries).