

Item No.	Classification: Open	Date: 20 June 2017	Meeting Name: Cabinet
Report title:		New Southwark Plan: New and Amended Preferred Option Policies	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

FOREWORD – COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION, PLANNING AND TRANSPORT

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes and affordable homes for our residents, along with jobs – both in construction and in the completed schemes themselves. At the same time as welcoming new development we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough.

We have previously consulted on a preferred option for our strategic policies, development management policies, area visions and site allocations to guide future development across the borough. This document sets out new ‘preferred option’ policies alongside significantly amended policies. These new and revised policies have been prepared in response to the previous consultation and to reflect changes in national and regional planning policy. This consultation ensures all our residents and visitors have an opportunity to consult on all our emerging policies before the formal ‘proposed submission’ stage of consultation towards the end of 2017.

RECOMMENDATIONS

That Cabinet:

1. Agree the New Southwark Plan: New and Amended Preferred Option Policies (Appendix A) for consultation.
2. Note the Consultation Plan (Appendix B), Consultation Report (Appendix C), Integrated Impact Assessment (Appendix D) and Habitats Regulations Assessment (Appendix E).

BACKGROUND INFORMATION

Background to the New Southwark Plan

3. The New Southwark Plan will form part of Southwark's development plan along with the London Plan and area action plans. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications. While the New Southwark Plan must be in general conformity with the London Plan and the National Planning Policy Framework, it can adapt some of these policies to reflect specific issues in Southwark. It will replace the Core Strategy (2011) and saved Southwark Plan (2007) policies.
4. The New Southwark Plan is being prepared with several stages of consultation taking place between 2013 and 2017. The first stage of consultation was the *issues* consultation from October 2013 to February 2014. This consultation was a community conversation on the 'Health of the High Streets'. The Options Version set out a detailed strategy for regeneration in Southwark and the council's approach to planning to deliver the Fairer Future promises. Consultation took place from October 2014 to February 2015.
5. Following the Options Version consultation the document was divided into two sections for the 'Preferred Option Version' consultation. *Part One: Strategic Policies and Development Management Policies* was consulted on from November 2015 to March 2016. *Part Two: Area Visions and Site Allocations* was consulted on from February to May 2017.
6. A final stage of consultation on the 'Proposed Submission Version' of the entire plan will be undertaken prior to public examination by a planning inspector. The 'Proposed Submission Version' consultation is a formal stage of consultation and changes will only be made if there are legal reasons which mean the Plan would be 'unsound'.
7. The council will prepare a separate local plan document setting out Gypsies and Travellers planning policies.

KEY ISSUES FOR CONSIDERATION

Strategic Policies

8. Strategic policies are borough-wide policies which set out the council's strategy to work with local people to improve neighbourhoods and create new opportunities for the future. The New Southwark Plan Preferred Option initially proposed six strategic policies to deliver the Fairer Future Policies spatially ('Quality affordable homes',

‘Revitalised neighbourhoods’, ‘Best start in life’, ‘Strong local economy’, ‘Healthy active lives’ and ‘Cleaner, greener, safer’).

9. The interim Preferred Option proposes a seventh strategic policy: ‘Social regeneration’. The Social regeneration policy sets out the council’s aspiration for all development to provide the best social outcomes for Southwark’s residents and visitors. All development should contribute towards a social regeneration by enhancing the health and wellbeing of our residents

Development Management Policies

10. Development management policies are detailed planning policies against which planning applications are assessed. The interim Preferred Option proposes three new development management policies and significant amendments to five formerly proposed development management policies.
11. The new proposed development management policies are:
 - Self and custom build: The Self-build and Custom Housebuilding Act 2015 places a duty on planning authorities to support self-build development. The proposed policy sets out how the council will discharge this duty.
 - Small shops: The proposed policy ensures that new small retail units are provided as part of major retail development and that existing small retail units are protected from development.
12. The significantly amended proposed development management policies and appendices are:
 - Affordable homes: The proposed amendment requires a greater proportion of social rent homes and a lower proportion of intermediate homes to the previously proposed policy and removes area-based affordable housing policies with the exception of the Aylesbury Area Action.
 - Private rented homes: The proposed amendment sets out affordable housing requirements where a development proposal is for purpose-built private rented homes.
 - Borough views: The proposed amendments adds a protected linear view from One Tree Hill to St Paul’s Cathedral and deletes the proposed protected linear view of St Paul’s Cathedral along Great Guildford Street.
 - Office and business development: The proposed amendment extends protection to non-office employment land uses.
 - Small business units: The proposed amendment requires a relocation strategy where a proposed development displaces an existing small business.
 - Town and local centres: The proposed amendment elevates Old Kent Road from a District Town Centre to a Major Town Centre.
 - Car parking: The proposed amendment revises Appendix 6 for the maximum car parking standards for new residential development within the borough.

