

**Preferred Options Consultation Plan**

**Report prepared on behalf of  
London Borough of Southwark  
Aylesbury New Deal for Communities**

## INTRODUCTION

The purpose of this document is to outline the consultation plan for the Preferred Options stage of the Aylesbury Area Action Plan (AAP). This plan elaborates on the overarching Consultation Strategy, providing more detail with regards to the planned consultation events. This document should therefore be read in conjunction with the Consultation Strategy.

This Consultation Plan is structured as follows:

- Aylesbury AAP: this section will establish the purpose and scope of the Aylesbury AAP;
- Consultation Strategy: this section will summarise the consultation principles and approach outlined within the Consultation Strategy;
- Preferred Options Consultation Plan: this section will establish, in more detail, the consultation approach for the preferred options stage of the AAP preparation process; and
- Next steps: this section will outline how the consultation responses received at the preferred options stage will be reported and fed into the final stage of the AAP preparation process.

## THE AYLESBURY AAP

The Aylesbury Estate is located within the Walworth district of the London Borough of Southwark, to the south of the Elephant and Castle Opportunity Area and to the north of Peckham. Primarily built between 1970 and 1977 the Aylesbury Estate was, at the time, aspirational both in terms of its architectural design and social ambitions. Today, however, the need for regeneration is evident. The estate has fallen into general decline and suffers from an increasing array of social problems, including crime and vandalism.

In September 2005 Southwark Council made the decision to comprehensively redevelop the estate. The council and the Aylesbury New Deal for Communities, in consultation with key stakeholders, have commissioned the preparation of an Area Action Plan (AAP) for the Aylesbury Estate and the surrounding area.

While the Aylesbury Estate lies at the heart of the AAP area and will be the main focus for transformation, the boundary of the AAP extends beyond the estate itself to ensure that future development within the area is well integrated with its surroundings.

As part of the plan preparation process a Baseline Report has been written, as well as an Issues and Options Report, which has been subject to a statutory period of public consultation. The next stage of the process is to decide upon the preferred approach for the redevelopment and regeneration of the Aylesbury area. This approach will be outlined within the Preferred Options Report.

## THE CONSULTATION STRATEGY

In preparing the Aylesbury AAP consultation with individuals and groups who have a stake in the area will be essential. A consultation strategy has therefore been prepared, detailing who will be consulted, how and when in the plan preparation process. The strategy proposes a number of innovative consultation techniques, through which the diverse communities of the Aylesbury area will be effectively engaged in the AAP. Indeed, the consultation undertaken in preparing the AAP will go above and beyond the statutory requirements, as outlined within government regulations and the council's Statement of Community Involvement (SCI), to engage more continuously and intensively with those who have a stake in the future of the area.

The main principles that will guide consultation for the Aylesbury AAP are as follows:

- The level and frequency of consultation will depend on the expected level of change;
- Information will always be communicated both clearly and openly;
- Barriers to successful consultation will be overcome to ensure that all under-represented groups are actively engaged in the AAP;
- Consultation will aim to ensure that consensus is built amongst the Aylesbury community over the emerging proposals early within the plan preparation process;

- Consultation fatigue will be avoided by streamlining consultation exercises and ensuring that consultation on similar issues is co-ordinated.

During each stage of the plan preparation process there will be a period of formal consultation. In this period statutory consultees, as identified within the council's SCI, will be invited to comment on the emerging AAP. In addition, documents will be available to view and comment on at the council offices, on the council website and in other suitable locations. Following each stage of consultation all responses will be collated and a written response provided for each.

In addition to the statutory consultation requirements the wider community and public will be actively engaged in the AAP preparation process. Consultation methods will include the 'Neighbourhood Team' and consultation with key community groups, publications in Southwark Council's Regeneration Magazine, joint Council/NDC regeneration newsletter and three public events. These additional consultation techniques will ensure that those with a stake in the regeneration of the Aylesbury area are actively involved at all stages of the process and that they support and feel a sense of ownership over the emerging proposals.

For further details about the consultation techniques proposed for the Aylesbury AAP, please refer to the Consultation Strategy.

