



# **New Southwark Plan: Area Visions and Site Allocations (Preferred Option)**

## **Consultation Plan**

January 2017

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# 1. Introduction

## What is the New Southwark Plan?

- 1.1. The New Southwark Plan (NSP) is a draft planning document that will provide an overarching strategy for managing growth and development across the borough for 15 years. The plan will set out how we will deliver further regeneration and wider improvements to our borough in the years to come. The plan is currently at the preferred option stage and is comprised of two parts: Part one included strategic policies and development management policies. This was consulted on between October 2015 and February 2016. Part two, the area visions and site allocations, are the subject of this consultation, which runs from 6 February 2017 to 28 April 2017.
- 1.2. The final draft (“proposed submission” version) of the plan will be prepared after the conclusion of the Preferred Option consultation. This will contain the strategic policies, development management policies, area visions for the borough’s neighbourhoods and the final list of site allocations.
- 1.3. The New Southwark Plan explains our strategy for regeneration from 2018 to 2033. The New Southwark Plan will:
  - Set policies to support the provision of new homes including 11,000 new Council homes
  - Protect our existing schools and community facilities in the borough and provide more where this is needed
  - Protect local businesses and attract more businesses into the borough to increase job opportunities
  - Support our high streets and increase the range of shops to increase their vitality
  - Direct growth to certain areas of the borough, predominantly in the Old Kent Road, Elephant and Castle, Canada Water, East Walworth, Blackfriars Road, Bankside and along the River Thames where there is greater public transport accessibility
  - Introduce policies to improve places by enhancing local distinctiveness and protecting our heritage assets
  - Set policies to provide more green infrastructure and to promote opportunities for healthy activities
- 1.4. The final NSP will replace the saved policies of the Southwark Plan 2007 and the Core Strategy 2011 and will be used to make decisions on planning applications.
- 1.5. The NSP will be a spatial plan. Not only will it set out planning policies to guide development but it will also explain how development will be delivered and may inform future decisions about investment in infrastructure.
- 1.6. This consultation plan should be read alongside the draft NSP: Area Visions and Site Allocations (Preferred Option) itself. This documents can be found at:

### **What are Area Visions and Site Allocations?**

- 1.7. **Area visions:** Southwark's neighbourhoods each have a rich, varied and unique character. The New Southwark Plan will contain a vision for each area setting out what the neighbourhood will be like in the future, and how new development will help achieve this. The visions set out the existing strong character of the borough's neighbourhoods and how the New Southwark Plan will help to build on this character. They will set out how the development will seek to protect, enhance and incorporate heritage assets in new development and will identify key opportunities for new development including improvements in public realm, walking and cycling routes, health and education facilities and green links.
- 1.8. **Site allocations:** Site allocations comprise a detailed list of potential development sites that the council has identified for future development. Councils are required to identify and allocate development sites in their local plans to help ensure strategic needs for housing, employment, schools and health facilities and more can be met. To ensure this, the council has the opportunity to set out key land use and other requirements for each site, including indicative densities, routes through sites and any other requirements the council deem necessary.
- 1.9. Through the Housing and Planning Act (2016), the Government has introduced changes to the way that local planning authorities are required to approach site allocations in their local plans. We're waiting for the publication of the enabling regulations for the act to clarify how we'll be required to implement the new approach to site allocations. We expect these enabling regulations to be published soon.