13. The previously proposed development management policy *Transition of preferred industrial locations mixed-use neighbourhoods* is deleted through this interim Preferred Option Version.

Area Visions

14. Area Visions provide the strategic vision for the future of Southwark's distinct places. They set out key infrastructure enhancements, opportunities for public realm and transport improvements and growth opportunities. Area Visions also identify the prevailing character of different places to be renewed, retained or enhanced. Development proposals should be formulated in the context of the relevant Area Vision and should demonstrate how they contribute towards realising the strategic vision for that area.
15. The interim Preferred Option version proposes a separate Area Vision for Crystal Palace and Gipsy Hill. This is because representations from residents of the proposed area considered the Dulwich Area Vision unsuited to the southern tip of the borough. Each Area has a high level Vision that sets out the type of changes that will occur and be supported over the New Southwark Plan Period. Detail is provided for the existing character and heritage to be retained, enhanced and renewed. Strategic transport and accessibility aspirations for the area that will be supported such as transport enhancements, including new train stations, new green links and new walking and cycling routes.

Site Allocations

16. Site Allocations are planning policies which apply to potential development sites of strategic importance. Site Allocations are needed to ensure that when strategic sites come forward for redevelopment they integrate into their surroundings and contribute towards meeting the local area's spatial needs. Site allocations are also needed to demonstrate the New Southwark Plan has been developed in conformity with the London Plan, which requires boroughs to identify strategic development sites which can meet housing targets and future infrastructure and land use needs.
17. Site Allocations set out land use requirements that must be provided as part of any redevelopment alongside other acceptable land uses. Site Allocations may specify development provides new public open space, public access routes or social infrastructure, such as health or education facilities. Site Allocations are not required for sites which are likely to be redeveloped acceptably under the development management policies of the New Southwark Plan.
18. The interim Preferred Option proposes amendments to the following site allocations:
 - Land bounded by Southwark Street, Redcross Way and Crossbones Graveyard (Landmark Court)
 - Dulwich Hamlet Football Ground
19. The interim Preferred Option proposes deletion of the following site allocation:
 - Land between West Lane, Jamaica Road and Marigold Street

20. The interim Preferred Option proposes the following new site allocations:

- Camberwell Green Magistrates Court
- Discovery Business Park and Railway Arches
- Swan Street Cluster
- Croft Street Depot
- Dulwich Telephone Exchange, 512 Lordship Lane
- Denmark Hill Campus East

CONSULTATION

21. The Planning and Compulsory Purchase Act 2004 (as amended); the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the 2012 Regulations”), and the council’s statement of community involvement (2008) set out the statutory consultation requirements for the New Southwark Plan.
22. As part of the extensive consultation on the New Southwark Plan the council will consult on this document in accordance with its consultation strategy, as shown in the consultation plan accompanying every stage of consultation and a consultation report following each stage. The consultation report (Appendix C) summarises the consultation carried out and the responses received on the relevant sections of the Preferred Options version of the plan (Parts 1 and 2). The full Consultation Report for the Preferred Option will be published prior to the third stage of consultation on the Proposed Submission Version of the New Southwark Plan.
23. The Consultation Plan (Appendix B) sets out how consultation on the New Southwark Plan: New and Amended 'Preferred Option' Policies will take place. Consultation will run for a period of 12 weeks from 21 June 2017 to 13 September 2017.

Community Impact Statement

24. The purpose of the New Southwark Plan is to facilitate regeneration and deliver the vision of the Fairer Future promises, ensuring that community impacts are taken into account. An Integrated Impact Assessment that includes an equalities analysis to make sure that the New Southwark Plan is having a positive impact on different groups and is delivering the most sustainable option is attached as Appendix D.

Financial Implications

25. There are no immediate resource implications arising from this report as any additional work required to complete the work will be carried out by the relevant policy team staff and budgets without a call on additional funding.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

Members are referred to the previous reports concerning the preparation of the New Southwark Plan which are listed amongst the background documents to this report and the supplementary advice from the Director of Legal Services contained therein. That comprehensive advice is not repeated in its entirety here but remains relevant save

reference in the report dated 20 October 2015 entitled “New Southwark Plan – Preferred Option” to a repealed section of the Disability Discrimination Act 2005.

