

Item No. 12.	Classification: Open	Date: 21 October 2014	Meeting Name: Cabinet
Report title:		Peckham and Nunhead Area Action Plan	
Ward(s) or groups affected:		Peckham, The Lane, Livesey, Peckham Rye, Nunhead	
Cabinet Member:		Councillor Mark Williams, Regeneration, Planning and Transport	

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

The regeneration of Peckham and Nunhead is a key priority for Southwark Council, this will provide much needed new jobs, retail space and homes - including new affordable homes. The Peckham and Nunhead Area Action Plan (PNAAP) has been consulted on extensively with local residents, businesses and community groups over a number of years and will help deliver the continued regeneration of Peckham and Nunhead.

The Planning Inspector recently held an Examination in Public of the draft Peckham and Nunhead Area Action Plan, following this examination the inspector has requested the council make a number of amendments to the draft before it is adopted by the council. This report sets out these binding amendments and updates the draft Peckham and Nunhead Area Action Plan accordingly.

This report seeks cabinet approval for council assembly to consider the report of the inspector and to adopt the PNAAP incorporating the binding recommendations of the inspector.

RECOMMENDATIONS

That cabinet provide recommendations for council assembly to:

1. Consider the report of the Planning Inspector on the Peckham and Nunhead Area Action Plan (Appendices B and C).
2. Adopt the Peckham and Nunhead Area Action Plan (appendix A) as amended by the Inspector's main modifications and the council's minor modifications.
3. Note the sustainability appraisal (Appendix E), equalities analysis (Appendix G), consultation report (Appendix G), sustainability appraisal statement (Appendix H), appropriate assessment (Appendix I), adopted policies map (Appendix J) and main modifications consultation report (Appendix K).

BACKGROUND INFORMATION

Background to the AAP

1. The council has prepared an area action plan (AAP) for Peckham and Nunhead. The AAP will form part of Southwark's development plan and will be used to make

decisions on planning applications. Whilst the AAP must be in general conformity with the London Plan (2013) and the Core Strategy (2011), it can adapt some of these policies to reflect specific issues in Peckham and Nunhead. Alongside the Core Strategy, it may also replace some of the saved Southwark Plan (2007) policies.

2. The AAP covers the majority of the area covered by the Peckham and Nunhead community council, covering Livesey, Peckham Rye, The Lane, Peckham, and Nunhead wards. Parts of Livesey and Peckham Rye wards are outside the AAP boundary.
3. The AAP has been prepared over a number of years, with six stages of consultation taking place between 2006 and 2012. The sixth stage of consultation was the *publication/submission* consultation from September to December 2012. This consultation was on the draft AAP. The publication/submission AAP sets out a detailed vision for Peckham and Nunhead which builds on the vision in the Core Strategy. It sets policies to make sure that over the next fifteen years we get the type of development to deliver the vision. It covers the following topics:
 - Enterprise and activity. This includes policies on shopping; arts, culture, leisure and entertainment; hot food takeaways; markets and businesses.
 - Community wellbeing. This includes policies on community facilities; schools; health facilities and sports facilities
 - Transport and traffic. This includes policies on active travel; public transport; the road network; parking for shopping and visitors and residential parking.
 - High quality homes. This includes policies on new homes to cover density standards and a minimum housing target; affordable and private homes and the mix and design of new homes.
 - Natural environment. This includes policies on open spaces including designating new open spaces; trees; energy and water, water, flooding and pollution.
 - Design and heritage. This includes policies on public realm; heritage; built form and building heights.
4. The publication/submission AAP also includes policies specific to each of the character areas and designates 32 proposals sites, setting out required and acceptable land uses and policy requirements for each site. There is also a section on delivery which sets out how the policies and necessary infrastructure will be implemented.
5. The publication/submission version of the AAP was taken to Cabinet and Council Assembly for agreement for formal consultation and submission to the Secretary of State, on 25 September 2012 and 17 October 2012 respectively.
6. The AAP was submitted to the Secretary of State for independent examination in March 2013. The Secretary of State subsequently appointed a Planning Inspector to examine the AAP.
7. The appointed Inspector wrote to the council on 26 April 2013, asking for the council's early response on a range matters. Within these matters he raised a number of concerns where he considered a 'main modification' may be required. Main modifications are changes that are considered significant changes to a plan, which require consultation before being able to be adopted as part of the plan. The Inspector is able to direct the council to make main modifications in order to make a plan sound. He is also able to consider main modifications suggested by the council after their final

