

Item No. 17.	Classification: Open	Date: 10 December 2013	Meeting Name: Cabinet
Report title:		Draft Section 106 Planning Obligations and Community Infrastructure Levy Supplementary Planning Document	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Fiona Colley, Regeneration and Corporate Strategy	

FOREWORD - COUNCILLOR FIONA COLLEY, CABINET MEMBER FOR REGENERATION AND CORPORATE STRATEGY

I'm delighted to be bringing forward the draft revised Section 106 planning obligations and community infrastructure levy SPD. When it is adopted, the draft SPD will replace our existing s106 planning obligations SPD which was adopted in 2007. One of the main reasons for revising the SPD is that the introduction of the community infrastructure levy is changing the way that s106 obligations are negotiated and in the future they will have a much reduced role.

However, while the role of s106 obligations will be more restricted, they will continue to play an important part in ensuring that development supports local infrastructure and benefits existing residents and businesses in the borough. In particular, the revised SPD reiterates our commitment to securing jobs and training opportunities in construction and new development. It also introduces a "Green fund" that will enable the council to generate funding for local projects which reduce carbon emissions and sets out a new charge that will help fund much needed housing adaptations in existing homes for people with disabilities, in instances where it is not possible to provide wheelchair housing on-site.

S106 obligations will also continue to be the means of securing affordable housing, as well as ensuring that development provides high quality public realm and site-specific transport improvements that are an essential component of regeneration.

The Localism Act introduces a requirement that councils spend at least 15% of their CIL funding on local projects and at least 25% where there is an adopted neighbourhood plan in place. Given the need to ensure that local communities benefit from CIL I'm pleased that the revised SPD commits Southwark to spending at least 25% locally, irrespective of whether there is a neighbourhood plan. Funding would be spent on projects on a Community Infrastructure Project List which are consulted on and agreed through the community councils.

We will consult on the SPD over the next 3 months and listen carefully to the responses we receive. We aim to adopt the SPD at the same time as adopting the CIL, which we anticipate will be in autumn 2014.

RECOMMENDATIONS

That cabinet:

1. Approves the draft Section 106 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD) (Appendix A) for public consultation.
2. Notes the consultation plan (Appendix B) and the draft equalities analysis (Appendix C).
3. Agrees that a sustainability appraisal and environmental assessment are not required and to the publication of the related Screening Assessment (Appendix D).
4. Notes that following consultation, the final version of the SPD will be reported back to the cabinet for formal adoption, prior to the Southwark Community Infrastructure Levy Charging Schedule coming into force.

BACKGROUND INFORMATION

Section 106 planning obligations

5. Planning obligations are used to address negative impacts of a development. They are legally binding and comprise either an agreement between a council and a developer or a unilateral undertaking made by a developer. They can be used to specify the nature of developments (for example, requiring a given portion of housing to be affordable), compensate for loss or damage created by a development (for example, loss of open space), or address a development's impact (for example, through a contribution towards public realm improvements in the local area). They can involve a financial or non-financial obligation. Southwark's current guidance on section 106 planning obligations is set out in the 2007 Section 106 planning obligations supplementary planning document (SPD).
6. The adopted SPD sets out a number of standard charges which the council uses to calculate section 106 planning obligations. These charges cover a range of types of infrastructure, including school places, open space, strategic transport improvements, sports development and play facilities. Funding which is generated is often pooled as individual obligations are often not sufficient to pay for large infrastructure items. However, the introduction of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (the CIL Regulations) has changed the way that developments contribute towards the funding strategic infrastructure. They introduce an alternative mechanism for funding strategic infrastructure, which is the community infrastructure levy (CIL).
7. Once a CIL has been adopted or by April 2015 (whichever is the sooner) local authorities will not be able to pool more than five separate planning obligations to pay for one item of infrastructure. The intention of the CIL Regulations is that section 106 planning obligations should mainly be used to secure site specific infrastructure which is needed to directly mitigate the impact of development. Examples might include an access road or public realm improvements around the site. This restriction will make it very difficult for the council to apply the standard charges in the existing s106 Planning Obligations SPD which are based on the principle of pooling funding. If the council does not introduce a CIL by April

2015 it will potentially lose a significant amount of funding that is needed to contribute to strategic infrastructure which is required to promote growth and development.

