

London Borough of Southwark

Local Development Scheme

The Timetable for preparing Southwark's Local Plan

June 2012 to May 2015

June 2012

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For further information please

- Look on our website www.southwark.gov.uk/planningpolicy
- Ring us on 0207 525 5471
- Write to us at Planning Policy, Regeneration and neighbourhoods, FREEPOST SE1919/14 London SE1P 5LX.

The Local Development Scheme

1. The Local Development Scheme (LDS) sets out the timetable for preparing Southwark's planning documents. These documents are the Local Plan, Development Plan Documents, Area Action Plans and Supplementary Planning Documents. These are set out in tables 1 and 2. This LDS will replace the June 2010 LDS. There were also previous versions prepared in October 2005, June 2008 and December 2009. The timetable is set out in table 3. All of the documents mentioned can be found at www.southwark.gov.uk/planningpolicy

Local Plan

2. The Local Plan sets out the strategy for development for Southwark with policies, masterplans, maps and evidence. These are used by planners to determine the type of development that we will welcome so that we allow developments that enhance our diverse areas. These are illustrated in appendix 1 and 2.

Development Plan Documents

3. Development Plan documents (DPD) set out strategy and policy and carry significant weight when planning decisions are made. These include the Southwark Plan, Core Strategy and Area Action Plans.
4. The Southwark Plan (Unitary Development Plan) was adopted in 2007. In 2010 some of the more detailed policies mainly for urban design, open space, housing tenure and transport along with some detailed site allocations were 'saved' until July 2013. We will be applying to save most of these policies and some of the site allocations for another 3 years until July 2016. A number of the policies have been replaced by the Core Strategy and Area Action Plans. The Core Strategy sets out the strategy for development with strategic targets and policies that are generic for the entire borough. This was adopted in 2011 and replaces the strategic parts of the Southwark Plan. These documents will be reviewed together along with any potential development sites that do not have planning guidance. Amendments will be made, new policies will be prepared and sites allocated. There will be one document called the Southwark Plan. Changes to sites and designations of areas will be changed on the adopted policies map.
5. Area Action Plans (AAPs) are DPDs that set out the local vision and strategy for development with detailed masterplans and policies for regeneration areas with the same status as the local plan. We have adopted AAPs for Aylesbury in 2010 and Canada Water in 2012. We are amending the Canada Water AAP to take into account changes due to as Harmsworth Quays print works becoming vacant. These will be adopted in July 2014. We are preparing an AAP for Peckham and Nunhead to encourage and stimulate regeneration in and around the

town centre along with local improvements to the wider area. We expect to adopt this in October 2013.

Adopted Policies Map

6. The Adopted Policies Map shows the different area designations for uses such as town centres, open spaces and conservation areas along with site allocations for particular uses such as housing and business. This is updated each time the Local Plan is adopted with Canada Water AAP and the Core Strategy being the most recent. We have also updated the map by removing out of date designations and allocations as part of the Southwark Plan saved policies review. The next set of changes should be following the adoption of the Peckham and Nunhead Area Action Plan and the changes to Canada Water Area Action Plan.

Table 1 Local Plan

Adopted Development Plan Documents

Document	Date adopted
Core Strategy	April 2011 (to be rescinded when the Southwark Plan is adopted)
Aylesbury Area Action Plan	January 2010
Canada Water Area Action Plan	March 2012

Draft Development Plan Documents

Document	Date planned to adopt
Peckham and Nunhead Area Action Plan	October 2013
Local Plan	Review in June 2013
Canada Water Area Action Plan amendments	July 2014
Adopted Policies map	Regular updates as each Development Plan Document is adopted.

Supplementary Planning Documents

7. Supplementary Planning Documents (SPD) do not have the same status as the Development Plan Documents. They can not set policy however they can provide detailed technical guidance on areas and subjects and are often given considerable status by planning decision makers. We will be updating and amending all of the SPDs as they become out of date when resources allow. A list of SPDs with adoption dates are set out in table 2. We are prioritising preparing new SPDs for Camberwell Action Area, Dulwich, Bankside, Borough and London Bridge, Affordable Housing and Heritage as these areas and issues require the most urgent detailed policy guidance. We will be adopting Camberwell, Heritage and Bankside, Borough and London Bridge in January 2014 along with Affordable Housing in April 2013 and Dulwich in February 2013. Bankside, Borough and London Bridge is also an Opportunity Area Framework as this will be prepared in close collaboration with the Mayor and will also be adopted by the Mayor as a Supplementary Planning Guidance.

