

Item No. 6.	Classification: Open	Date: 3 February 2015	Meeting Name: Planning Committee
Report title:		New Southwark Plan Options Version	
Ward(s) or groups affected:		All	
From:		Director of Planning	

RECOMMENDATIONS

1. That planning committee:
 - a. Comment on the New Southwark Plan (NSP) Options version (Appendix A)
 - b. Comment on the Revised Parking Standards Consultation Leaflet (Appendix B)
 - c. Note the supporting documents: the consultation report (Appendix C) and the consultation plan (Appendix D).

BACKGROUND INFORMATION

Background to the New Southwark Plan

2. 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. The NSP was taken to cabinet on 21 October 2014. Cabinet approved the document for consultation.
3. 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.
4. 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, Walworth Road and Tower Bridge Road.
5. The policies and implementation plan cover the following topics:

6. '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 Traveler provision.
7. '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. The standards can be found in the consultation leaflet at Appendix B. Travel policies also reinforce the aspirations set out in Southwark's Cycling Strategy. Later stages of the plan will set out more detail on how the Cycling Strategy will be implemented.
8. '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.
9. 'Town centres' sets out requirements for pubs, hot food takeaways, bookies and pay day loan shops, hotels, leisure, arts and culture. The plan asks questions about whether town centres and shopping frontages should be made larger or smaller. There is also a question on whether the northern end of Old Kent Road should be formally recognised as a town centre, and whether a new town centre could be established towards the southern end.
10. '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.
11. '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.
12. 'Sustainability' explains requirements for waste, energy, water, flooding and pollution.
13. There are potential new proposals sites and changes to existing proposals sites. There is also a section on delivery and monitoring which explains how the policies and necessary infrastructure will be implemented.

KEY ISSUES FOR CONSIDERATION

14. The approach to regeneration has evolved. The New Southwark Plan will address housing provision through the emphasis on provision of council housing, increasing density at Canada Water and allowing tall buildings in more circumstances.
15. New policies will encourage local distinctiveness, active design, green infrastructure, health and public realm. There are also new policies to improve town centres and the health of residents by applying strict criteria when determining applications for new take away outlets and

betting shops. Stricter criteria will be applied to applications for the loss of pubs which contribute positively to community life.

16. The plan will increase opportunities for cycling and walking with improved infrastructure.
17. There are key questions about the extent and function of preferred industrial locations and opportunities for improvements at Old Kent Road as a major regeneration area.
18. There are updates to all of the visions. There are significant changes to Old Kent Road and there are new visions for Blackfriars Road Walworth Road and Tower Bridge Road.

Policy implications

19. 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.
20. 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.
21. 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

22. The Planning and Compulsory Purchase Act 2004 (amended 2008) and the council's statement of community involvement (2008) set out the consultation requirements for Development Plan Documents.
23. The consultation plan (Appendix D) sets out how we are consulting on the NSP at this stage, and the key groups we seek to involve. The Options version of the NSP has been out to consultation since 31 October 2014 and will run until 6 March 2015. Officers have attended number of public workshops, events and meetings to introduce the NSP and discuss its policies. There are more events and workshops arranged to take place before the end of the consultation period.
24. Officers also undertook a preliminary stage of consultation called 'Let's talk about your high street'. The consultation report (Appendix C) contains details of this consultation. This was a very informal initial stage of consultation to get people thinking about their high streets and what they want from them. The consultation undertaken has helped shape area visions and planning policies for the New Southwark Plan Options Document.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

25. It will often be necessary to include in the report comments from other chief officers. This will usually be the strategic director of finance and corporate services and the director of legal services, but may include other officers. Examples of when comments from these officers are required are listed below.

Departmental Finance Manager

26. This report recommends that Planning Committee comment on the New Southwark Plan (NSP) Options version (Appendix A), and the Revised Parking Standards Consultation Leaflet (Appendix B) and note the appendices relating to the consultation report and consultation plan.
27. 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.
28. Any specific financial implications arising from the final New Southwark Plan will be included in subsequent reports for consideration and approval.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2011 (http://www.london.gov.uk/priorities/planning/londonplan)	Development Management Southwark Council 160 Tooley Street London SE1 2QH	Susannah Pettit Senior Planning Policy Officer 020 7525 5405
Southwark Statement of Community Involvement 2008 (http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci)	Development Management Southwark Council 160 Tooley Street London SE1 2QH	Susannah Pettit Senior Planning Policy Officer 020 7525 5405
Saved Southwark Plan 2007 (http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan)	Development Management Southwark Council 160 Tooley Street London SE1 2QH	Susannah Pettit Senior Planning Policy Officer 020 7525 5405
The Core Strategy 2011 (http://www.southwark.gov.uk/info/200210/core_strategy)	Development Management Southwark Council 160 Tooley Street London SE1 2QH	Susannah Pettit Senior Planning Policy Officer 020 7525 5405

APPENDICES

No.	Title
Appendix A	New Southwark Plan
Appendix B	Revised Parking Standards Consultation Leaflet
Appendix C	Consultation report available online at http://www.southwark.gov.uk/newsouthwarkplan
Appendix D	Consultation plan available online at http://www.southwark.gov.uk/newsouthwarkplan

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Susannah Pettit, Senior Planning Policy Officer	
Version	Final	
Dated	6 January 2015	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	No	No
Departmental Finance Manager	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	22 January 2015	