## PREFERRED OPTIONS CONSULTATION PLAN

At each stage of the plan preparation process a consultation plan will be produced, to set out in more detail who will be consulted, how and when. This document is the consultation plan for stage three of the Aylesbury AAP, namely the preferred options stage.

The following table outlines all of the consultation actions that will be undertaken at the preferred options stage of the Aylesbury AAP. These actions are set out under the following headings and the objective of each action is clearly defined:

- Statutory and public;
- Wider public;
- Website, newsletters and community magazine deadlines;
- Other stakeholder meetings;
- Walworth Community Council meetings;
- Aylesbury Steering Group and Rehousing Sub Group;
- Neighbourhood Team;
- Other community groups; and
- Programme Delivery Team.

## AYLESBURY ESTATE AAP: PREFERRED OPTIONS CONSULTATION PLAN

Consultee	Date	Method of consultation
<b>Statutory and public</b>	17 April 2008	<p>Action: Place an advert in the local press to indicate the start of the formal consultation period on the preferred options report.</p> <p>Objective: Comply with statutory requirements and inform a wide range of people about the consultation period.</p>
	17 April 2008	<p>Action: Mail out to statutory consultees and those included on planning policy's mailing lists for planning policy documents and affected properties. This will include representatives drawn from the residents, business community, voluntary sector, public sector, special interest groups amongst others. Within the Aylesbury consultation database there are currently 60 businesses, 141 community organisations, 20 T&amp;RAs, 44 national organisations/statutory consultees, 16 schools, 9 health organisations and 43 local residents. There may also be additional consultees on the database following the period of statutory consultation on the issues and options report.</p> <p>Objective: To inform a range of local residents, businesses and community service providers, as well as statutory consultees and borough wide-interest groups about the preferred options consultation period.</p>
	17 April 2008	<p>Action: Display the preferred options report, and associated documents, in the council offices, libraries, the one-stop shops and neighbourhood housing offices. A list of these locations is shown in annex 1.</p> <p>Objective: To inform local residents and stakeholders about the Aylesbury AAP and to provide easy access to documents which may be particularly important to those groups less likely to have internet access.</p>

	17 April 2008	<p>Action: Display the preferred options report, and associated documents, on the council website</p> <p>Objective: To comply with statutory requirements and provide information about the preferred options report to a potentially large audience.</p>
<b>Wider Public</b>	1 November 2007 22 November 2007 6 December 2007 28 February 2008 27 March 2008	<p>Action: Continue the regular drop-in on-site surgeries for the Aylesbury community, as well as the wider public (staffed by Southwark Council, Southwark Council's Rehousing Team, Aylesbury NDC, masterplanners Urban Initiatives).</p> <p>Objective: To ensure that information about the Aylesbury AAP is widely available at convenient times and in a convenient location to the wider public.</p>
	19 – 26 April 2008	<p>Action: PUBLIC EVENT 3 Preferred Options Exhibition – this will be a 1 week mobile exhibition stationed at key venues and relevant public spaces in the Aylesbury AAP area. Similarly to the Issues and Options Exhibition, there will be a family fun day, a youth event and opportunities for the wider public and hard-to-reach groups to view the exhibition. Actions will include sending out invitations to speakers, press adverts and posters, and a web site notice.</p> <p>Objective: To encourage feedback on the preferred options presented and encourage further engagement throughout the remainder of the AAP preparation process. The event will also seek to engage with identified hard-to-reach groups.</p>
<b>Website, newsletters and community magazine deadlines</b>	The last week in December and March	<p>Action: Aylesbury Regeneration Newsletter</p> <p>Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.</p>
	The first week of the month, and ad hoc when relevant information is available	<p>Action: Website update</p> <p>Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.</p>