stage of consultation prior to the submission to the Secretary of State. In this case, the council proposed one main modification to the Inspector for consideration based on his April note, and a number of minor modifications to provide clarity to the plan and factual updates.

8. An examination in public (EiP) took place from 23 July to 1 August 2013. At the EiP the Inspector considered the soundness of the AAP and whether the council has followed the correct procedural and legal requirements in preparing the AAP. He asked both the council and objectors to put forward their views on a number of issues and questions.

Main modifications consultation

9. Following the EiP the Inspector wrote to the council on 21 August 2013 to identify potential changes to the AAP which the Inspector wished to be the subject of further consultation to enable the Inspector to potentially include them as main modifications in his final report.
10. He asked the council to prepare a table of main modifications to reflect his post hearing note. He also required the council to prepare a list of minor changes to the AAP which we were asked to make public for information alongside the main modifications. The Inspector can only direct the council on main modifications. Minor modifications can be agreed by the council.
11. A report was taken to cabinet on 22 October 2013 for cabinet to agree to formally consult on the potential main modifications. A report delegated to the director of planning in October 2013 agreed the minor modifications. The main modifications were consulted on from 15 October 2013 to 6 January 2014. The minor modifications were also made public during this period.
12. On close of consultation, the council sent the representations received to the Inspector along with the council's comments on the potential main modifications. A report was taken to the cabinet member for regeneration and corporate strategy for an Individual Decision Maker decision in February 2014 to agree the council's response to the Inspector's potential main modifications.

Final report

13. The council received the Inspector's draft report for fact checking on 23 April 2014, and had 14 days to complete the fact check. The council responded to the Inspector on 7 May 2014 with some minor suggested factual corrections and clarifications. The final Inspector's final report was received on 13 May 2014.
14. The final report concludes that the council has met all the necessary legal and procedural requirements for preparing an area action plan, and that subject to the main modifications required by the Inspector the AAP is sound and can be adopted by the council.
15. The AAP has now been updated with the Inspector's required main modifications and the council's proposed minor changes (Appendix A) to be adopted by Council Assembly.

KEY ISSUES FOR CONSIDERATION

16. The Inspector's final report (Appendix B and Appendix C) confirmed that the Inspector found that:
- The council has complied with and satisfied the requirements of the 'Duty to Cooperate'. The Inspector concludes that the council has co-operated constructively, actively and on an on-going basis with the relevant authorities and bodies.
 - The AAP is legally compliant. The report confirms that the council has complied with its statement of community involvement in how it consulted on the AAP. It also confirms compliance with legal requirements relating to the publication of documents, advertising, notification and consultation.
 - Subject to the main modifications required by the Inspector (Appendix C) the AAP is sound and can be adopted by the council.