8. Affordable housing is an exception and will continue to be secured through s106 planning obligations.

Community infrastructure levy

9. After April 2015, the council will only be able to fund new strategic infrastructure through the adoption of a borough-wide community infrastructure levy (CIL). CIL will be charged when planning permissions are implemented and will be based on a rate per square metre that can be varied by the type, size and location of development.
10. In order to implement CIL, the council must first adopt a charging schedule which sets out the method of calculating the amount of each contribution. The process for preparing a CIL involves a number of stages. The council consulted on a draft CIL between February and April 2013. The methodology and practice of preparing a CIL are still evolving and there have been some changes in requirements since the council consulted on the draft. The council has undertaken further viability work to test the impact of CIL charges and in the light of this further work, officers are recommending some changes to the draft CIL which require a re-consultation on the draft CIL (see separate agenda item on CIL). It is anticipated that the CIL will be submitted to the Planning Inspectorate in early 2014 and an examination-in-public will follow in summer 2014. The council expects to adopt the CIL charging schedule in autumn 2014.
11. The current Section 106 Planning Obligations SPD (2007) will be out of date when the council adopts its community infrastructure levy in 2014. The new draft SPD will supersede the adopted SPD and provide detailed guidance on the use of planning obligations alongside Southwark's CIL. The draft SPD explains the circumstances in which the council will seek to negotiate section 106 obligations. This includes circumstances where public realm or site specific transport improvements are required and where developments do not meet on-site policy requirements for amenity space provision, play facilities and carbon dioxide reductions.
12. This is the first full stage of consultation on the draft SPD. Following 6 weeks informal and 6 weeks statutory public consultation on the draft SPD, officers will review the responses received, and a report will be brought back to Cabinet in summer 2014 to formally adopt the draft SPD. Once adopted, the draft SPD will be used to help determine planning applications and will replace the existing adopted 2007 SPD. The new SPD must be consistent with Southwark's Core Strategy and in general conformity with the London Plan.

Sustainability appraisal

13. Under the Town and Country Planning (Local Development) (England) Regulations 2009 (as amended), sustainability appraisals which examine the social, economic and environment impacts of policies are no longer required for SPDs. This is because SPDs do not normally introduce new policies which have not already been appraised by development plans, such as the Core Strategy or relevant area action plans. However, government guidance advises that local planning authorities will still need to screen their SPDs to ensure that legal

requirements for sustainability appraisal have been met and to ensure that an assessment is not required by the EU Directive on Strategic Environmental Assessment Directive (EU Directive 2001/42/EC).

14. A screening assessment (see appendix D) was prepared to determine whether or not the draft SPD is likely to have a significant effect on the environment. The assessment also considers whether there are likely to be any significant economic or social effects. The screening assessment concluded that it is not necessary to carry out a Sustainability Appraisal of the SPD because it does not introduce new policies. The council is required to make a determination on whether a sustainability appraisal is required and publish its reasons. This determination will be made at the point when the SPD is adopted.

Consultation

15. The Town and Country Planning (Local Planning) (England) Regulations 2012 and the council's Statement of Community Involvement (SCI) (2008) set out the consultation requirements for planning documents. The SCI encourages consultation to be informal and ongoing as well as the formal consultation required by the regulations.
16. This is the first formal stage of consultation on a SPD. The consultation plan (Appendix B) sets out the consultation we propose to carry out. This will include publishing the draft SPD on our website, publishing a statutory press notice, writing to everyone on the Planning Policy mailing list and making the document available in local libraries. Officers will offer to attend community council meetings to discuss the SPD, as well as other meetings held by local groups. As is noted in paragraph 12, consultation will take place over a period of 12 weeks between December 2013 and February 2014 and including a formal period between 14 January 2014 and 25 February 2014.

KEY ISSUES FOR CONSIDERATION

Scope of the SPD

17. As CIL will be used to help fund the strategic infrastructure which is needed across the borough, its introduction places restrictions on the future use of section 106 planning obligations. As of the time when Southwark's CIL is adopted or April 2015 (whichever is the sooner) the use of section 106 planning obligations will be restricted. The standard charges which are set out in the council's adopted Section 106 planning obligations SPD will become very difficult to apply.
18. The draft Section 106 planning obligations and CIL SPD explains how section 106 will operate alongside CIL. It provides planning applicants with guidance on the most commonly negotiated site specific section 106 planning obligations and also provides a clear process for calculating these obligations. It sets out the threshold at which obligations will be sought and the mechanism for calculating charges. It also recognises that there will be occasions when a development proposal below the threshold size, or a very large scheme, create impacts which justify an exception to this process.
19. The draft SPD also explains the Mayoral Crossrail planning obligation and the Mayoral CIL (the Mayor is a CIL charging authority as well as Southwark) to make sure that applicants include these additional payments.

