

Item No. 8.	Classification: Open	Date: 2 February 2016	Meeting Name: Planning Committee
Report title:		New Southwark Plan – Preferred Option	
Ward(s) or groups affected:		All	
From:		Director of Planning	

RECOMMENDATIONS

That the Planning Committee:

1. Note the preparation and consultation process for the delivery and adoption of New Southwark Plan, including the current 15 week consultation on the Preferred Option of the New Southwark Plan from 30 October 2015 to 12 February 2016.
2. Provide comments on the Preferred Option draft of the New Southwark Plan to further improve the draft planning policies.

BACKGROUND INFORMATION

Background to the New Southwark Plan

3. 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 and the National Planning Policy Framework, 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 is being prepared with several stages of consultation taking place between 2013 and 2017. Each stage of consultation takes place for 12 weeks in accordance with the council's adopted Statement of Community Involvement, consisting of of six weeks formal and six weeks informal consultation. This goes beyond the statutory six week consultation period.
5. The consultation process includes web, press and social media updates, alongside public workshops and events with local community and amenity groups, neighbourhood forums, TRAs and community councils, and High Street interviews.
6. The first draft of the New Southwark Plan is called the "Options" version. It was subject to consultation from October 2014 to March 2015. It 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. The consultation also consisted of a community conversation on "Health of the High Streets".
7. The second draft of the New Southwark Plan, the "Preferred Option" is currently under a 15 week public consultation from Monday 30 October 2015 to Friday 12 February 2016. The Preferred Option consists of updated strategic and development management policies that have been informed by the results of the Issues version consultation and further recent changes in national and regional planning policy. The

approach taken within the Preferred Option has been to restructure the spatial themes within the plan to be clear how the council's Fairer Future promises will be delivered through regeneration and planning.

8. The final stage of preparation of the New Southwark Plan will be the "Submission" version of the plan and is this is currently due for public consultation in autumn 2016. This version will be close to the final version of plan. Once consultation on the Submission version has taken place, the plan will be subject to a statutory examination by a Planning Inspector who will assess the soundness of the plan. If the plan is found to be sound, it may be formally adopted by the council, circa summer 2017.
9. The New Southwark Plan will contain updated and detailed visions for neighbourhoods in Southwark including 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. The development of the visions will be informed and prepared with considerable consultation during and preceding the Preferred Option public consultation process. This process will include discussions with ward councilors and local community groups prior to the consultation on the draft visions.
10. The council intends to consult on draft area visions in spring 2016 after the London Mayoral elections. This stage of public consultation will also include consultation on a draft list of site allocations which are potential development sites. This will take place alongside the consultation for the draft Old Kent Road Area Action Plan/Opportunity Area Planning Framework preferred option.

KEY ISSUES FOR CONSIDERATION

11. The New Southwark Plan is a spatial planning document that covers a broad range of interrelated themes that relate to places and the built environment within Southwark. These themes inform the regeneration and place-making strategies, planning policies and implementation plan, and have been categorised against each of the council's Fairer Future promises so that new development achieves the strategic objectives of the Council:
 - Strategic policies set out the council's ambitious strategy to work with local people to see their values reflected to improve neighbourhoods and create new opportunities for the future.
 - "Quality Affordable homes" sets out how the Council will lead to build all types of homes within Southwark. Detailed policies set out percentages of affordable and new family homes; protection of homes, private rented homes, housing for older people, households with specialist needs and houses in multiple occupation, also optimising delivery of new homes.
 - "Revitalised neighbourhoods" sets out how to make places in which everyone can be proud to live and work. The detailed policies enable this and cover design of places, quality and residential design; tall buildings, efficient use of land, listed buildings and structures, conservation areas, conservation of the historic environment and natural heritage, borough views, archaeology world heritage sites and the River Thames.
 - "Best start in life" sets out how young people will have the best start in life with a safe, stable and healthy environment where they have the opportunity to develop, make choices and feel in control of their lives and future. Detailed development management policies cover education places and student homes.

