



Submission Consultation Plan

Aylesbury Area Action Plan

February 2009



Contents

| | | |
|---|--|----|
| 1 | INTRODUCTION..... | 3 |
| 2 | THE AYLESBURY AAP | 3 |
| 3 | THE CONSULTATION STRATEGY..... | 4 |
| 4 | SUBMISSION DRAFT CONSULTATION PLAN | 6 |
| 5 | AYLESBURY AAP: SUBMISSION DRAFT CONSULTATION PLAN | 7 |
| 6 | NEXT STEPS..... | 11 |
| | ANNEX 1: LIST OF POSSIBLE LOCATIONS FOR DEPOSIT OF REPORTS | 12 |

1 INTRODUCTION

1.1.1 The purpose of this document is to outline the consultation plan for the Submission Draft stage of the Aylesbury Area Action Plan (AAP). This plan elaborates on the overarching Consultation Strategy, providing more detail with regards to the planned consultation at this stage. This document should therefore be read in conjunction with the Consultation Strategy.

1.1.2 This Consultation Plan is structured as follows:

- Aylesbury AAP: this section will establish the purpose and scope of the Aylesbury AAP;
- Consultation Strategy: this section will summarise the consultation principles and approach outlined within the Consultation Strategy;
- Submission Draft Consultation Plan: this section will establish, in more detail, the consultation approach for the submission stage of the AAP preparation process; and
- Next steps: this section will outline how the consultation responses received at the submission draft stage will be reported and fed into the final submission stage of the AAP.

2 THE AYLESBURY AAP

2.1.1 The Aylesbury Estate is located within the Walworth ward of the London Borough of Southwark, to the south of the Elephant and Castle Opportunity Area and to the north of Peckham. Primarily built between 1970 and 1977 the Aylesbury Estate was, at the time, aspirational both in terms of its architectural design and social ambitions. Today, however, the need for regeneration is evident. The estate has fallen into general decline and suffers from an increasing array of social problems, including crime and vandalism.

2.1.2 In September 2005 Southwark Council made the decision to comprehensively redevelop the estate. The council and the Aylesbury New Deal for Communities (ANDC), in consultation with key stakeholders, commissioned the preparation of an Area Action Plan (AAP) for the Aylesbury Estate and its immediate environs.

2.1.3 Whilst the Aylesbury Estate lies at the heart of the AAP area and will be the main focus for transformation, the boundary of the AAP extends beyond the estate itself to ensure that future development within the area is well integrated with its surroundings.

2.1.4 As part of the plan preparation process a Baseline Report has been written, as well as an Issues and Options Report, Preferred Options Report and Revised Preferred Options Report, which have been subject to a statutory period of public consultation. The next stage of the process is to prepare the final submission AAP.

3 THE CONSULTATION STRATEGY

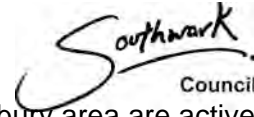
3.1.1 In preparing the Aylesbury AAP consultation with individuals and groups has been an essential part of the plan preparation process. A consultation strategy was therefore prepared at stage 1 of the process, detailing who will be consulted, how and when. The strategy outlines a number of innovative consultation techniques, to effectively engage with the diverse communities of the Aylesbury Area. Indeed, throughout the plan preparation process the consultation undertaken has gone above and beyond the statutory requirements, as outlined within government regulations and the council's Statement of Community Involvement (SCI), to engage more continuously and intensively with those who have a stake in the future of the area.

3.1.2 The main principles that have guided the consultation for the Aylesbury AAP are as follows:

- The level and frequency of consultation will depend on the expected level of change;
- Information will always be communicated both clearly and openly;
- Barriers to successful consultation will be overcome to ensure that all under-represented groups are actively engaged in the AAP;
- Consultation will be front-loaded to ensure that consensus is built amongst the Aylesbury community over the emerging proposals early within the plan preparation process;
- Consultation fatigue will be avoided by streamlining consultation exercises and ensuring that consultation on similar issues is co-ordinated.

3.1.3 During each stage of the plan preparation process there has been a period of formal consultation. During these periods statutory consultees, as identified within the council's SCI, have been invited to comment on the emerging AAP. In addition, documents were available to view and comment on at the council's offices, on the council's website and in other suitable locations. Following each stage of consultation all responses have been collated and a written response provided for each.

3.1.4 In addition to the statutory consultation requirements the wider community and public have been actively engaged in the AAP preparation process. Consultation methods have included the 'Neighbourhood Team' and consultation with key community groups, publications in Southwark Council's Regeneration Magazine, joint Council/NDC regeneration newsletter and three public events. These additional consultation techniques have ensured that



those with a stake in the regeneration of the Aylesbury area are actively involved at all stages of the process and that they support and feel a sense of ownership over the emerging proposals.

