

Item No. 11.	Classification: Open	Date: 21 October 2014	Meeting Name: Cabinet
Report title:		New Southwark Plan – Issues and Options	
Ward(s) or groups affected:		All	
Cabinet Member:		Councillor Mark Williams, Regeneration, Planning and Transport	

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

This New Southwark Plan sets out how we will deliver further regeneration and wider improvements for our great borough in the years to come. We have welcomed development to our borough, providing much needed homes and affordable homes for our residents, along with jobs - both in construction and in the completed schemes themselves. At the same time as welcoming new development we have maintained a strong commitment to preserving and enhancing the historic nature and identity of our borough. Our location, with large amounts of our borough being in Central London, provides an opportunity for all of Southwark's residents to benefit from new developments. Looking to the future we must answer the pressing need for housing - of all tenure types - for our residents, we need more affordable homes and in particular new council homes. To meet this need, Southwark has an ambitious target to deliver 11,000 new council homes by 2043 with the first 1,500 by 2018. This New Southwark Plan sets out that we expect to deliver a significant proportion of these through new developments, as well as through estate infill and regeneration. By working with our communities and local residents we will identify opportunities to deliver an increase in council homes on our existing estates. We have set out in our Council Plan a Fairer Future promise to make Southwark an age-friendly borough and this New Southwark Plan will help to promote a wider range of different types of homes that help to meet the needs of an aging population. The regeneration of the former Heygate Estate and the wider Elephant and Castle continues to gather pace and is a clear demonstration of our commitment to improving the lives of our borough's residents. To enable further estate regeneration we have adopted the Aylesbury Area Action Plan and are making great progress with the Canada Water Area Action Plan, Peckham and Nunhead Area Action Plan and will shortly begin work on the Old Kent Road Area Action Plan. All of these plans will help realise the potential of these distinct areas and deliver the homes and jobs our residents so desperately need.

This new plan also contributes to the borough's new responsibilities for public health and helping our residents lead healthy and active lives. This plan complements our new Cycling Strategy which will set out how we will unlock the cycling network for our borough and help us get many more residents cycling. We continue to take a firm stand on limiting payday lenders who blight many of our high streets and town centres. This New Southwark Plan also sets out visions for all of our borough's neighbourhoods including Camberwell, Borough, Tower Bridge, Bankside, Bermondsey and The Blue, Blackfriars Road, Dulwich and Herne Hill. I look forward to hearing from residents, businesses and community groups from across our borough on the options and issues set out in this New Southwark Plan. By working

together we can continue delivering the homes, jobs and high quality public spaces our borough needs.

RECOMMENDATIONS

That cabinet:

1. Agree the New Southwark Plan Issues and Options (Appendix A) for consultation.
2. Note the consultation plan (Appendix B).

BACKGROUND INFORMATION

Background to the New Southwark Plan

3. The council has prepared a set of issues and options for consultation. The New Southwark Plan will form part of Southwark's development plan along with the London Plan and area action plans. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications. While the New Southwark Plan must be in general conformity with the London Plan (2013) and the National Planning Policy Framework (2012), it can adapt some of these policies to reflect specific issues in Southwark. It will replace the Core Strategy (2011) and saved Southwark Plan (2010) policies.
4. The Southwark Plan will be prepared with several stages of consultation taking place between 2013 and 2017. The first stage of consultation was the *issues* consultation from October 2013 to February 2014. This consultation was a community conversation on 'Health of the High Streets'. These issues and options set out a detailed strategy for regeneration in Southwark and the Council's approach to planning to deliver the Fairer Future promises updating the strategy and area visions in the Core Strategy.
5. There are visions for: Aylesbury, Bankside, Bermondsey and the Blue, Blackfriars Road, Camberwell, Canada Water, Dulwich, Elephant and Castle, Herne Hill, London Bridge, Old Kent Road, Nunhead, Peckham and Tower Bridge Road.
6. The policies and implementation plan cover the following topics:
 - 'Homes' sets out the council's commitment to deliver 11,000 new council homes with a policy to make this happen. There are also requirements for density and residential design standards along with affordable, family, students, wheelchair access and private homes. There are questions about housing targets and Gypsy and Traveller provision.
 - 'Travel' sets out the council's commitment to providing cycling, walking and public transport infrastructure. There are also parking standards and requirements for locating large and trip generating activities in accessible locations to improve access and reduce pollution and congestion.
 - 'Business, employment and enterprise' sets out requirements for offices, railway arches, small businesses, employment and training. A question is also asked about how the preferred industrial locations should be protected and developed.
 - 'Town centres' sets out requirements for pubs, hot food takeaways, bookies and pay day loan shops, hotels, leisure, arts and culture. There are questions about

- whether town centres and shopping frontages should be made larger or smaller and whether there should be one or more new town centres at Old Kent Road.
 - ‘Social infrastructure sets out requirements for schools, further and higher education along with community and health facilities. There is also a question about where faith facilities could be located.
 - ‘Design, heritage and environment’ contains requirements for local distinctiveness, design of buildings and places, active design, public realm, conservation, heritage, built form, archaeology, views, green infrastructure, community food growing, building heights, efficient use of land, adverts, shop fronts and telecommunications, open spaces, trees and biodiversity.
 - ‘Sustainability’ explains requirements for waste, energy, water, flooding and pollution
7. There are new proposals sites and changes to existing proposals sites, setting out required and acceptable land uses and policy requirements for each site. There is also a section on delivery and monitoring which explains how the policies and necessary infrastructure will be implemented.