Other documents

8. Neighbourhood plans are being prepared for parts of Bankside and Bermondsey by Neighbourhood Forums. These new types of documents will also be used in making planning decisions as set out in the National Planning Policy Framework.
9. Conservation Area appraisals provide an analysis and account of each conservation area and explain why they are considered to be of special architectural or historic interest. These are also given status by planning decision makers as they contain important detail that sets the context for the types of decisions that should be made http://www.southwark.gov.uk/info/511/conservation_areas
10. The Authorities Monitoring Report monitors the success of our policies in achieving sustainable development and regeneration and provides useful facts to show where policies may need changing. We have prepared a report each December. We are moving the timescale to prepare a report each March to enable more time for collation of the indicators.
11. The Statement of Community Involvement sets out how we will consult on planning documents and planning applications. We will review resources for preparing an update to the current 2008 version in June 2013.
12. The Community Infrastructure Levy is a stand alone type of planning document. This is required to set out the financial contributions that we expect developers to make when they put forward development proposals. This is a singular issue that needs special guidance due to the detail and importance of the requirements.

Table 2 Supplementary Planning Documents/Guidance

Adopted Supplementary Planning Documents/Guidance

Document	Date adopted
272 – 304 Camberwell Road	October 2004
Telecommunications	November 2004
Outdoor Advertisements	November 2004
East Dulwich Hospital	July 2005
Planning obligations (Section 106)	July 2007
Design and Access statements	September 2007
123 Grove Park	September 2007
Affordable housing	September 2008 (April 2014)
Sustainable Design and Construction	February 2009
Sustainability Assessment	February 2009
Sustainable Transport	March 2010
Residential Design Standards	October 2011
Elephant and Castle Opportunity Area (Opportunity Area Framework and draft Mayoral SPG)	March 2012 (replaced Elephant and Castle SPG 2004, Elephant and Castle Enterprise Quarter SPD September 2008)

Draft Supplementary Planning Documents/Guidance

Document	Date adopted for consultation (planned to adopt a final version)
Old Kent Road SPD	2002 to be rescinded
Camberwell Green	2002 (to be rescinded when Camberwell Action Area SPD is adopted)
Heritage and Conservation	2002 (January 2014)
Archaeology	2002 (January 2014 as part of Heritage and Conservation)
Dulwich SPD	2009 (February 2013)
Affordable Housing SPD	June 2011 (April 2013)
Bankside, Borough and London Bridge (Opportunity Area Framework and draft Mayoral SPG)	2010 (January 2014)
Planning Obligations/Section 106 SPD	December 2013
Camberwell Action Area SPD	January 2014

Other documents

Document	Date planned to adopt
Community Infrastructure Levy	December 2013

Preparing documents

Changes

13. The preparation of planning documents must comply with legal requirements and government guidance. These changed in April 2012 with the adoption of the National Planning Policy Framework and the Town and Country Planning England Regulations 2012. These revoke the Town and Country Planning (Local Development) (England) Regulations 2004 along with the 2008 and 2009 amendments. Full details may be obtained from the Department of Communities and Local Government (DCLG). www.communities.gov.uk/corporate/

14. The introduction of the National Planning Policy Framework has not required an urgent change to our Local Development Scheme as there are no changes from the previous Planning Policy Statement system that are so significant that we require new or different planning policy. However the suggestion to reduce the number of Development Plan Documents and the lack of requirement for a Core Strategy has led us to amalgamate our Core Strategy, Southwark Plan and proposed Development Management and Site Allocations documents into a Local Plan. We will review the timescale for preparation once our current urgent priorities are completed.