20. Finally the draft SPD explains how funding, including the funding of local projects, will be spent by the council.

Differences between the adopted SPD and the draft SPD

21. A number of parts of the adopted 2007 SPD have been retained, expanded or enhanced and new sections have been added so as to explain site-specific development requirements and to secure on-site or local improvements arising from development. The draft SPD provides specific guidance on how the council will deal with the most commonly negotiated site specific section 106 planning obligations, which include standard charges and detailed guidance addressing the following areas:

- Affordable housing
- Archaeology
- Carbon dioxide offset - green fund
- Children's play space
- Employment and enterprise – jobs during construction and final development
- Outdoor amenity space
- Public realm
- Student Housing – university schemes
- Transport: Site specific measures
- Wheelchair accessible housing

Affordable housing

22. There is a need for more affordable housing in the borough, especially for families. Affordable housing lies outside of CIL and will continue to be secured through a section 106 planning obligation in line with Policy 5 of the Core Strategy (2011) and the adopted and draft Affordable Housing SPDs (2008 and 2011 respectively).

Archaeology

23. Given its historical setting, Southwark has very important archaeology. Planning obligations will continue to be asked for to support the council's monitoring and supervisory role in archaeological matters to ensure that archaeology is properly managed and preserved. A contribution will continue to be secured from developments within the archaeological priority zones in the borough, on the basis of the likely officer time required to carry out a desk-based assessment, archaeological evaluation, and archaeological excavation.

Carbon dioxide offset – Green Fund

24. Southwark's Sustainable Design and Construction SPD (2009) states that where planning policy energy targets cannot be met, any short-fall should be provided off-site or through a cash in lieu contribution to the borough. This is consistent with the Mayor's draft Sustainable Design and Construction SPG (2013) which states that boroughs should establish a carbon dioxide reduction fund and set a price at which the carbon dioxide short-fall will be calculated.

25. Section 106 planning obligations would be asked for where developments do not meet the on-site carbon dioxide reduction targets set out in the development plan (a 40% improvement over the Building Regulations). Any shortfall against the target would be charged at £46 per tonne, which is in line with the national charge identified by the Zero Carbon Hub. Any payments collected would then contribute to a green fund containing a list of projects for energy improvement schemes in council owned buildings, such as schools, libraries, housing etc. and which would not otherwise be funded.

Children's play space

26. New developments are expected to provide play space for children in line with the Core Strategy Policy 7 and the London Plan, with further detail set out in Southwark's Residential Design Standards SPD (2011) and the Mayor's Supplementary Planning Guidance on Shaping Neighbourhoods Play and Informal Recreation (2012). In exceptional circumstances where this cannot be secured on site, the council will seek a section 106 planning contribution to improve play space elsewhere in the vicinity of the development.

Employment – jobs during construction and final development

27. Maximising employment and employability amongst Southwark's population is another key priority for planning obligations and also the council's Economic Well-being Strategy (2010-2020). The council will continue to seek to secure a planning obligation for the placement of unemployed jobseekers from the local area into jobs within the construction phase of a development and the final development, either through an existing on-site work programme, or through setting up a new programme to target the employment sector of the final development.
28. The current SPD standard charges for employment during construction and general end phase employment have been reviewed and updated as appropriate.
29. It will also be important to secure planning obligations where appropriate to maintain and enhance the supply of appropriate employment space, and also support new inward investment opportunities and growth in the existing business base. To that end, the council will require a planning obligation from developers to contribute towards skills and employment programmes where employment floorspace in protected employment locations set out in the Core Strategy is lost. A local supply side procurement obligation in addition to the intention to secure the provision of affordable business space where appropriate have also been included in the draft SPD.

Outdoor amenity space

30. All new residential development must provide an adequate amount of useable outdoor amenity space. Southwark's Residential Design Standards SPD (2011) sets out the minimum standards which must be met in new developments.
31. In exceptional circumstances where the required provision of amenity space for a development cannot be provided on site, the council will seek a section 106 planning contribution to improve open space elsewhere in the vicinity of the development site. Any shortfall in the required provision of amenity space will be subject to a charge per square metre.