Main modifications

17. Appendix C sets out the main modifications required by the Inspector. All the modifications were consulted on by the council following the receipt of the Inspector's pre-hearing note. There have been some minor updates made by the Inspector to the precise wording of the main modifications following public consultation on the potential main modifications to reflect comments made in the consultation. One of the potential main modifications initially proposed by the Inspector in his pre-hearing note has also been removed from his final main modifications as the Inspector ultimately concluded that there was no need for this modification.
18. These main modifications must be incorporated into the AAP for the AAP to be able to be adopted. The final AAP (Appendix A) includes all the main modifications required by the Inspector.
19. In summary the main modifications are:
20. *Policy 4: Hot food takeaways.* The council previously suggested what we felt were minor changes to policy 4: Hot food takeaways to factually correct the location of Tuke School on figure 9 and to make it clear that figure 9 showing the schools is indicative as the policy restricts hot food takeaways around all secondary schools, whose location might change across the lifetime of the plan. The Inspector requires this change to be considered as a main modification.
21. *Policy 6: Business space, policy 27: Land use (Peckham core action area), policy 35: Land use (Peckham south).* The Inspector requests the policies and where relevant supporting text be amended to include reference to artist and creative enterprises within the policy and the supporting text. Whilst we already refer to this within other policies, his view is it also needs to be referred to within policy 6, 27 and 35 for the AAP to be sound.
22. *Policy 16: New homes.* The council proposed a minor factual update to the housing trajectory as there was year accidentally missing in the original graph. The Inspector requires this to be a main modification rather than a minor change. The trajectory and

associated wording has been updated to include the missing year and to reflect the removal of proposal site PNAAP 2 (see below).

23. *Policy 17: Affordable and private homes.* Overall the Inspector is content with the minimum 35% affordable policy but requires the wording 'subject to financial viability' to be inserted into the policy. The supporting text is also updated to reflect this wording and to cross refer to the council's Affordable Housing supplementary planning document. This is already the requirement within Core Strategy policy 6 and the Affordable Housing supplementary planning document and so the change is simply to repeat existing borough-wide policy.
24. The Inspector also requires a further change to this policy, the supporting text and the fact box on affordable housing to resolve the issue of non-conformity with the London Plan. At the publication/submission stage of consultation the Greater London Authority (GLA) issued the council with a letter of non-conformity with the London Plan, asking the council to include the product 'Affordable Rent' within the affordable housing policy. No resolution could be reached between the council and the GLA on this prior to the EiP, and so the GLA attended the EiP to put forward their view that the AAP is not in conformity with the London Plan. The Inspector's main modification now requires the council to remove the AAP's proposed requirement for 50% social rented and 50% intermediate within the required 35% affordable housing element, and make a commitment to looking at this borough-wide through the New Southwark Plan. The Inspector states that this will enable the AAP to be in conformity with the London Plan and the GLA have agreed this approach. This will mean that the council continues to use saved Southwark Plan policy 4.4 (until the New Southwark Plan is prepared), which requires a split of 70% intermediate and 30% social rent. The council will review this policy at a borough-wide level through the preparation of the New Southwark Plan, which is due for its first detailed stage of consultation from October to December 2014 and will be adopted in 2017.
25. *Policy 26: Building heights.* There was much discussion on this policy at the EiP and objections from some local residents and community groups, including in part from English Heritage. The Inspector's main modification places more emphasis on the area's heritage assets and wider historic environment, and places more of an emphasis on linking to an improved and generous public realm. The policy has been slightly restructured but in the view of officers the substance of the policy is similar to that in the proposed publication/submission AAP.
26. *Presumption in favour of sustainable development.* In the Inspector's April note, he asked the council to include a generic policy on the presumption in favour of sustainable development, in accordance with the National Planning Policy Framework in order to ensure a sound plan. The council subsequently suggested a main modification to this effect and the Inspector has taken this forward in his final main modifications.
27. *Proposals site PNAAP1: Aylesham Centre.* The Inspector's main modification requires a clarification to this figure to make it clearer the indicative capacities for non-residential and retail uses incorporate replacement of the existing uses on the site.
28. *Proposals site PNAAP2: Cinema/Multi-storey car park.* The Inspector is of the view that there is not enough evidence to justify including this site within the AAP due to its existing temporary uses and the existing cinema use. His main modifications require

removal of this designation throughout the AAP – within the policies, supporting text and proposal site designations. The removal of PNAAP2 also results in some changes to other parts of the AAP to remove reference to PNAAP2 including specifically within policy 26: Building heights.