15. There are a number of further changes to our Local Development Scheme from the 2010 version. These are:
 - Amending the Canada Water AAP due to the change in occupancy at Harmsworth Quays with the site becoming available for development.
 - Providing a timescale for Bankside, Borough and London Bridge SPD/Area Opportunity Framework now that the Neighbourhood Plans are underway for Bankside and Bermondsey.
 - Introducing the update of the Planning Obligations/Section 106 SPD to take into account the introduction of the Community Infrastructure Levy DPD as a result of changes in Government policy and the Mayor's CIL.
 - Updating the Affordable Housing SPD on a new timetable to take into account changes in Government Policy on affordable housing and regional policies through the early alteration to the London Plan and the Mayors draft Housing SPG.
 - Removing the Canada Water AAP, Residential Design Standards SPD, Elephant and Castle SPD/Opportunity Area Framework as these have been completed.

- Reviewing the timetable for Dulwich SPD based on the outcome of consultation by Southwark NHS on the health needs within the Dulwich area.

Testing for Impacts

16. European Directive 2001/42/EC requires a formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This directive was brought into British law in the Environmental Assessment of Plans and Programmes Regulations 2004. The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009 requires a sustainability appraisal for all development plan documents. This includes the Local Plan and Area Action Plans. Supplementary planning documents do not require a sustainability assessment where their impacts have been covered in the appraisal of the development plan document they relate to. We will screen all supplementary planning documents that we begin to prepare to check whether they need a sustainability appraisal or Strategic Environmental Assessment. The Conservation (Natural Habitats, etc) (Amendment) (England and Wales) Regulations 2006 (Habitats Regulations) which bring the European Habitats Directive into British law requires an appropriate assessment of natural habitats to be carried out.
17. The sustainability appraisal, the strategic environmental assessment and the appropriate assessment can be carried out at the same time through linked procedures. We also carry out equalities analyses with many of the issues linking in with the appraisal and assessment. We report to members on these issues at each stage of the process when drafts are prepared for consultation and when the final version is prepared for adoption.

Consultation

18. The documents are prepared under the Town and Country Planning, England Regulations 2012 and our Statement of Community Involvement. The regulations require a consultation statement with the representations and how they have been addressed to be submitted along with the submission document for the Local Plan, DPD and AAPs. Each draft of the document is provided for consultation once it has been agreed by Cabinet at the informal consultation stage and Council Assembly at the formal consultation stage. Responses are then considered when the document goes to the next stage and when it is considered by the Secretary of State, an appointed person at an examination in public and when it is adopted by Council Assembly.
19. A consultation statement needs to be prepared setting out the responses to consultation and how they have been addressed for SPDs. Each draft of the document is provided for consultation once it has been agreed by the Cabinet. Responses are then considered when the document is

adopted by Cabinet. The Regulations do not require any additional procedures to the Southwark procedure for the Bankside, Borough and London Bridge Opportunity Area Framework due to the nature of preparing a joint plan with the Mayor. Each draft of the document is provided for consultation once it has been agreed by the Cabinet. Responses are then considered when the document is adopted by Cabinet.

20. Our Statement of Community Involvement requires 3 months of consultation on documents at each stage which includes the 6 weeks formal requirement. This is to enable enough time for local groups, residents and businesses to hold meetings, consider often considerable information and to respond. Where single issues arise that require additional consultation we usually allow 6 weeks as information is considerably less.