- 3.1.5 For further details about the consultation techniques proposed for the Aylesbury AAP, please refer to the Consultation Strategy.

4 SUBMISSION DRAFT CONSULTATION PLAN

- 4.1.1 At each stage of the plan preparation process a consultation plan has been produced to set out in more detail who will be consulted, how and when. This document is the consultation plan for stage four of the Aylesbury AAP, namely the submission stage.
- 4.1.2 At this stage, in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, the proposed submission documents will be made available for a six-week period of consultation on the issues of soundness prior to the submission of the documents to the Secretary of State.
- 4.1.3 The following table outlines all of the consultation actions that will be undertaken at the submission stage of the Aylesbury AAP in more detail.

5 AYLESBURY AAP: SUBMISSION DRAFT CONSULTATION PLAN

| Consultee | Date | Method of consultation |
|-----------------------------------|---------|--|
| Walworth Community Council | (tbc) | <p><i>Action:</i> Presentation of the submission draft AAP. Question and Answer session and sign post to formal consultation process.</p> <p><i>Objective:</i> To update the progress being made on the AAP to a wide audience and to explain how and when individuals can get involved in the formal consultation.</p> |
| Steering Group | Monthly | <p><i>Action:</i> Attend Steering Group Meeting to consult on the proposed submission AAP.</p> <p><i>Objective:</i> To ensure that the proposed submission AAP is considered sound by the Steering Group, who will then be able to act as ambassadors for the project. To ensure that the AAP is supported and that any issues are addressed at an early stage.</p> |
| Programme Delivery Team | Monthly | <p><i>Action:</i> Ongoing monthly meetings with the Programme Delivery Team.</p> <p><i>Objective:</i> To ensure that the proposed submission documents are considered sound by the Programme Delivery Team, who will then be able to act as ambassadors for the project. To ensure that the AAP is supported and and that any issues are addressed at an early stage.</p> |
| Regeneration Subgroup | Monthly | <p><i>Action:</i> Ongoing weekly meetings with the Regeneration subgroup.</p> <p><i>Objective:</i> To ensure that the proposed submission documents are considered sound by the Regeneration Subgroup, who will then be able to act as ambassadors for the project. To ensure that the AAP is supported and that any issues are addressed at an early stage.</p> |
| Statutory and public | (tbc) | <p><i>Action:</i> Place an advert in the local press to indicate the start of the formal consultation period on the proposed submission AAP and supporting documents.</p> <p><i>Objective:</i> To comply with statutory requirements (regulation 27(e)), inform local residents and stakeholders about the proposed submission, and to make it easy for individuals to</p> |

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| | | make representations on the soundness of the proposed submission documents. |
| | (tbc) | <p><i>Action:</i> Display the proposed submission documents on the council's website. In accordance with regulation 27(b) the website must also have a statement of the representations procedure and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected.</p> <p><i>Objective:</i> To comply with statutory requirements, inform local residents and stakeholders about the proposed submission, and to make it easy for individuals to make representations on the soundness of the proposed submission documents.</p> |
| | (tbc) | <p><i>Action:</i> Mail out to statutory consultees, planning policy mailing lists for planning policy documents and affected properties. This mail out will use the consultation database that has been compiled by the Council over the course of the plan preparation process. In accordance with regulations 27(c) and 27(d) all consultees will be sent a statement of the representations procedure. In addition, specific consultation bodies should be provided with a copy of each of the proposed submission documents and all other consultees should be provided with a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected.</p> <p><i>Objective:</i> To comply with statutory requirements, inform local residents and stakeholders about the proposed submission, and to make it easy for individuals to make representations on the soundness of the proposed submission documents.</p> |
| | (tbc) | <p><i>Action:</i> Display the proposed submission documents and a statement of the representations procedure in the council's offices, libraries, the one-stop shops and neighbourhood housing offices. A list of these locations is shown in annex 1.</p> <p><i>Objective:</i> To comply with statutory requirements, inform local residents and stakeholders</p> |

