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# New Southwark Plan Proposed Submission Version: Amended Policies 2019

## Consultation Plan

January 2019

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## 1. Introduction

### What is the New Southwark Plan?

- 1.1. The New Southwark Plan (NSP) is a statutory planning document that will provide an overarching strategy for managing growth and development across the borough for the next 15 years. The plan will set out how we will deliver further regeneration and wider improvements to our borough in the years to come.
- 1.2. The New Southwark Plan explains our strategy for regeneration from 2018 to 2033. It 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
- 1.3. The NSP is 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. 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.
- 1.4. This consultation plan should be read alongside the draft NSP: Proposed Submission Version Amended Policies itself. This document can be found at: <http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan>

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

- 1.5. This consultation on Amended Policies will last between 15 January 2019 until 17 May 2019, including an informal period from 15 January to 17 March 2019, before submission of the New Southwark Plan to the Secretary of State.
- 1.6. The purpose of this consultation plan is to explain how the next stage of consultation on the New Southwark Plan: Proposed Submission version Amended Policies January 2019 will take place. This consultation will focus exclusively on the amended policies rather than all the policies in New Southwark Plan. This is because we have made some changes to the policies in response to the public consultation carried out for the Proposed Submission Version of the New Southwark Plan. The consultation plan explains how the consultation will meet the requirements of the Town and Country Planning (Local planning) (England) Regulations 2012 (as amended) (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.
- 1.7. 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.
- 1.8. 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.
- 1.9. 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 was published concurrently with the NSP: Area Visions and Site Allocations (Preferred Option) document.
- 1.10. The Area Visions and Site Allocations consultation formed the second part of the Preferred Option stage and was consulted on from February to July 2017. Since the close of these consultations, the council has had the opportunity to review the responses received and produced a set of New and Amended policies which was consulted on in an 'interim' consultation from June to September 2017.
- 1.11. The final draft of the plan, the Proposed Submission Version, which contains all policies including strategic policies, detailed development management policies, the area visions for the borough's neighbourhoods and the final list of development site allocations, was consulted on between October 2017 to February 2018. This consultation has led to further amendments to certain policies; Southwark Council has subsequently produced the amended policies which will be consulted on during this consultation between 15 January 2019 to 17 May 2019.

## 2. How we are consulting?

- 2.1. This consultation plan sets out the consultation we are planning to carry out on the New Southwark Plan: Proposed Submission Version Amended Policies. 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.
- 2.2. Once we have finished consulting on the Proposed Submission Version Amended Policies we will collate all the responses we receive.
- 2.3. This consultation plan should be read alongside the New Southwark Plan: Proposed Submission Version - Amended Policies document. This document sets out the policies used for decision making, 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.
- 2.4. This is the council's amended policies version of the New Southwark Plan, which is open for consultation on the soundness of the plan as per the previous version. The final New Southwark Plan will then be adopted by the council. This is a decision taken by all councillors at the Council Assembly.
- 2.5. Unlike previous consultations, we are required to ask two specific questions which will give our residents and stakeholders an opportunity to comment on how the New Southwark Plan has been prepared, that its aims are achievable and that the plan is based on a robust evidence base. These questions are more commonly known as the 'Test of Soundness.' These are the same questions the independent Planning Inspector will be asking as part of the examination.

### 1. Is the Local Plan Legal?

A plan is considered legal when it complies with section 20(5) (a) of the Planning and Compulsory Purchase Act 2004.

You may wish to consider the following before making a representation on legal compliance:

- Whether the Local Plan has regard to national policy and guidance issued by the Secretary of State
- Whether the Local Plan has been prepared in-line with our Local Development Scheme (LDS)
- Whether community consultation has been carried out in accordance with our adopted Statement of Community Involvement
- Whether an Integrated Impact Assessment assessing social, environmental and economic factors has been prepared and made public.
- Whether the requirements of the Duty to Co-operate have been met. The Localism Act, section 110, and the National Planning Policy Framework, paragraphs 24 to 27, creates a duty on all local planning authorities and other bodies to cooperate with each other to address strategic issues in the preparation of the Local Plan

## 2. Is the Local Plan 'Sound'?

As part of the examination, the independent Planning Inspector is required to consider if the New Southwark Plan has been positively prepared, justified, effective, and is consistent with national policy.

You may wish to consider the following before making a representation on the Soundness of our plan:

- **Positively Prepared:** This means that we have objectively assessed the need for homes, jobs, services and infrastructure and these have been delivered sustainably. If you think that our assessments are not objective or do not take sufficient account of unmet needs in neighbouring authorities then your comments relate to whether our Local Plan has been positively prepared or not.

- **Justified:** This means that the Plan is based upon a robust and credible evidence base. If you think that the evidence doesn't support the choice made in our Local Plan or there are realistic alternatives then your comments relate to whether it is justified.

- **Effective:** This means that the Plan is achievable. If you think that what we are proposing in the Local Plan will not happen as the required infrastructure cannot be provided, the groups who will deliver elements of it haven't signed up to it or our Local Plan does not join up with the strategies of our neighbouring authorities, then your comments relate to whether our Local Plan is effective or not.

