

## APPENDIX B

# Old Kent Road Area Action Plan December 2020 draft

## Consultation Plan

No.	Title
Appendix A	Old Kent Road AAP December 2020 draft (circulated separately)
Appendix B	Consultation Plan (circulated separately)
Appendix C	Consultation Report (circulated separately)
Appendix D	Integrated Impact Assessment (circulated separately)
Appendix E	Habitat Regulations Assessment (circulated separately)
Appendix F	Equalities Impact Assessment (circulated separately)
Appendix G	Health Impact Assessment (circulated separately)

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## 1. Introduction

### What is the Old Kent Road AAP?

- 1.1. The Old Kent Road Area Action Plan (AAP) is a plan to regenerate the Old Kent Road and surrounding area. It sets out a vision for how the area will change over the next 20 years. This includes delivering 20,000 new homes and 10,000 additional jobs. The vision will be delivered by a strategy, policy designations, site allocations and masterplans. We will require development as set out in the AAP to make sure that over the next twenty years we get the right development needed to support a healthy, safe and prosperous community and a fairer future for all in the Old Kent Road area.
- 1.2. The AAP will be part of our framework of planning documents. It will be a material planning consideration in deciding planning applications in the opportunity area. It will help ensure that we make decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in the area. It will also be an opportunity area planning framework (OAPF) and will be endorsed by the Mayor of London.
- 1.3. This is the formal stage of public consultation on the AAP. We have been engaging and consulting the local community and businesses groups over the past four years as set out in the table below.

CONSULTATION	TIMETABLE
Informal consultation	2013-Spring 2016
Consultation on Integrated Impact Assessment Scoping Report	12 February 2016 - 18 March 2016
Consultation on the draft Old Kent Road Area Action Plan Preferred Option draft AAP policies	June 2016 – November 2016
Consideration of responses and developing the draft Old Kent Road Area Action Plan	Autumn 2016
Consultation on the draft Old Kent Road Area Action Plan proposed new and amended AAP policies	June 2017 – September 2017
Consultation on AAP: Further Preferred Option	December 2017 - March 2018
Consultation on AAP: December 2020 draft	11 January – 5 April 2021
Consultation on the submission version Old Kent Road Area Action Plan	2021
Submission of the draft Old Kent Road Area Action Plan to the Planning Inspectorate	2021/2022
Examination in Public	2022
Adoption of the Old Kent Road Area Action Plan	2022

### **The Purpose and Objectives of this plan**

- 1.4. The process of reviewing the AAP needs to involve local community groups, residents, landowners, developers and businesses at each stage to ensure that the plan meets the needs of those living in, working in and visiting the Old Kent Road area.
- 1.5. The purpose of this consultation plan is to make sure that we involve local people in preparing these documents in a way that considers their needs. There are minimum legal requirements for consultation we need to follow which you can read about in sections 2 and 3 below.

## **2. How we are consulting?**

- 2.1. We carry out consultation in accordance with our adopted statement of community involvement, which explains how we will consult the community in the preparation of planning policy documents. The following section sets out how we plan to meet the minimum statutory consultation requirements and how we will exceed these requirements where appropriate.
- 2.2. In the current stage of consultation we will invite members of the public and other stakeholders to make representations on the AAP. The AAP will undergo further consultation at Proposed Submission (Regulation 19) stage. Tables 1-4 of this Consultation Plan set out how we will consult on the Old Kent Road AAP December 2020 draft.
- 2.3. This Consultation Plan should be read alongside the AAP and its supporting documents which is available on our websites:

- 2.4. <https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/area-action-plans-section/old-kent-road-aap>

[www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)

