

## London Borough of Southwark

### Local Development Scheme

### The Timetable for preparing Southwark's Local Plan

October 2014 to December 2019

Draft version

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For further information please

- Look on our website [www.southwark.gov.uk/planningpolicy](http://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.

## 1. The Local Development Scheme

- 1.1. The Planning Policy Framework is set out in appendix 1. The Local Development Scheme (LDS) sets out the timetable for preparing Southwark's planning documents with a gant chart timetable set out in appendix 2. These documents are the New Southwark Plan, Area Action Plans and Supplementary Planning Documents. These are set out with timetables for new documents in tables 1 and 2. This LDS will replace the July 2013 LDS. All of the documents mentioned can be found at [www.southwark.gov.uk/planningpolicy](http://www.southwark.gov.uk/planningpolicy) Local planning authorities are required by the Planning and Compulsory Purchase Act 2004 to maintain their local development schemes.
- 1.2. The New Southwark Plan will set out the strategy for development for Southwark with policies, masterplans, site allocations, maps and evidence. They carry significant weight and are used by planners to determine the type of development that we will welcome so that we allow developments that enhance our diverse areas. This will replace the Southwark Plan and Core Strategy. Changes to sites and designations of areas will be changed on the adopted policies map.
- 1.3. The Southwark Plan (Unitary Development Plan) 2007. This is the plan that set out the policies for development, adopted in 2007. Some of this has been replaced as more up to date policies have been prepared. 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. The 2010 saved policies and sites were reviewed in March 2013 for compliance with the National Planning Policy Framework. Policy 1.8 was rescinded because the policy to decide about size of retail development in town centres has been superceded by the National Planning Policy Framework. A number of the sites were rescinded as they had been built. 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 as well as some of the borough wide policies in the Southwark Plan.
- 1.4. Area Action Plans (AAPs) set out local strategies for development with detailed masterplans and policies for regenerating areas with the same status as the New Southwark Plan. The Council 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. It is anticipated that this will be adopted in February 2015. 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. It is expected that this will be adopted in November 2014. This has been put back a couple of months to take account additional consultation required after the Examination in Public. A new Opportunity Area Framework/Area Action Plan has been added for Old Kent Road. This will be prepared in close collaboration with the Mayor and will also be

adopted by the Mayor as an opportunity area planning framework (OAPF).

- 1.5. 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 Peckham and Nunhead AAP soon to be added once adopted. We have also updated the map by removing out of date designations and allocations as part of the Southwark Plan saved policies review to check conformity with the National Planning Policy Framework. The next set of changes should be made following the changes to Canada Water Area Action Plan.

**Table 1: Preparation of documents - timetable**

Adopted Development Plan Documents

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

Draft Development Plan Documents

<b>Document</b>	<b>Date planned to adopt</b>
Peckham and Nunhead Area Action Plan	November 2014
Canada Water Area Action Plan amendments	February 2015
New Southwark Plan	December 2017
Old Kent Road Opportunity Area Framework/Area Action Plan	December 2017
Adopted Policies map	Regular updates as each Development Plan Document is adopted.

Supplementary Planning Documents

- 1.6. 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 Section 106 and

Heritage and Conservation as these areas and issues require the most urgent detailed policy guidance. Bankside, Borough and London Bridge is also still under consideration for an additional planning document. This would be an Opportunity Area Framework.

### Other documents

- 1.7. Neighbourhood plans are being prepared for parts of Bankside and the South Bank by Neighbourhood Forums. These relatively new types of documents will also be used in making planning decisions as set out in the National Planning Policy Framework. Bankside Neighbourhood Area and Forum have been agreed by the Council. There are applications and expressions of interest for other areas and forums. These can be found on the website at [http://www.southwark.gov.uk/info/200413/neighbourhood\\_planning](http://www.southwark.gov.uk/info/200413/neighbourhood_planning)
- 1.8. 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](http://www.southwark.gov.uk/info/511/conservation_areas)
- 1.9. The Authority 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 will be preparing a report in December 2014 for 2011-2012 and 2012 – 2013 and 2013-2014.
- 1.10. The Statement of Community Involvement sets out how we will consult on planning documents and planning applications. We will keep an update under regular review.
- 1.11. 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

<b>Document</b>	<b>Date adopted</b>
272 – 304 Camberwell Road	October 2004
Telecommunications	November 2004
Outdoor Advertisements	November 2004
East Dulwich Hospital	July 2005
Planning obligations (Section 106)	July 2007 (to be replaced by S106)

	SPD)
Design and Access statements	September 2007
123 Grove Park	September 2007
Affordable housing	September 2008
Sustainable Design and Construction	February 2009
Sustainability Assessment	February 2009
Sustainable Transport	March 2010
Residential Design Standards	October 2011
Elephant and Castle (Opportunity Area Planning Framework)	March 2012 (replaced Elephant and Castle SPG 2004, Elephant and Castle Enterprise Quarter SPD September 2008 and Walworth Road SPD September 2008)
Dulwich SPD	July 2013
Blackfriars Road	January 2014

#### Draft Supplementary Planning Documents/Guidance

<b>Document</b>	<b>Date adopted for consultation (planned to adopt a final version)</b>
Camberwell Green	2002
Heritage and Conservation	2002 (to be rescinded when Heritage is adopted)
Archaeology	2002
Affordable Housing SPD	June 2011
Bankside, Borough and London Bridge (Opportunity Area Planning Framework)	2010
Planning Obligations/Section 106 SPD	July 2014
Old Kent Road	2002 (to be rescinded when Old Kent Road OAPF/AAP is adopted)

#### Other documents

<b>Document</b>	<b>Date planned to adopt</b>
Community Infrastructure Levy	April 2015

## **2. Preparing documents**

### Changes

- 2.1. The preparation of planning documents must comply with legal requirements and government guidance. This changed in April 2012 with the adoption of the National Planning Policy Framework and the Town and Country Planning (Local 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/](http://www.communities.gov.uk/corporate/)
- 2.2. There are a number of further changes to our Local Development Scheme from the 2013 version. Significant changes have been made to the LDS as follows:
- Including a new Opportunity Area Framework/Area Action Plan for Old Kent Road.
  - Including a 3 year review of CIL.
  - Removing Camberwell SPD as these points could be addressed through other action plans which will be published particularly on transport issues. Further detail is set out in an IDM on Camberwell.

### Testing for Impacts

- 2.3. 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. Section 19(5) of the Planning and Compulsory Purchase Act 2004 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.
- 2.4. 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

- 2.5. The documents are prepared under the Town and Country Planning (Local 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 pre-publication consultation stage and Council Assembly at the publication 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.

- 2.6. The Regulations require a consultation statement to be prepared setting out the responses to consultation and how they have been addressed. Each draft of the document is provided for consultation once it has been agreed by the Cabinet or relevant cabinet member. 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 Planning 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.
- 2.7. 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

- 2.8. Our Planning Policy team has 9 permanent staff. 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.
- 2.9. 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

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 (AMR) 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