- **Consistent with national policy:** Do you consider that our Local Plan accords with the National Planning Policy Framework, the London Plan, other policies or includes clear and convincing reasons for doing something different? Alternatively, you may think that the Local Plan should depart from national policy due to an identified and justified local need.

2.6. The New Southwark Plan 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>

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

2.7. 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.

2.8. 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

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

#### **Consultation timeframe**

- 3.1. 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.
- 3.2. The New Southwark Plan: Proposed Submission Version will be available for comment from Tuesday 15 January 2019 to Monday 17 May 2019.
- 3.3. **All responses must be received by 5pm on Monday 17 May 2019.**

#### **Consultation methods**

- 3.4. The tables below set out the different consultation methods we propose to use. Throughout preparing the New Southwark Plan we have sought to consult with as many people as possible so that the NSP: Proposed Submission Version Amended Policies reflect the needs and aspirations of our diverse community.
- 3.5. 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.
- 3.6. 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.

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

Method of Consultation	Consultee	Date	Comments
<p>Display the New Southwark Plan Submission Version Amended Policies and accompanying documents on the council's website.</p>	<p>All</p>	<p>From Tuesday 15 January 2019</p>	<p>Our website will continually be updated. The New Southwark Plan: Proposed Submission Version Amended Policies document and associated documents will be available on our website from 15 January 2019 (Cabinet documents)</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>From Tuesday 15 January 2019</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 a poster advertising the consultation of the New Southwark Plan Proposed Submission Version Amended Policies and its supporting documents at relevant libraries and Service Points.	All	From Wednesday 23 January 2019	The poster will advise the general public that the documents can be reviewed online and will provide a link to the document.
Place a press notice in the local newspaper to advertise the start of the formal consultation period.	All	Advertised in the edition on Thursday 24 January 2019	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. As noted above, we will display a poster notifying the public of the consultation and advise them of the web address where the documents can be viewed. We will not be providing hard copies at the service points.

**TABLE 2: ADDITIONAL CONSULTATION**

<b>Method of Consultation</b>	<b>Consultee</b>	<b>Date</b>	<b>Comments</b>
Email 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: Proposed Submission Version document.	All on planning policy consultee database	From Tuesday 15 January 2019	An email will be sent to the 10,000+ contacts signed up for planning policy email notifications and updates via MySouthwark..
Display the New Southwark Plan Submission Version Amended Policies and accompanying documents on the council’s Consultation Hub with an online questionnaire available for comments.	All	From Wednesday 23 January 2019	Consultation hub will be open from 23 January 2019.

<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>Bermondsey and Rotherhithe: <u>29 January 2019</u></p> <p>Borough, Bankside and Walworth: <u>9 February 2019</u></p> <p>Camberwell: <u>13 February 2019</u></p> <p>Dulwich: <u>29 January 2019</u></p> <p>Peckham and Nunhead: <u>26 January 2019</u></p>	<p>The meeting agendas can be found at:</p> <p><a href="http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1">http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1</a></p>
<p>Attend Planning Committee</p>	<p>All who attend planning committee</p>	<p>Date 6 February 2019 – planning committee</p> <p>30 January 2019 – planning sub-committee A</p> <p>6 March 2019 – planning sub-committee B</p>	<p>The meeting agendas can be found at:</p> <p><a href="http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119">http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119</a></p>

<p>Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.</p>	<p>All prescribed bodies and neighbouring boroughs.</p>	<p>Throughout the consultation period</p>	<p>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: Proposed Submission version document for comment and meet with them to discuss the document further if required.</p>
<p>Contacting land owners with interests in any land which is part of a site allocation that is proposed to be amended</p>	<p>Landowners of each site allocation</p>	<p>At least six weeks prior to the close of the consultation period May 2019</p>	<p>The council will seek to identify and contact each landowner related to a site allocation proposed in the NSP: Proposed Submission version Amended Policies where possible.</p>

#### **4. How to comment on the New Southwark Plan**

- 4.1 We welcome your comments on the amended policies version of the New Southwark Plan and its supporting documents regarding the legal tests of soundness.
- 4.2 Please contact us if you would like to know more about the plan or to find out more about our consultation.
- 4.3 All comments must be received by **5pm on 17 May 2019**.
- 4.4 Representations can be made via the Consultation Hub:  
<https://consultations.southwark.gov.uk/>

#### **Representations will not be accepted via email.**

For any queries or assistance, please contact:

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

Tel: 0207 525 5471

**List of locations where the NSP: Proposed Submission Version and supporting documents can be viewed either in hard copy or online.**

#### **Libraries (online)**

All Southwark libraries computers at: <http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan>

(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

#### **My Southwark service points (online)**

Peckham My Southwark customer service point  
122 Peckham Hill Street,  
London SE15 5JR

Walworth My Southwark customer service point  
376 Walworth Road,  
London SE17 2NG

#### **Council offices (hard copy)**

Council offices  
160 Tooley Street, SE1 2QH  
Open Monday-Friday 10am-4pm

## **5. Monitoring and reporting**

- 5.1 The outcomes of the New Southwark Plan: Proposed Submission version Amended Policies consultation will be set out at the Examination in Public, anticipated for 2019.
- 5.2 During this Proposed Submission Version Amended Policies stage, all written comments received will be published alongside the Submission Version of the plan for the Examination in Public and the council will provide responses to representations received. 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.