### **Tailoring the SCI to meet the circumstances of the NSP and consulting during COVID-19**

- 2.5. The Statement of Community Involvement 2008 and the draft Statement of Community Involvement 2019 sets out how the community can expect to be consulted throughout the planning process. Because of current government restrictions relating to COVID-19 there will be a need for some alternatives to the way in which we consult. This consultation is going ahead to ensure that we can continue to deliver housing, businesses and other projects under a plan with a set of strategic policies and visions. To make sure that we can carry out this consultation safely, we will adhere to current government guidelines around social distancing and will carry out this consultation online. The draft Statement of Community Involvement 2019 is being updated to reflect alternatives to consultation when face-to-face consultation is not possible. This is in line with the Government's Planning Practice Guidance: Plan-making (updated on 13 May 2020).
- 2.6. Whilst hard copies of plans and consultation leaflets may be restricted by the current pandemic, we will endeavor to investigate the feasibility of producing these.

### **3. Consultation timetable and methods of consultation**

#### **Consultation timeframe**

- 3.1. Consultation will last for 12 weeks in accordance with our SCI.

#### **Consultation methods**

- 3.2. The tables below set out the different consultation methods we propose to use. Throughout preparing the Old Kent Road AAP we have sought to consult with as many people as possible so that the plan reflects the needs and aspirations of the area's diverse community.
- 3.3. 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.
- 3.4. This table is not exhaustive and throughout the consultation period we will look at ways in which to carry out different types of consultation with as many different groups as possible.

**TABLE 1: MINIMUM CONSULTATION AS REQUIRED BY THE 2012 REGULATIONS<sup>1</sup> AND NATIONAL POLICIES**

Method of Consultation	Consultee	Date	Comments
<p>As per Regulation 35(1)(b):</p> <p>Display the plan and accompanying documents on the council's website.</p>	All	<p>The plan will be available online as part of the Cabinet papers of 8 December 2020. Following Cabinet it will be uploaded to our main website pages as per webpage links here.</p>	<p>Our website will continually be updated. The AAP document and associated documents is available on our websites:</p> <p><a href="https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/area-action-plans-section/old-kent-road-aap">https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/area-action-plans-section/old-kent-road-aap</a></p> <p><a href="http://www.oldkentroad.org.uk">www.oldkentroad.org.uk</a></p>
<p>As per Regulation 35(1)(a):</p> <p>Our 2008 SCI requires us to place a copy of the plan in local libraries and in the council office.</p>	All	n/a	<p>In line with the Chief Planner's newsletter July 2020, the plan will be available online only.</p> <p><a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904586/Chief_Planners_Newsletter_-_July_2020.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904586/Chief_Planners_Newsletter_-_July_2020.pdf</a></p>

<sup>1</sup> Town and Country Planning (Local Planning) Regulations 2012

Method of Consultation	Consultee	Date	Comments
<p>As per Regulation 18(1):</p> <p>Mail out to all the statutory prescribed bodies and consultees as listed under Regulation 4(1)</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>Before the start of the consultation period on 11 January 2021.</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>
<p>As per Regulation 18(1)(b):</p> <p>Invite people to make representations on the Old Kent Road AAP and accompanying evidence base documents</p>	<p>All on planning policy consultee database</p>	<p>Before the start of the consultation period on 11 January 2021.</p>	<p>An email will be sent to the 15,000+ contacts signed up for planning policy email notifications and updates via MySouthwark.</p>
<p>As per Regulation 3:</p> <p>Comments will also be accepted by email and by letter</p>	<p>All</p>	<p>Until 5 April 2021 11.59pm</p>	<p>Comments can be emailed to <a href="mailto:planningpolicy@southwark.gov.uk">planningpolicy@southwark.gov.uk</a></p> <p>Comments can be posted to Planning Policy Chief Executive's Department Southwark Council FREEPOST SE1919/14</p>

Method of Consultation	Consultee	Date	Comments
			<p>London SE1P 5LX</p> <p>As the office is currently closed due to restrictions relating to COVID-19, we ask that anyone who wishes to write a letter, emails or phones us first on 0207-525-4929 or 07731325511 so that we can ensure that someone will be there to receive the representation. We will however check all post received addressed to Planning Policy at the above address at the end of the consultation period.</p>

**TABLE 2: CONSULTATION REQUIRED BY OUR ADOPTED STATEMENT OF COMMUNITY INVOLVEMENT 2008 ADDITIONAL TO THE REGULATIONS 2012**

Method of Consultation	Consultee	Date	Comments
Place a press notice in the local newspaper to advertise the start of the formal consultation period.	All	7 January 2021	This will be in the Southwark News.