29. The council previously questioned the Inspector on this approach setting out that the council's view is that the PNAAP2 designation is sufficiently flexible, in accordance with the National Planning Policy Framework tests of soundness to allow for a range of uses and different options for development of this site. The council put forward the view that it would be unusual for an AAP to provide no new site designation for a site in the centre of the action area.
30. However, the Inspector maintains that PNAAP2 designation must be deleted from the AAP in its entirety. As referred to within his report (Appendix B, paragraph 134) saved Southwark Plan policy 69P remains part of the development plan and will continue to apply to the site. Saved Southwark Plan site 69P states that A Use Class is the required land use and only allows residential and D Uses as other acceptable uses. The table in appendix B of the AAP is updated to cross refer to saved Southwark Plan proposals site 69P and to refer to this being reviewed through the preparation of the New Southwark Plan. The New Southwark Plan preparation and review will allow the council to amend the designation if appropriate to make it clearer that the council will continue to be committed to promoting and supporting creative industries and the local community in Peckham town centre subject to financially viable proposals being developed.
31. *Proposals site PNAAP4: Copeland Industrial Park and 1-27 Bournemouth Road.* The inspector's main modification requires the "required land use" of B use class to be defined as Class B1. This will make it clear that it is not suitable for industrial uses but more office based B1 uses, as discussed with the site owners at the EiP. This is the intention of the policy.
32. The main modification also requires the inclusion of wording to say "the continued use of the Bussey building by creative and artistic enterprises will be supported and encouraged."
33. *Proposals site PNAAP 6: Peckham Rye Station.* The main modifications request that the AAP includes an updated figure/map highlighting Blenheim Court and wording to say that it will be retained and made available for Class B1 business use and that the continued use of these premises by creative and artistic enterprises will be supported and encouraged.

Minor changes

34. In addition to the main modifications, it is proposed that number of minor modifications for factual accuracy and clarification be made to the AAP. These are shown in the table of minor changes in Appendix D. In summary these minor changes are:
 - Factual changes to ensure an up to date AAP at the time of adoption. The AAP was last taken to Council Assembly in October 2012 and since then there have been some changes in Peckham and Nunhead such as the completion of the East London Line. Factual updates have been made accordingly.

- Removal of some of the detail which was included in the October 2012 version of the plan to aid consultation. For example, the AAP included information on the Community Infrastructure Levy (CIL) which is now out of date, and it is more appropriate to cross refer to our website on CIL to ensure the AAP stays up to date.
- Correction of typos and formatting.
- Minor changes to reflect the main modifications changes.

Final AAP for adoption and next steps

35. The final AAP (Appendix A) incorporates all the main modifications and minor modifications. Adoption of the AAP will also result in some updates to the Adopted Policies Map to include new (and amended proposals sites designations), new and amended protected shopping frontages and changes to the core action area and town centre boundaries. The updated adopted policies map (Appendix J) has been updated to include all the new and amended boundaries and designations.
36. Following the adoption of the AAP, the council will review the effectiveness of the implementation of the policies through our authority's monitoring report.

Consultation

37. The Planning and Compulsory Purchase Act 2004 (amended 2008), 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 consultation requirements for area action plans.
38. The council has carried out extensive consultation on the AAP. This included a consultation strategy, a consultation plan for every stage of consultation and a consultation report. The consultation report summarises the consultation carried out and the responses received at each state (Appendix G). The main modifications consultation report (Appendix K) summarises consultation carried out on the main modifications required by the Inspector.
39. The Inspector confirm in his report (appendix B) that the council has met the requirements of our statement of community involvement and the requirements of the 2012 Regulations.

Community impact statement

40. The purpose of the AAP is to facilitate regeneration and deliver the council's Fairer Future promises ensuring that community impacts are taken into account. We have prepared an equalities analysis (Appendix F) and a sustainability appraisal (Appendix E) to make sure that the AAP is having a positive impact on different groups and that the AAP is delivering the most sustainable option for Peckham and Nunhead.
41. The sustainability appraisal statement (Appendix H) summarises the sustainability appraisal and how this influenced the preparation of AAP.