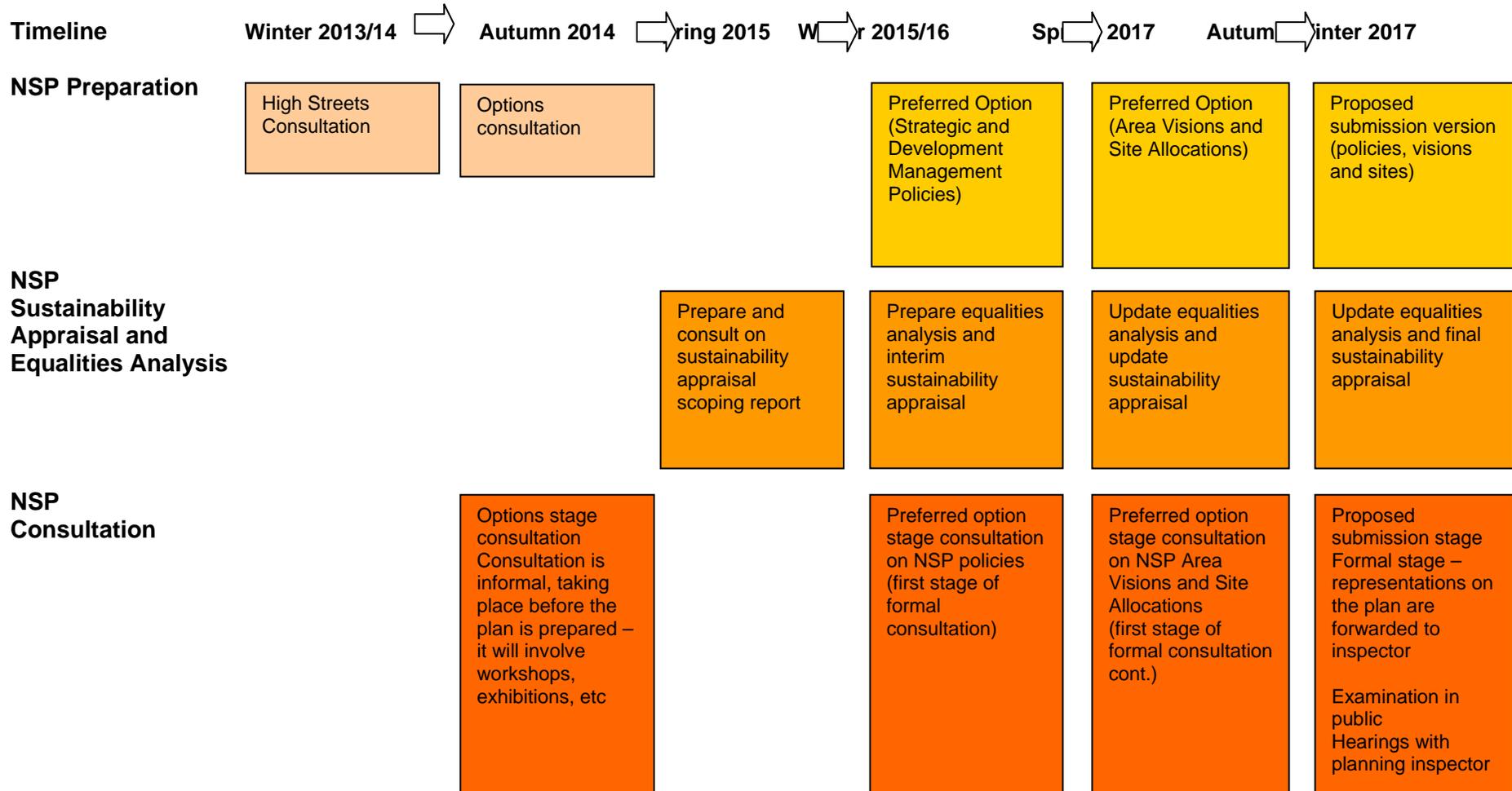
## **The purpose and objectives of this consultation plan**

- 1.10. The purpose of this consultation plan is to explain how consultation on the New Southwark Plan: Area Visions and Site Allocations (preferred option) version will take place. It explains how the consultation will meet the requirements of the Town and Country Planning (Local planning) (England) Regulations 2012 (The Regulations) as well as the guidance set out in Southwark's Statement of Community Involvement (SCI). The SCI explains how we will consult the community in the preparation of planning documents. Further information is set out in section 3 of this plan.
- 1.11. Several stages of consultation have already been undertaken for the New Southwark Plan. Between November 2013 and March 2014 the council carried out an informal stage of consultation through a survey focused on the borough's high streets. Interested parties had the opportunity to respond online, by post or through attending community outreach consultation sessions at neighbourhood groups. We received over 500 questionnaire responses.
- 1.12. The Issues and Options version of the New Southwark Plan was consulted on from October 2014 to March 2015. This version of the plan set out early draft policies and area visions. The document presented different options on policy approaches and we sought feedback on these. We received over 300 written responses during this stage of consultation as well as feedback through a variety of channels including workshops, meetings and conversations with the interested residents, people who worked and owned businesses in the borough, professional bodies and organisations, landowners and other interested stakeholders.
- 1.13. Between October 2015 and February 2016 the council consulted on the preferred option draft of the policies of the New Southwark Plan, including high-level strategic policies, set out across the key "fairer future" themes that the council will help to deliver (such as "Quality Affordable Homes" and "Cleaner, Greener, Safer"). The outcome to this stage of consultation is set out in the consultation report that is published concurrently with the NSP: Area Visions and Site Allocations (Preferred Option) document.
- 1.14. The consultation on the Area Visions and Site Allocations is part of this NSP Preferred Option stage. Once this consultation has closed and the council has had the opportunity to review the responses received, the final draft of the plan will be prepared for consultation (the Proposed Submission Version) which will contain strategic policies, detailed development management policies, the area visions for the borough's neighbourhoods and the final list of development site allocations.