	The last week of each month	Action: Southwark Life  Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience, and to explain how individuals/groups can get involved. This will also encourage engagement from individuals from outside of the AAP boundary.
	The second week in April	Action: Southwark Aylesbury Community Magazine  Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	First week December and April	Action: Community notice board update  Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	Second week of the month	Action: Email newsletter to Southwark staff and organisations  Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	Date to be confirmed	Action: Launch of new NDC/Southwark Borough Council website  Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
<b>Other stakeholder meetings</b>	November 2007 December 2007 January 2008 February 2008	Action: Meetings with ward councillors, Greater London Authority, Government Office for London, Transport for London, Housing Corporation etc.  Objective: To ensure that the emerging preferred options are supported by local councillors, who will then be able to act as ambassadors for the project.
<b>Walworth Community Council</b>	7 November 2007 13 February 2008 April 2008	Action: Attend meeting with local councillors and other attendees.  Objective: To ensure that the emerging preferred options are supported by the Walworth Community Council, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage. To signpost forthcoming public events and opportunities for the wider

		public to become involved in the AAP.
<b>Aylesbury Steering Group and Rehousing Sub Group</b>	15 November 2007 21 November 2007 5 December 2007 9 January 2007 16 January 2007 23 January 2008 31 January 2008 14 February 2008	Action: Present emerging preferred options.  Objective: To ensure that the emerging preferred options are supported by the Steering Group and to build capacity within the rehousing subgroup, who will then be able to act as ambassadors for the project. This will also allow for any challenges and issues to be identified, understood and addressed at an early stage.
<b>Neighbourhood Team</b>	10 December 2007	Action: Neighbourhood Team Event 5 Preferred Options Workshop.  Objective: This session will enable the members of the Neighbourhood Team to be actively involved in the development and shaping of the preferred options for the Aylesbury area. Comments received at this session will feed into the Submission Draft of the AAP.
<b>Other Community Groups</b>	19 – 26 April 2008	Action: 'Special Viewing' of the PUBLIC EVENT 3 Preferred Options Exhibition offered to key community groups as well as under represented groups  Objective: To engage key community groups and under represented groups in the regeneration of the Aylesbury area and encourage feedback on the preferred options presented.
<b>Programme Delivery Team</b>	30 October 2007 27 November 2007 18 December 2007 22 January 2008	Action: Ongoing monthly meetings with the Programme Delivery Team.  Objective: To ensure that the emerging preferred options are supported by the Programme Delivery Team, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.



## NEXT STEPS AND FURTHER INFORMATION

Following the formal consultation on the preferred options report all responses will be collated and a written response provided for each, showing how comments have been taken forward in the plan. Consultees will also be informed as to how they can view (i) all the comments made and the corresponding councillor's recommendations, (ii) a consultation report summarising issues raised and how they have been addressed, and (iii) the interim Strategic Environmental Assessment/Sustainability Appraisal. Consultees will also be advised of any relevant committee dates, the availability of agendas, reports and minutes and about the arrangements for public speaking at meetings where the AAP is considered by the planning committee, the council Executive and council Assembly.

Work will then start on the next stage of the plan preparation process, the submission draft of the Area Action Plan. This report will be informed by the responses received during all consultation periods and exercises, the sustainability appraisal, the equalities impact assessment and the evidence base collected to date.

If you want to find out more, or would like a copy of the AAP Preferred Options report, you can contact Tim Cutts, Principal Planning Policy and Regeneration Officer:

- Telephone: 020 7525 5380
- Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk),
- Write to: Tim Cutts, Planning Policy and Research Team, Southwark Council, Chiltern House, Portland Street, Southwark SE17 2ES

## ANNEX 1: LIST OF POSSIBLE LOCATIONS FOR DEPOSIT OF REPORTS

### **Council offices (*Opening times 9am-5pm Monday-Friday*)**

- Town Hall - Peckham Road, London, SE5 8UB
- Chiltern House - Portland Street, London, SE17 2ES

### **Libraries (*Opening times listed individually below*)**

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ  
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH  
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB  
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY  
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ  
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA  
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR  
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS  
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW  
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY  
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

### **Area Housing Offices (*Open 9am- 5pm Monday - Friday*)**

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

### **One Stop Shops (*Open 9am-5pm Monday – Friday*)**

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Copies of the submitted Scoping Report are available on request. Contact: Planning policy team, Chiltern House, Portland Street, SE17 2ES. Tel: 020 7525 5454 (between 9am-5pm,

Monday-Friday), Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk). It is also free to download at [Southwark Council | Your Services | Planning & Building Control | Planning Policy](#).