Financial implications

42. 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 (SH/08/2014)

43. Under Part 3B of the Constitution under the heading Policy at paragraph 3, cabinet has responsibility for formulating the council's overall policy objectives and making recommendations to council assembly for approval. Under Part 3C paragraph 20 cabinet has responsibility for adopting the preferred options of development plan documents, of which the Peckham and Nunhead AAP is one. This power isn't cabinet's alone as Regulation 4(1), paragraph 3(d) of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) ("the 2000 Regulations") states that the approval of a development plan document is a shared responsibility with council assembly and cannot be the sole responsibility of cabinet. The next stage of the process is therefore adoption of the Peckham and Nunhead AAP by council Assembly by virtue of Part 3A paragraph 10 of the Constitution.
44. Accordingly members of cabinet are requested to consider the content and recommendations of the binding Inspector's Report in respect of the adoption of the Peckham and Nunhead AAP and accompanying documents and recommend to council assembly that the Peckham and Nunhead AAP be adopted together with the accompanying documents which can be found in the appendices to this report.
45. The Peckham and Nunhead AAP has been subject to an independent examination in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 ("the 2004 Act") and the Inspector has endorsed the Peckham and Nunhead AAP subject to some main modifications which have been made in accordance with section 20(7C) of the 2004 Act, (as amended by the Localism Act 2011). The Inspector's modifications can be found at paragraphs 23-36 of this report. Under section 20(7C) of the 2004 Act the council can ask the Inspector to recommend modifications to the development plan document in order to make the document "sound". The council consulted upon these main modifications from 15 October 2013 to 6 January 2014 in order to comply with its obligations under the 2012 Regulations. The council has also publicised the minor modifications which it is not under a legal duty to consult upon as they do not materially affect the policies set out in the AAP.

General Conformity

46. Section 24(1)(b) of the 2004 Act requires that local development documents, such as the Peckham and Nunhead AAP must be in general conformity with the spatial development strategy, namely the London Plan July 2011 consolidated with revised early minor alterations October 2013. The council sought the Mayor's opinion as to whether the Peckham and Nunhead AAP was in general conformity and the Mayor issued a letter of non-conformity in respect of affordable housing and the product 'Affordable Rent'. To overcome this the Inspector has issued a main modification in respect of the council's affordable housing requirement in the AAP which the Mayor

has accepted and which means that the AAP will therefore be in conformity with the London Plan.

Soundness of the Peckham and Nunhead AAP

47. Under section 20(5)(a) of the 2004 Act the Inspector has examined the AAP on behalf of the Secretary of State and has found that the plan complies with the legislative framework and is sound.

Sustainability Appraisal

48. Section 19(5) of the 2004 Act requires sustainability appraisal of the economic, social and environmental sustainability of plans in development plan documents. Accordingly, a sustainability appraisal was prepared to ensure the wider impacts of the Peckham and Nunhead AAP policies are addressed. The Sustainability Appraisal provides a sound evidence base for the plan and forms an integrated part of the plan preparation process.
49. The Sustainability Appraisal has fully informed the preparation of the AAP and is recommended for adoption by Members. The Sustainability Appraisal should be expressly adopted along with the AAP and must have a separate adoption statement pursuant to Environmental Assessment of Plans and Programmes Regulations 2004, regulation 16 (3) and (4) which summarises “...*how environmental considerations have been integrated into the plan or programme... the reasons for choosing the plan or programme as adopted, in light of other reasonable alternatives dealt with, and the measures decided that are taken to monitor the significant environmental effects...*” .