## 2. How will the New Southwark Plan be prepared?

2.1. The NSP will involve several stages of consultation. The stages and the relationships between consultation and preparation of the plan itself are shown in Diagram 1 below.

Diagram 1



### 3. How we are consulting?

- 3.1. This consultation plan sets out the consultation we are planning to carry out on the New Southwark Plan: Area Visions and Site Allocations (Preferred Option). This is in accordance with our adopted Statement of Community Involvement (SCI) (2008), which explains how we will consult the community in the preparation of planning policy documents. The following sections set out how we plan to meet the minimum SCI consultation requirements and how we will exceed these requirements where appropriate. By meeting the minimum SCI requirements we will also meet the minimum consultation requirements in the 2012 Regulations.
- 3.2. Once we have finished consulting on the Area Visions and Site Allocations we will collate all the responses we receive and see whether we need to amend them to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the plan to reflect the response, and will explain our reasoning for why we have/have not amended the plan. We will then consult on a proposed submission version on the whole New Southwark Plan (including policies, visions and sites) in Autumn/Winter 2017.
- 3.3. This consultation plan should be read alongside the New Southwark Plan: Area Visions and Sites Allocations (Preferred Option) document. This document sets out the draft visions for the borough's neighbourhoods and identifies the proposed key development sites which will help the council and its partners deliver on these visions.

All of these documents can be found on our website at: <http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan>

The documents will also be available for inspection at all of our libraries across the borough. Addresses and opening times for all of our libraries are available on our website at: <https://www.southwark.gov.uk/libraries/find-a-library>

### **Tailoring the SCI to meet the circumstances of the NSP**

- 3.4. The NSP will be a spatial strategy that covers the whole of the borough. It will influence issues that have a significant effect on people's lives. These issues include how we will support the provision of new homes including 11,000 new Council homes, maintain a strong local economy and healthy town centres, provide infrastructure to support new development, direct growth to the most appropriate parts of the borough and protect and improve our green infrastructure and heritage assets.
- 3.5. The plan will affect many groups in the community including;
- Existing residents living in and around the borough, including council tenants; people in need of housing
  - Existing businesses and businesses looking to move into the borough.
  - People with jobs in businesses in the borough that might be affected; people who might be looking for jobs
  - Landowners.
  - Congregations in the many faith premises that are located in the borough.
  - Shoppers and visitors to the area.
  - Students who are studying and/or residing in the borough.
  - Cyclists and pedestrians using the routes in the borough.
  - Developers.

## 4. Consultation timetable and methods of consultation

### Consultation timeframe

- 4.1. We are required to consult on planning documents for a minimum of six weeks. However, we have found that six weeks does not always allow the community enough time to provide their comments, and so we set out in our SCI that we will consult on our planning policy documents for 12 weeks.
- 4.2. The New Southwark Plan: Area Visions and Site Allocations (preferred option) will be available for comment from Monday 6 February to Friday 28 April 2017.
- 4.3. **All responses must be received by 5pm on Friday 28 April 2016.**

### Consultation methods

- 4.4. The tables below set out the different consultation methods we propose to use. We hope to consult with as many people as possible so that the NSP: Area Visions and Site Allocations reflects the needs and aspirations of our diverse community.
- 4.5. We set out the minimum SCI requirements that we will carry out, and then the additional consultation we propose to carry out. We set out dates where these are already agreed.
- 4.6. This table is not exhaustive and throughout the consultation period we look at ways in which to carry out different types of consultation with as many different groups as possible.
- 4.7. Please check our website for an up-to-date list of dates of meetings and events on the consultation hub at: <https://consultations.southwark.gov.uk/>
- 4.8. If you would like us to attend your community meeting to discuss the Area Visions and Site Allocations please let us know by emailing [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

**TABLE 1: MINIMUM CONSULTATION AS REQUIRED BY OUR STATEMENT OF COMMUNITY INVOLVEMENT**

Method of Consultation	Consultee	Date	Comments
<p>Display the New Southwark Plan and accompanying documents on the council's website.</p>	<p>All</p>	<p>From 6 February 2017</p>	<p>Our website will continually be updated. The new Southwark Plan: Area Visions and Site Allocations (preferred option) document will be available on our website from 6 February 2017</p>
<p>Mail out to all the statutory prescribed bodies and consultees.</p>	<p>All consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the Duty to co-operate.</p>	<p>Week commencing 6 February 2017</p>	<p>This includes the bodies identified as statutory consultees in the SCI, all the prescribed bodies as set out in the Localism Act and that we are required to consult with as part of the Duty to co-operate, and all our neighbouring boroughs. This will be through our planning policy mailing database including those listed within the 2008 SCI (or any superseded bodies to any defunct organisations specified within the SCI).</p>

Method of Consultation	Consultee	Date	Comments
Display the New Southwark Plan and its supporting documents at relevant libraries and Service Points.	All	Week commencing 6 February 2017	The NSP: Area Visions and Site Allocations (preferred option) document will be available for view at all our libraries and our two Service Points in Walworth and Peckham.
Place a press notice in the local newspaper to advertise the start of the formal consultation period	All	Week commencing 6 February 2017	This will be in the Southwark News

**Note:** The SCI refers to consultation documents being available in Area Housing Offices and One Stop Shops. Both of these premises have been replaced by Service Points.