- “Strong local economy” sets out ways to enable residents to benefit from a strong economy. This will bring opportunities for employment and a place for town centres to thrive. Detailed policies include transition of preferred industrial locations to mixed use neighbourhoods, railway arches, small business units, town and local centres, development outside town centres, protected shopping frontages, shops outside protected shopping frontages, shop fronts, betting shops, pawnbrokers and pay day loan shops, hotel and other visitor accommodation and pubs; access to employment and training, outdoor advertisements and signage, broadband and telecommunications.
- Healthy active lives sets out how we will maintain and improve the health and well being of residents. Detailed policies cover leisure, arts and culture, flexible community uses, hot food takeaways, public transport, network impacts, walking, Low Line walking routes and cycling, infrastructure improvements, car and cycle parking, parking standards for disabled people and the mobility impaired.
- Cleaner, greener, safer sets out how we will lead the way in making people feel safe and the borough green. Detailed policies include protection of amenity, designing out crime, open space and open water space, biodiversity, trees, environmental standards, energy, reducing waste, land for waste management, environmental protection, improving air quality, reducing noise pollution, reducing water use and improving water quality and reducing flood risk.
- The implementation section includes policies on infrastructure, Community Infrastructure Levy and planning obligations, enforcement, compulsory purchase order and monitoring.

CONSULTATION

12. 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.
13. The council will carry out extensive consultation on the New Southwark Plan. This will include a consultation strategy, a consultation plan and report for every stage of consultation. These documents were included as appendices to the Preferred Option cabinet report that went to cabinet on 20 October 2015.

Community impact statement

14. The purpose of the New Southwark Plan is to facilitate regeneration and deliver the area visions and vision of the Fairer Future promises, ensuring that community impacts are taken into account. An Integrated Impact Assessment that includes an equalities analysis, has been prepared for New Southwark Plan Preferred Option to ensure that the plan has a positive impact on different groups and is delivering the most sustainable option. The Integrated Impact Assessment will be updated in light of revisions to the Submission version of the plan.

Financial implications

15. 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 Law and Democracy

16. Supplementary advice from the Director of Law and Democracy of was sought and included in the cabinet report dated 20 October 2015.that was agreed at cabinet to commence consultation on the Preferred Option of the New Southwark Plan.
17. This report asks Planning Committee to note the current 15 week consultation process for the New Southwark Plan
18. In accordance with paragraph 1, part 3F of the Council Constitution, part of the role for the Planning Committee is to comment on local development framework documents and, if appropriate, make recommendations

Strategic Director of Finance and Governance (CE/15/023)

19. Supplementary advice from the Strategic Director of Finance and Governance was sought and included in the cabinet report dated 20 October 2015.that was agreed at cabinet to commence consultation on the Preferred Option of the New Southwark Plan. It is noted that this consultation can be carried out within existing budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
London Plan 2011	http://www.london.gov.uk/priorities/planning/londonplan	planningpolicy@southwark.gov.uk
Southwark Statement of Community Involvement 2008	http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci	planningpolicy@southwark.gov.uk
Saved Southwark Plan 2010	http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	planningpolicy@southwark.gov.uk
The Core Strategy 2011	http://www.southwark.gov.uk/info/200210/core_strategy	planningpolicy@southwark.gov.uk
National Planning Policy Framework	http://www.gov.uk/government/publications/national-planning-policy-framework--2	planningpolicy@southwark.gov.uk
New Southwark Plan Issues and Options	http://www.southwark.gov.uk/news/southwarkplan	planningpolicy@southwark.gov.uk

APPENDICES

No.	Title
Appendix A	New Southwark Plan Preferred Option
Appendix B	New Southwark Plan appendices available on line here: http://www.southwark.gov.uk/downloads/download/4346/new_southwark_plan_preferred_option

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Juliet Seymour, Planning Policy Manager	
Version	Final	
Dated	15 January 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Departmental Finance Manager	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team		21 January 2016