Equalities

50. The Equality Act 2010 brought together the numerous acts and regulations that formed the basis of anti-discrimination law in the UK. It provides for the following “protected characteristics”: *age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex, and sexual orientation*. Most of the provisions of the new Equality Act 2010 came into force in October 2010 (“**the 2010 Act**”).
51. In April 2011 a single “general duty” was introduced namely the Public Sector Equality Duty (PSED). Merging the existing race, sex and disability public sector equality duties and extending the duty to cover the other protected characteristics namely age, gender reassignment, pregnancy and maternity, religion or belief and sexual orientation, (including marriage and civil partnership).
52. The single public sector equality duty requires all public bodies to “eliminate unlawful discrimination, harassment and victimisation”, “advance equality of opportunity between different groups” and “foster good relations between different groups”.
53. Disability equality duties were introduced by the Disability Discrimination Act 2005 which amended the Disability Act 1995. The general duties in summary require local authorities to carry out their functions with due regard to the need to:
 - (a) “promote equal opportunities between disabled persons and other persons;
 - (b) eliminate discrimination that is unlawful under the Act;

- (c) eliminate harassment of disabled persons that is related to their disabilities;
 - (d) promote a positive attitude towards disabled persons;
 - (e) encourage participation by disabled persons in public life; and
 - (f) take steps to take account of disabled person's disabilities even where that involves treating disabled persons more favourably than other persons."
54. The council's approach to equalities has always been broader than that required under previous legislation by protecting the now extended 'protected characteristics'.
55. Throughout the production process of the AAP from Issues and Options, Preferred Options to a publication / submission, the council has undertaken thorough iterative Equality Analyses including assessment of borough's demographics and the potential impacts of the plan on its diverse communities with particular regard to its equalities duties. The council's Equality Analysis processes extend beyond its current statutory equalities duties to incorporate religion/belief, sexual orientation and age.

Human Rights Considerations

56. The decision to adopt the Peckham and Nunhead AAP potentially engages certain human rights under the Human Rights Act 2008 ("the HRA"). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. In the case of the AAP, a number of rights may be engaged: -
- **The right to a fair trial (Article 6)** – giving rise to the need to ensure proper consultation and effective engagement of the public in the process;
 - **The right to respect for private and family life (Article 8)** – for instance the impacts on amenities or the quality of life of individuals;
 - **Article 1, Protocol 1 (Protection of Property)** – this right prohibits interference with individuals' right to peaceful enjoyment of existing and future property / homes. It could be engaged, for instance, if the delivery of any plan necessitates CPOs or results in blight or loss of businesses/homes;
 - **Part II Protocol 1 Article 2 Right to Education** – this is an absolute right enshrining the rights of parents' to ensure that their children are not denied suitable education. This is a relevant consideration in terms of strategies in the plan which impact on education provision.
57. It is important to note that few rights are absolute in the sense that they cannot be interfered with under any circumstances. 'Qualified' rights, including the Article 6, Article 8 and Protocol 1 rights, can be interfered with or limited in certain circumstances. The extent of legitimate interference is subject to the principle of proportionality whereby a balance must be struck between the legitimate aims to be achieved by a local planning authority in the policy making process against potential interference with individual human rights. Public bodies have a wide margin of appreciation in striking a fair balance between competing rights in making these decisions.
58. This approach has been endorsed by *Lough v First Secretary of State* [2004] 1 WLR 2557. The case emphasised that human rights considerations are material considerations in the planning arena which must be given proper consideration and weight. However, it is acceptable to strike a balance between the legitimate aims of

making development plans for the benefit of the community as a whole against potential interference with some individual rights.

59. Public bodies have a wide margin of appreciation in striking a fair balance between competing rights in making these decisions. The approach and balance between individual and community rights set out in the publication/submission is within justifiable margins of appreciation.
60. The council has undertaken robust public participation, iterative sustainability and equalities assessments throughout the production of the AAP as well as engaging with the issue of human rights at each decision making process. Therefore the AAP is not deemed to interfere with any human rights which may be engaged and strikes the appropriate balance between making strategic policies for its communities against any potential interference. In deciding upon the adoption of the AAP, members are reminded to have regard to human rights considerations and strive to strike a fair balance between the legitimate aims of making development plans for the benefit of the community against potential interference with individual rights.