**TABLE 3: CONSULTATION AS REQUIRED BY OUR EMERGING STATEMENT OF COMMUNITY INVOLVEMENT 2019 ADDITIONAL TO THE 2012 REGULATIONS AND THE STATEMENT OF COMMUNITY INVOLVMENT 2008**

Method of Consultation	Consultee	Date	Comments
Advertise the consultation through posters in libraries	All	Once libraries have re-opened	Restrictions relating to COVID-19 may mean that this is not possible
Advertise consultation on the plan through council social media	All	Before the start of the consultation period on 11 January 2021 and throughout the consultation period.	Send out regular updates and reminders through council social media pages
Provide an online questionnaire on the Consultation Hub with links to where the Old Kent Road AAP and accompanying documents can be found on the council's website.	All	11 January 2021	Consultation Hub will be available for the consultation period.

**TABLE 4: FURTHER CONSULTATION**

<b>Method of Consultation</b>	<b>Consultee</b>	<b>Date</b>	<b>Comments</b>
We will allocate timeslots for people to give feedback over the phone where they cannot write a letter/send an email/ access the Consultation Hub	All	11 January – 5 April 2021	Phone calls will allow those who cannot access the internet or send a letter to engage with the consultation and provide comments on the plan
Engagement with stakeholders or resident, business or community groups	All	11 January – 5 April 2021	Any community, residents or business associations or groups who wish to meet us about the AAP please get in contact to arrange a meeting. Due to COVID restrictions this will likely be an online meeting.
Consultation leaflets and hard copies of the AAP	All	11 January – 5 April 2021	Whilst hard copies of plans and consultation leaflets may be restricted by the current pandemic, we will endeavor to investigate the feasibility of producing these.

#### 4. How to comment on the Old Kent Road AAP

4.1 We welcome your comments on the Old Kent Road AAP and supporting documents.

4.2 Please contact us if you would like to know more about the plan or to find out more about our consultation.

#### HOW TO COMMENT ON THIS DOCUMENT

This Old Kent Road AAP December 2020 draft has been prepared in response to the previous consultations and is being consulted on to ensure that all residents and visitors have an opportunity to consult on all policies before the formal 'proposed submission' stage.

We welcome your comments on the Old Kent Road AAP and on the supporting documents. Please contact us if you would like to know more about the documents or to find out more about our consultation.

All comments must be received by midnight on 5 April 2021. Comments received after this date may not be taken into consideration.

Representations can be made by:

- Visiting our consultation hub: <https://consultations.southwark.gov.uk>
- Sending an email to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- Alternatively you can send your response to:

Planning Policy  
Chief Executive's Department  
Southwark Council  
FREEPOST SE1919/14  
London SE1P 5LX

Tel: 0207 525 4929

\*Please note that the office is currently closed and all officers are working remotely. Therefore there will be a delay in acknowledging the receipt of a written response. We would ask that anyone wishing to send a letter rings us first so that we can ensure that there will be someone to receive a response.

If you have any additional queries please e-mail: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or call either 0207-525-4929 or 07731325511.

## **5. Monitoring and reporting**

- 5.1 The outcomes of this consultation and the council's response to consultation will be published before or alongside the preparation of the Proposed Submission version of the plan.
- 5.2 After consulting on the AAP: December 2020 draft, we will collate all the feedback we receive and publish a final version of the plan for formal consultation. This will then be submitted to the Secretary of State who will appoint an independent inspector to hold an examination-in-public into the soundness of the plan. The plan will then be adopted, subject to any modifications recommended by the inspector.