KEY ISSUES FOR CONSIDERATION

8. The approach to regeneration has changed by:
- Addressing housing provision through the emphasis on provision of council housing, increasing density at Canada Water and allowing tall buildings in more circumstances.
 - Improving places through introducing policies for local distinctiveness, active design, green infrastructure, health and public realm.
 - Improving town centres and the health of residents by providing tougher requirements for loss of, and permission being provided for certain shops, leisure and cultural uses.
 - Increasing opportunities for cycling and walking with improved infrastructure.
 - Asking questions about the extent and function of preferred industrial locations and opportunities for improvements at Old Kent Road as a major regeneration area.
 - Greening through new infrastructure, tree protection and food growing.
9. There are updates to all of the visions. There are significant changes to Old Kent Road and there are new visions for Blackfriars Road and Tower Bridge Road.
10. There are new policies:
- DM1 Provision of 11000 Council Homes setting out the Council’s approach to affordable housing.
 - DM8 New policy for age friendly housing to meet people’s needs as they get older.
 - DM27 New criteria before pubs can be lost.
 - DM28 New criteria before take aways can be permitted.
 - DM30 New criteria before betting shops and pay day loan shops can be permitted.
 - DM 31 Additional protection for leisure, arts and culture.
 - DM37 A question about where to locate religious premises.

- DM41 New criteria to encourage active design.
- DM43 New policy to encourage distinctive locations.
- DM59 Increase the number and canopy of trees.
- DM60 Requiring development to support green infrastructure.
- DM61 Supporting community food growing.
- DM62 Sustainable development policy to show alignment with the NPPF.

11. There are updates to policies:

- DM4 Challenging the housing target being set out by the Mayor (2736 per annum) as too high and suggesting that the target should be more in line with current delivery.
- DM5 Increasing the density range at Canada Water and widening the requirements for exemplary design to all density ranges.
- DM11 Allowing for provision for other identified groups in addition to wheelchair housing.
- DM15 Increase the requirements for walking and cycling infrastructure.
- DM16 Removing protection from sites to deliver the Cross River Tram.
- DM17 Reducing the availability of car parking permits.
- DM19 New requirements for cycle docking and car clubs.
- DM21 Consulting on whether there should be a loss of preferred industrial locations.
- DM26 Considering whether there should be town centres at Tower Bridge Road and Old Kent Road and whether there should be changes to boundaries of other town centres.
- DM46 New criteria to allow tall buildings in more locations.
- DM57 To allow expansion of specified schools in specific locations in Metropolitan Open Land.

12. The implementation and monitoring sections will be updated as will the adopted policies map to reflect the changes. These will be provided in more detail at the preferred options stage once there is more certainty about the approach.

Consultation

13. 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 the New Southwark Plan.

14. The council will carry out extensive consultation on the New Southwark Plan. This will include a consultation plan for every stage of consultation and a consultation report. The consultation report summarises the consultation carried out on the Issues and the responses received.

Community impact statement

15. The purpose of the New Southwark Plan is to facilitate regeneration and deliver the vision of the sustainable community strategy, Southwark 2016, ensuring that community impacts are taken into account. We will prepare an equalities analysis and

a sustainability appraisal to make sure that the New Southwark Plan is having a positive impact on different groups and is delivering the most sustainable option.

Financial implications

16. 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

17. The National Planning Policy Framework (“NPPF”) came into force in March 2012 and since then due weight when making planning decisions should be given to relevant development plan policies according to their degree of consistency with the NPPF.
18. The report identifies that the Core Strategy was adopted in 2011 whilst the relevant Southwark Plan policies were saved in 2010. There is therefore growing pressure to reconsider policies and the council is required by section 17, Planning and Compulsory Purchase Act 2004 to keep the development plan documents under review.
19. It is required that such documents set out the authority’s policies relating to the use and development of land in the borough. In order to allow a review of these policies it is necessary to consider what issues arise in respect of the current policies and what options the council has in setting new policies. The report sets this out at Appendix A.
20. The New Southwark Plan will emerge as a result of the series of consultations which will be carried out over the next few years. When appropriate it will be put forward for an independent examination in public when it will be considered as to whether or not it is compliant in accordance with the requirements of the 2004 Act (as amended). It is only after this process has been completed that the Plan can be considered for adoption which will fall to be determined by Council Assembly in accordance with paragraph 10 of part 3a of the Constitution

Human Rights Considerations

21. When the decision is taken to adopt the New Southwark Plan, then this potentially engages certain human rights under the Human Rights Act 2008. It is therefore essential that throughout the process of preparing the New Southwark Plan that there is robust public participation coupled with sustainability and equalities assessments. By undertaking the process as outlined in the report, the Council will be able to maintain the appropriate balance between making strategic policies for its communities against possible interference with individual rights. The issue of human rights will be specifically considered at the time the New Southwark Plan comes forward for adoption.

Strategic Director of Finance and Corporate Services (Ced/Md/14/26)

22. This report recommends that cabinet agree to consult on the New Southwark Plan – Issues and Options.

23. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2011	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 2010	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		
National Planning Policy Framework	160 Tooley Street, London SE1 2QH	planningpolicy@southwark.gov.uk
Link: http://www.gov.uk/government/publications/national-planning-policy-framework--2		

APPENDICES

No.	Title	Held at
Appendix A	New Southwark Plan – Issues and Options, October 2014	Hard copy circulated separately.
Appendix B	Consultation Plan	Hard copy circulated separately.

AUDIT TRAIL

Cabinet Member	Councillor Mark Williams, Regeneration, Planning and Transport	
Lead Officer	Eleanor Kelly, Chief Executive	
Report Author	Juliet Seymour, Planning Policy Manager	
Version	Final	
Dated	10 October 2014	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Environment and Leisure	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	
Date final report sent to Constitutional Team	10 October 2014	