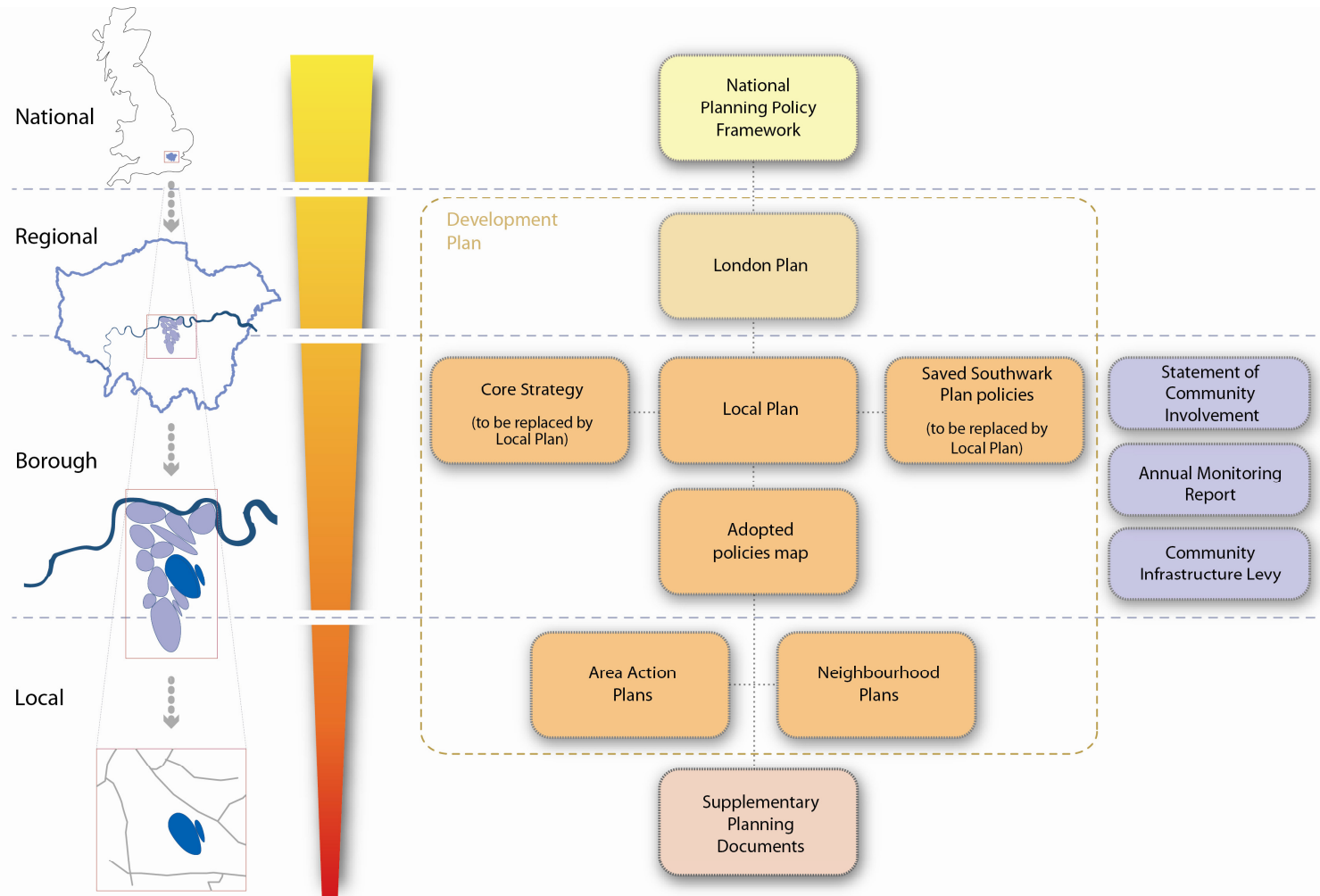
Resources and Risks

21. Our Planning Policy team has 10 permanent staff including a GIS officer and an administration officer and 1 temporary urban design officer. We carry out consultation, policy writing, sustainability appraisal, equalities analyses, urban design and evidence collection predominantly in-house to reduce resource expenditure. Staffing resources from other parts of the council are also used to produce these documents and consultants will be used to support this work where necessary.
22. The Planning Division is currently being restructured. This may change the resource availability.
23. There are a number of risks as there is always the possibility that staffing and other resources available may change. In particular, experienced staff may leave the council requiring an adjustment to the timetables for projects on which they are working. Furthermore the number and the nature of representations received during consultation are not predictable. It is possible that issues may arise in consultation that lead to longer response times by the council and longer examination and reporting time. However, complex negotiations with the community are anticipated and have been taken into account in the timetable.

Evidence, Monitoring and Review

24. Planning documents need to be based on evidence justifying issues, options, policies and decisions. The main sources of data that we use are set out on the evidence page of the website together with a summary of their current status. We produce an authorities monitoring report containing information on the implementation of the Local Development Scheme and the extent to which the policies are being achieved. This information is used to update the evidence base and to assess whether revisions need to be made to the local development scheme to bring forward additional documents or to revise the timetable of documents already planned.

Appendix 1 The Planning Policy Framework



Appendix 2 The Local Plan