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| | | about the proposed submission, and to make it easy for individuals to make representations on the soundness of the proposed submission documents. |
| | (tbc) | <p><i>Action:</i> In accordance with regulation 29 request an opinion from the Government Office of London as to the general conformity of the proposed submission AAP with the London Plan.</p> <p><i>Objective:</i> To comply with statutory requirements.</p> |
| Wider Public | (tbc) | <p><i>Action:</i> Consultation events to be held at venues across the AAP area inviting the Neighbourhood team, TRAs, BME groups and estate residents. There will be a full range of council staff onhand to answer questions.</p> <p><i>Objective:</i> To ensure that information about the Aylesbury AAP is widely available at convenient times and in convenient locations to the wider public. To update the progress being made on the AAP to a wide audience and to explain how and when individuals/groups can get involved in the formal consultation.</p> |
| Neighbourhood team and Community Groups | (tbc) | <p><i>Action:</i> Special viewings to be held at the consultation events to be held at venues across the AAP area There will be a full range of council staff on hand to answer questions.</p> <p><i>Objective:</i> To engage key community and under represented groups in the regeneration of the Aylesbury area and encourage feedback on the submission draft. To update the progress being made on the AAP to a wide audience and to explain how and when individuals/groups can get involved in the formal consultation.</p> |
| Website, newsletters and community magazine deadline | (tbc) | <p><i>Action:</i> Aylesbury Regeneration Newsletter</p> <p><i>Objective:</i> To publicise the proposed submission and period to make representations on the soundness of the proposed submission documents.</p> |



- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Copies of the submitted Scoping Report are available on request. Contact: Planning policy team, Chiltern House, Portland Street, SE17 2ES. Tel: 020 7525 5454 (between 9am-5pm, Monday-Friday), Email: planningpolicy@southwark.gov.uk. It is also free to download at [Southwark Council | Your Services | Planning & Building Control | Planning Policy](#)

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| | The first week of the month, and ad hoc when relevant information is available | <p><i>Action:</i> Website update</p> <p><i>Objective:</i> To publicise the proposed submission and period to make representations on the soundness of the proposed submission documents.</p> |
| | The last week of each month | <p><i>Action:</i> Southwark Life</p> <p><i>Objective:</i> To publicise the proposed submission and period to make representations on the soundness of the proposed submission documents. This will be important to ensure that those beyond the AAP boundary are also informed.</p> |
| | (tbc) | <p><i>Action:</i> Community notice board update</p> <p><i>Objective:</i> To publicise the proposed submission and period to make representations on the soundness of the proposed submission documents.</p> |
| | Monthly | <p><i>Action:</i> Email newsletter to Southwark staff and organisations</p> <p><i>Objective:</i> To publicise the progress being made on the Aylesbury AAP to a wide audience.</p> |

6 NEXT STEPS

- 6.1.1 Following the consultation on the proposed submission documents all responses will be collated and together with the final submission documents a statement will be submitted setting out the number of representations made and a summary of the main issues raised in those representations¹.
- 6.1.2 Guidance on the preparation of Development Plan Documents states that at the time the plan is published under regulation 27 it should be considered sound. It is therefore anticipated that there will be very few changes to the proposed submission documents following the six-week period of consultation on the soundness of the documents.
- 6.1.3 Following any minor alterations to the proposed submission documents the final submission documents will be submitted to the Secretary of State in accordance with regulation 30 of the Town and Country Planning (Local Document) (England) (Amendment) Regulations 2008.
- 6.1.4 At this point the final submission documents must be made publicly available in accordance with regulation 30(3). This includes making the documents available in the council's offices, libraries, the one-stop shops and neighbourhood housing offices; publishing the documents on the council website; notifying all consultees previously invited to make representations that the AAP and supporting documents have been submitted to the Secretary of State; and publishing a local advertisement to notify a wider audience that the final submission documents are available to view.

¹ In the event that representations raise fundamental issues of soundness, then best practice guidance must be followed. This could necessitate the plan to be withdrawn.

ANNEX 1: LIST OF POSSIBLE LOCATIONS FOR DEPOSIT OF REPORTS

Council offices (*Opening times 9am-5pm Monday-Friday*)

- Town Hall - Peckham Road, London, SE5 8UB
- Chiltern House - Portland Street, London, SE17 2ES

Libraries (*Opening times listed individually below*)

- **Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ**
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- **Brandon Library - Maddock Way, Cooks Road, SE17 3NH**
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- **Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR**
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- **Dulwich Library - 368 Lordship Lane, SE22 8NB**
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- **East Street Library - 168-170 Old Kent Road, SE1 5TY**
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- **Grove Vale Library - 25-27 Grove Vale, SE22 8EQ**
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- **John Harvard Library - 211 Borough High Street, SE1 1JA**
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- **Kingswood Library - Seeley Drive, SE21 8QR**
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- **Newington Library - 155-157 Walworth Road, SE17 1RS**
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- **Nunhead Library - Gordon Road, SE15 3RW**
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- **Peckham Library - 122 Peckham Hill Street, SE15 5JR**
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- **Rotherhithe Library - Albion Street, SE16 7HY**
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