The New Southwark Plan, as a development plan document, is being prepared in accordance with the statutory process outlined in the legislation described in paragraph 19 of this report, namely the Planning and Compulsory Purchase Act 2004 (as amended) (“the 2004 Act”) and the 2012 Regulations made under the Act.

The council, as local planning authority, has a statutory duty under regulation 18 of the 2012 Regulations to consult those organisations, residents and businesses it deems appropriate to consult in the preparation of a local plan and to take into account any representations made in response. The 2004 Act also provides that the council must comply with their Statement of Community Involvement in the preparation of a development plan document. Members will note that the council has been assiduous in adhering to the statutory duty to consult throughout each stage in the preparation of the New Southwark Plan.

This report is accompanied by an Integrated Impact Assessment (Appendix D) which incorporates the Sustainability Appraisal required by the 2004 Act, the Strategic Environmental Assessment, Health Impact Assessment and Equalities Analysis. The legal background to each of these assessments and the Habitats Regulation Assessment (Appendix E) is fully explained in the report to Cabinet dated 24 January 2014 entitled “ New Southwark Plan: Site Allocations and Area Visions – Preferred Option” to which members are referred.

The council is required by UK law to pay due regard to advancing equality, fostering good relations and eliminating discrimination for people sharing certain protected characteristics, as set out in the public sector equalities duty under section 149 of the Equality Act 2010. The council carries out Equalities Analysis (EqIA) of its plans, decisions and programmes to consider the potential impact (positive and negative) of proposals on the key ‘protected characteristics’ in the Equality Act 2010 and with regard to the Human Rights Act 1998 (“the 1998 Act ”). This is because the New Southwark Plan relates to the development and use of land in Southwark and therefore potentially engages certain human rights under the 1998 Act including the right to a fair hearing (Article 6), the right to respect for private and family life (Article 8) and Article 1, Protocol 1 (Protection of Property). It is therefore essential that throughout the process of preparing the New Southwark Plan there continues to be robust public participation coupled with equalities analysis and assessment of any impact on Human Rights.

Part 3B of the Cabinet Role and Functions of the Southwark Constitution provides that the Cabinet Member for Regeneration and New Homes has particular responsibility for development of the local development framework.

Part 3B also provides that it is the Cabinet who provide local leadership by ensuring consultation on the development of the council’s policy framework.

Strategic Director of Finance and Governance (FC17/0005)

26. This report requests cabinet to agree to consult on the New Southwark Plan – Preferred Option. Full details are contained within the main body of the report.
27. The strategic director of finance and governance notes that there are no immediate financial implications arising from this report.
28. It is noted that staffing and any other costs connected with this recommendations will be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2011	http://www.london.gov.uk/priorities/planning/londonplan	planningpolicy@southwark.gov.uk
Southwark Statement of Community Involvement 2008	http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci	planningpolicy@southwark.gov.uk
Saved Southwark Plan 2010	http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	planningpolicy@southwark.gov.uk
The Core Strategy 2011	http://www.southwark.gov.uk/info/200210/core_strategy	planningpolicy@southwark.gov.uk
National Planning Policy Framework	http://www.gov.uk/government/publications/national-planning-policy-framework--2	planningpolicy@southwark.gov.uk
New Southwark Plan Options Version	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk
New Southwark Plan: Strategic Policies and Development Management Policies Preferred Option Version	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk
New Southwark Plan: Area Visions and Site Allocations Preferred Option Version	http://www.southwark.gov.uk/newsouthwarkplan	planningpolicy@southwark.gov.uk

APPENDICES

No.	Title	Held at
Appendix A	New Southwark Plan: New and Amended Preferred Option Policies 2017	Hard copy provided with the report
Appendix B	New Southwark Plan: New and Amended Preferred Option Policies - Consultation Plan	
Appendix C	New Southwark Plan: New and Amended Preferred Option Policies - Consultation Report	

Appendix D	New Southwark Plan: New and Amended Preferred Option Policies - Integrated Impact Assessment	
Appendix E	New Southwark Plan: New and Amended Preferred Option Policies - Habitats Regulations Assessment	

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Juliet Seymour, Planning Policy Manager	
Version	FINAL	
Dated	8 June 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Departmental Finance Manager	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Support Services	8 June 2017	