32. In general, funding for the provision, enhancement and maintenance of open spaces required as a result of incremental population growth, will be provided as part of CIL contributions and other capital funding.

Public realm

33. High quality public realm is an important aspect of any development and ensures that a building or site is integrated into the existing built fabric and street scene. The council will continue to expect developments to mitigate the impact on the public realm in the vicinity of the development. Contributions will either be secured through a commitment by the applicant to carry out a schedule of works under a section 278 agreement, or a contribution to works to be carried out by contractors employed by the council.
34. The draft SPD also recognises that the council may use CIL to fund or part fund strategic projects to improve the streetscene and built environment, such as the improvements to the public realm at the Elephant and Castle northern roundabout or the Camberwell Green town centre improvements.

Student Housing – university schemes

35. There are two distinct types of student accommodation available in Southwark. This has been identified in the BNP Paribas Real Estate's Student Housing Study: Implementation (March 2011) and has also been confirmed in the representations to the consultation on Southwark CIL by the major student accommodation providers in the borough. One type of accommodation is direct let student housing which charges unrestricted rents. The other, usually tied to a university, is nomination schemes which charge restricted rents at lower than market levels.
36. Given there is a viability consequence of offering restricted rents, it is proposed that Southwark's CIL is not applied to restricted rents university student accommodation. A corresponding planning obligation will be sought to ensure that the reduced rental level is provided. This obligation will be optional for a university. In the event that the option is not taken, the development would become liable to pay CIL.

Transport measures – site specific

37. The current standard charge for strategic transport infrastructure has been removed from the draft SPD as CIL funds and other mainstream funding programmes will be used to address the cumulative impacts of development on the transport network. However, individual developments may cause a site-specific impact which should be directly addressed through measures provided in the development itself, or where that cannot be achieved the council will use section 278 agreements under the Highway Act 1980 or section 106 planning obligations. Such measures can include new pedestrian crossings, cycleways, and car club parking spaces. The draft SPD also recognises that larger developments may need to directly contribute to wider transport improvements where required to enable the delivery of the site.

Wheelchair accessible housing

38. Planning policy requires all new major residential developments to provide at least 10% of the number of habitable rooms to be wheelchair accessible. However, there are some locations where site constraints make it difficult or impossible to provide disabled car parking spaces. In exceptional circumstances where development proposals demonstrate that it is not viable or feasible to meet the wheelchair accessible unit policy requirement and requisite on-site disabled car parking spaces, a commuted sum can be secured through a section 106 planning obligation to mitigate the impact of the development.
39. In these circumstances the council would seek £30,000 per wheelchair accessible unit not being provided. This level of contribution is based on the expected cost for Southwark to make adaptations to existing properties to meet the needs of disabled occupiers.

Implementation of CIL

40. The final section of the draft SPD explains what CIL funds can be spent on which is much wider than the current section 106 standard charging approach. This includes the provision, improvement, replacement, operation or maintenance of infrastructure to support the growth identified throughout the borough, which will be set out in a CIL spending protocol.
41. The Localism Act requires local authorities to spend a meaningful proportion of CIL locally. The government recently confirmed that this proportion should be either 25% of CIL funds where a neighbourhood plan is in place and 15% elsewhere. Where there is no parish council in place, such funds should be spent in consultation with the local community. Southwark anticipates that local CIL funds will be spent on projects identified in the Community Infrastructure Project List (CIPL). The CIPL will take over from the section 106 project banks and will contain projects agreed by community councils or through a neighbourhood plan. The CIPLs will be updated at regular intervals.
42. The draft SPD signals that Southwark will spend at least 25% of CIL funds locally, irrespective of whether a neighbourhood plan is in place. The council will use the following sequence of areas to identify relevant projects, depending on the location of the development site:
 - Areas with an adopted neighbourhood plan
 - Opportunity areas
 - Action areas
 - SPD areas (other than individual sites/buildings)
 - Community council areas (for those areas which are not covered by any of the above).