**TABLE 2: ADDITIONAL CONSULTATION**

Method of Consultation	Consultee	Date	Comments
<p>Email and physical mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the NSP: Area Visions and Site Allocations (preferred option) document. The letter/email will also invite local groups to contact us if they would like us to attend their community meeting to discuss the area visions and site allocations.</p>	<p>All on planning policy consultee database</p>	<p>Week commencing 6 February and 3 April 2017</p>	<p>An email will be sent to the 2,500+ contacts signed up for planning policy email notifications and updates via MySouthwark, as well as the groups identified in our SCI.</p>
<p>Announcement at all Community Councils to let the community know that the New Southwark Plan is out for consultation.</p>	<p>All who attend the community council.</p>	<p><i>Provisional dates subject to agendas;</i></p> <p>Borough, Bankside &amp; Walworth: 29 March 2017</p> <p>Bermondsey &amp; Rotherhithe: 20 February 2017</p>	<p>The meeting agendas can be found at:  <a href="http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1">http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1</a></p>

		<p>Camberwell: 30 March 2017</p> <p>Dulwich: 1 February 2017</p> <p>Peckham &amp; Nunhead: 25 March 2017</p>	
Attend Planning Committee	All who attend planning committee	Date TBC	The meeting agendas can be found at: <a href="http://modern.gov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119">http://modern.gov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119</a>
Local stakeholder group meetings	Members of individual groups and organisations	Throughout the consultation period	Where invited we will attend community meetings to discuss the Area Visions and Site Allocations.
Public exhibitions and community conversations	All	Venues and dates to be confirmed	We are looking at setting up a number of public exhibitions and community conversations. Please see our website for confirmation of the venues and dates.
Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.	All prescribed bodies and neighbouring boroughs.	Throughout the consultation period	The National Planning Policy Framework has introduced the Duty to Co-operate. We will send our neighbouring boroughs and prescribed bodies links to

			electronic copies of the New Southwark Plan: Area Visions and Site Allocations (preferred option) document for comment and meet with them to discuss the document further if required.
Adverts on or near sites for each site allocation	People living, working and travelling within the vicinity of each site	Six week period falling within the 12 week consultation period February 2017	Adverts will be placed on or near each site allocation to raise awareness of the consultation for people living and working and travelling within, on and near the site
Contacting land owners with interests in any land which is part of a proposed site allocation	Landowners of each site allocation	At least six weeks prior to the close of the consultation period 2017	The council will seek to identify and contact each landowner related to a site allocation proposed in the NSP: Area Visions and Site Allocations (preferred option) where possible.

## 5. How to comment on the New Southwark Plan

- 5.1 We welcome your comments on the New Southwark Plan: Area Visions and Site Allocations (preferred option) and the supporting documents.
- 5.2 Please contact us if you would like to know more about the plan or to find out more about our consultation.
- 5.3 All comments must be received by **5pm on Friday 28 April 2017**
- 5.4 Representations can be emailed or sent to:

NSP Consultation 2017  
Planning Policy Team  
5<sup>th</sup> Floor Hub 2  
Regeneration  
FREEPOST SE1919/14  
London SE1P 5LX

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

Tel: 0207 525 5471

## 6. Monitoring and reporting

- 6.1 Each stage of consultation will be monitored where practical to ensure that a diverse range of groups and people are involved, including groups with protected characteristics. Demographic monitoring forms will be attached to questionnaire at each stage. A consultation report will be prepared following each stage and where under representation of particular groups is identified, efforts would be made at the following stage to rectify it.
- 6.2 The outcomes of the New Southwark Plan: Area Visions and Site Allocation (preferred option) consultation will be set out in the proposed submission version of the New Southwark Plan and accompanying consultation report, anticipated to be published for Autumn/Winter 2017.
- 6.3 During this preferred option stage, all written comments received will be summarised with responses published alongside the proposed submission version of the plan. All respondents will be notified of the submission of the plan to the secretary of state for examination and will be notified of the examination hearings. A consultation report will be submitted to the secretary of state showing how the Regulations and the aims of the Statement of Community Involvement have been met and describing how the plan has been influenced by consultation.