Adoption Process – Procedural Requirements

61. Members' are advised that should the AAP be adopted by council assembly, following the recommendation of cabinet, a number of statutory requirements will need to be complied with by the council. These requirements are set out in Regulation 26 of the 2012 Regulations and must be complied with as soon as reasonably practicable after the date of adoption.
62. In summary, Regulation 26 requires that the council must make available in accordance with regulation 35:
 - i. The local plan
 - ii. An adoption statement
 - iii. The sustainability appraisal report; and
 - iv. Details of where the local plan is available for inspection and the places and times at which the document can be inspected.
63. The council must then send a copy of the adoption statement to any person who has asked to be notified of the adoption of the local plan must also send a copy of the adoption statement to the Secretary of State.

Application to the High Court

64. The Peckham and Nunhead AAP has been prepared in accordance with the relevant legislation and regulations. If adopted this final version will form part of the development plan documents for Southwark. Under Section 113 of the 2004 Act, any party aggrieved by the adoption of the AAP may make an application to the High Court within 6 weeks of the publication of the adoption statement. Such applications may only be made on limited grounds namely that:
 - a) the document is not within the appropriate power and / or
 - b) that a procedural requirement has not been complied with.

65. Officers believe this risk is minimal. The Inspector has concluded the AAP has been prepared in accordance with the relevant regulations and guidance and due process has been followed.

Strategic Director of Finance And Corporate Services (FC14/026)

66. This report recommends that cabinet make recommendations to council assembly to adopt the Peckham and Nunhead AAP.

67. There are no immediate financial implications arising from the adoption of the recommendations, and staff time to effect these recommendations will be contained within existing budgeted revenue resources.

68. Any specific financial implications arising from the final Peckham and Nunhead Area Action Plan will be included in subsequent reports for consideration and approval.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2011 consolidated with revised minor alterations 2013	160 Tooley Street, London SE1 2QH	planningpolicy@southwark.gov.uk
Link: http://www.london.gov.uk/priorities/planning/londonplan		
Southwark Statement of Community Involvement 2008	160 Tooley Street, London SE1 2QH	planningpolicy@southwark.gov.uk
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	planningpolicy@southwark.gov.uk
Link: http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan		
The Core Strategy 2011	160 Tooley Street, London SE1 2QH	planningpolicy@southwark.gov.uk
Link: http://www.southwark.gov.uk/info/200210/core_strategy		

APPENDICES

No.	Title	Held at
Appendix A	Peckham and Nunhead Area Action Plan, November 2014	Hard copy circulated separately.
Appendix B	Inspector's Report	http://www.southwark.gov.uk/futurepeckham
Appendix C	Annex to the Inspector's Report: Table of main modifications	Hard copy circulated separately.
Appendix D	Table of minor changes	http://www.southwark.gov.uk/futurepeckham
Appendix E	The sustainability appraisal	http://www.southwark.gov.uk/futurepeckham
Appendix F	The equality analysis	http://www.southwark.gov.uk/futurepeckham
Appendix G	The consultation report	http://www.southwark.gov.uk/futurepeckham
Appendix H	Sustainability appraisal statement	http://www.southwark.gov.uk/futurepeckham
Appendix I	Appropriate assessment	http://www.southwark.gov.uk/futurepeckham
Appendix J	The updated adopted policies map, November 2014	http://www.southwark.gov.uk/futurepeckham
Appendix K	Main modifications consultation report	http://www.southwark.gov.uk/futurepeckham

AUDIT TRAIL

Cabinet Member	Councillor Mark Williams, Regeneration, Planning and Transport	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Alison Squires, Planning Team Leader	
Version	Final	
Dated	9 October 2014	
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		9 October 2014