Community impact statement

43. Before adopting the SPD, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not. A draft equalities analysis (Appendix C) has been carried out to assess the impact of the draft SPD on the nine protected characteristics set out in the Equality Act 2010. It is

recognised that the SPD guidance may have many similar impacts on these different groups of people who have protected characteristics, and that the overall impact of the SPD will be positive on all residents and people who work in and visit the borough. For example, a key aspect of the guidance is the creation of an enhanced public realm that is safe, well-lit and inclusive, in accordance with the parent local plan policies. This would improve accessibility for those with a physical disability and also promote wider community inclusion. We also carried out equalities analysis for all of the current adopted and draft documents in the planning policy framework. The findings of these analyses have helped to inform the guidance that we have prepared in the draft SPD.

44. Section 19 of the Planning and Compulsory Purchase Act 2004 originally required a local planning authority to carry out a sustainability appraisal of new development documents covering social, economic and environmental issues. This appraisal would also extend to meet the requirements of EU Directive 2001/42/EC in relation to the environmental assessment of the effect of certain plans and programmes.
45. The Planning Act 2008 removed the automatic requirement for an SPD to have a sustainability assessment. This is because such documents do not normally introduce new policies or proposals or modify a planning document which has already been subjected to a sustainability assessment at a higher level.
46. The Government does however advise local planning authorities to screen documents to ensure the requirements of an SA have been considered in a higher level policy document. The requirements of the Environmental and Assessment of Plans and Programmes, which incorporates the requirements of the Directive, still need to be considered.
47. The screening assessment (see appendix D) has been prepared to determine whether or not the draft SPD is likely to have an impact on sustainability or a significant effect on the environment. The assessment concluded that it is not necessary to carry out a sustainability appraisal or an environment assessment in this case because the SPD does not introduce new policies, determine the use of land or constitute a minor modification to a plan. It simply provides guidance on policies contained in the London Plan, Core Strategy, Canada Water AAP, Aylesbury AAP and draft Peckham and Nunhead AAP and supplements the guidance contained in supplementary planning documents that relate to sustainable development, infrastructure and affordable housing.
48. The policies referred to in the draft SPD have been sufficiently appraised in parent documents. The council considers that the draft SPD will not result in any additional significant effects to those already identified at a higher level. It will provide more detailed guidance to developers to ensure that the potential positive effects identified in the sustainability appraisals of the parent plans are realised.
49. In accordance with Regulation 9 (2) (b) the council consulted on the screening assessment with the "consultation bodies" (English Heritage, Natural England and the Environment Agency). A copy was also made available on the council's website. The consultation bodies agreed that a sustainability assessment and environmental assessment were not required.
50. Recommendation 3 of this report asks cabinet to agree that a sustainability assessment and environmental assessment are not required. This will be

confirmed and a Statement of Reasons published at the point when the council adopts the SPD. This Screening Report will be made available alongside the draft SPD.

Financial implications

51. There are no immediate resource implications arising from this report. The costs of the statutory consultation process will be met from within existing budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

52. An SPD is a local development document established under the Planning and Compulsory Purchase Act 2004 ('the 2004 Act'), which forms part of the planning framework for the borough. An SPD may cover a range of issues, both thematic and site specific, which expand upon or set out a particular policy in more detail.
53. The 2004 Act and the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the consultation requirements for planning documents. The council's Statement of Community Involvement (2008) also sets out additional consultation requirements. Although an SPD is not subject to independent examination, the procedure required to implement an SPD involves significant community participation.
54. The primary legislation which introduced the Community infrastructure Levy is located in Part 11 of the Planning Act 2008. In particular Section 205 empowered the Secretary of State for Communities and Local Government to make regulations providing for the imposition of CIL. The relevant Regulations were approved on 23 March 2010 and came into force on 6 April 2010 in the form of the Community Infrastructure Levy Regulations 2010.
55. CIL is a fixed, non-negotiable development charge payable by reference to the net increase in floor space; the amount payable will be set out in the charging schedule currently being drawn up by the council; the amount payable in any given case is set by reference to the date on which planning permission is granted and CIL becomes payable when development commences. In setting charges authorities can differentiate between different types of development and different geographical areas but any such variations must be justified with reference to viability.
56. Local authorities are not obliged to adopt CIL but there are consequences if they do not. In particular Regulation 123 (3) of the CIL Regulations provides that from 6 April 2014 or from when an authority adopts its charging schedule (whichever is the sooner), the local planning authority will no longer be able to seek more than 5 individual section 106 planning obligation contributions towards infrastructure that could otherwise be funded by CIL.
57. Regulation 122 of the CIL Regulations 2010 also provides that section 106 planning obligations may only be a reason for granting permission where they are: (i) necessary to make the development acceptable; (ii) directly related to the development and (iii) fairly and reasonably related in scale and kind.

58. This report seeks approval to consult on a SPD that sets out in detail the relationship between CIL and section 106 planning obligations and the circumstances in which such obligations will be required.
59. The Equality Act 2010 introduced the public sector equality duty which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation (including marriage and civil partnership). In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; (ii) advance equality of opportunity between people who share a protected characteristic and those who do not; and (iii) foster good relations between people who share a protected characteristic and those who do not.
60. The equalities analysis at Appendix C considers the impact of this SPD on those who may be at risk of discriminatory treatment and has regard to the need to the promotion of equality among different communities within the borough.
61. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights – as a result the council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for home); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). As this SPD has been prepared in accordance with statutory procedure it is deemed unlikely to conflict with the Human Rights Act 1998. Any human rights implications will also be considered throughout the application of the policies set out within the SPD as part of the development control process.
62. A sustainability appraisal (SA) is a tool that is used to improve the sustainability of planning policy documents. It uses a range of sustainability objectives and indicators to test whether the plans, policies and proposals can deliver sustainable development. An SA can be viewed as a yardstick against which the social, economic and environmental effects of the plan can be tested. Integrated into an SA are the requirements of the Directive 2001/42/EC in relation to the environmental assessment of the effect of certain plans and programmes. However, the sustainability appraisal covers wider social and economic effects of plans, as well as the more environmentally-focused considerations in the Directive.
63. Sustainability appraisals are mandatory under the 2004 Act for all development plan documents. An SPD is not a development plan document and therefore the council is not automatically required to prepare a sustainability appraisal. The council should however screen documents to ensure the requirements of an SA have been considered in a higher level policy document.
64. The council must also consider the Environmental and Assessment of Plans and Programmes Regulations 2004, which incorporate the requirements of the Directive. Regulation 5 sets out the types of plans that require an environmental assessment, which includes those that set the framework for future development consent. Regulation 5 (6) provides an exemption and states that an environmental assessment need not be carried out: (a) for a plan or programme which determines the use of a small area at local level; or (b) for minor modification to a plan or programme unless it has been determined that the plan,

programme or modification, as the case may be, is likely to have significant environmental effects.

65. The draft SPD is by its nature constrained by the scope of the higher level plans and cannot set policy. In this regard, the document is not deemed likely to cause significant environmental effects. The detailed screening assessment is contained at Appendix D.
66. The decision to form and consult on policy is reserved to the cabinet in accordance with Part 3B of the Constitution; as such it is appropriate for cabinet to make the decision to progress the SPD.

Strategic Director of Finance and Corporate Services

67. This report is recommending that the cabinet approves the draft Section 106 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD) (Appendix A) for public consultation.
68. The final version of the SPD will be reported back to the Cabinet for formal adoption, prior to the Southwark CIL Charging Schedule coming into force. Therefore, there are no immediate financial implications from approving the recommendations of this report.
69. Further financial modeling will need to be done to identify the impact of these proposals on the council's budget. This should be included in the final report recommending adoption of the charging scheme.
70. Officer time to implement this decision can be contained within existing revenue resources.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Statement of Community Involvement 2008	160 Tooley Street, London SE1 2QH	Sandra Warren 0207 525 5471
Link http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci		
Saved Southwark Plan 2007	160 Tooley Street, London SE1 2QH	Sandra Warren 0207 525 5471
Link http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan		
The Core Strategy 2011	160 Tooley Street, London SE1 2QH	Sandra Warren 0207 525 5471
Link http://www.southwark.gov.uk/info/200210/core_strategy		

APPENDICES

No.	Title
Appendix A	Draft Section 106 Planning Obligations and Community Infrastructure Levy SPD (available with the report)
Appendix B	The consultation plan (available on the website – link below:)
Link http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4553&Ver=4	
Appendix C	Draft equalities analysis (available on the website – link below:)
Link http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4553&Ver=4	
Appendix D	Strategic Environmental Assessment Screening Report (available on the website – link below:)
Link http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=4553&Ver=4	

AUDIT TRAIL

Cabinet Member	Councillor Fiona Colley, Regeneration and Corporate Strategy	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Tim Cutts, Planning Policy Team Leader	
Version	Final	
Dated	28 November 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		28 November 2013