

<b>Item No.</b> 1	<b>Classification:</b> Open	<b>Date:</b> 13/01/04	<b>MEETING NAME</b> <b>PLANNING COMMITTEE</b>
<b>Report title:</b>		<b>SECOND DRAFT FOR DEPOSIT SOUTHWARK PLAN 2004 (UNITARY DEVELOPMENT PLAN)</b>	
<b>Ward(s) or groups affected:</b>		<b>BOROUGHWIDE</b>	
<b>From:</b>		<b>STRATEGIC DIRECTOR OF REGENERATION</b>	

## RECOMMENDATION

1. That Members consider the revised draft Southwark Plan and provide comments for the Executive.

## BACKGROUND

2. The current Southwark Unitary Development Plan (UDP) was adopted on 19 July 1995 and was intended to operate for a period of ten years. Significant growth and change has occurred within Southwark over the last eight years since this it was adopted. This and the changing government and mayoral policies towards cities, the use of land and transport and the Southwark Community Plan has resulted in a plan that requires an urgent review.

3. Pre-deposit consultation was carried out in 2000/2001. This involved:

**Environmental Appraisal** (completed April 2000) – The environmental appraisal analysed the existing plan to see what the effects of all its policies and proposals were on the environment in line with criteria which were discussed and agreed with the public;

**Key Issues Paper** (Issued June 2001, Consultation completed August 2001) – The Key Issues Paper focused on the future directions for the use and development of land in Southwark to find out what people thought the big issues were and stimulated a discussion involving as many people as possible from the community, businesses and other interest groups; and

**Local Issues Paper** (Issued September 2001, Consultation completed November 2001) – Each of the six Local Issues Papers reflected back all of the comments received following the Key Issues Paper and considered how they relate to local issues in each of the six areas in Southwark. Forums were also set up within each of the areas that will be used in future consultation.

The first draft of the new plan was placed on deposit in December 2002 and at the same time consultation started on 27 draft supplementary planning guidance documents.

4. Placing the plan on deposit allowed residents, community groups, developers, land owners, businesses and others to make representations. The second, or revised, draft of the plan to be considered here is primarily a response to these representations. Many of the changes that have been made should overcome objections received so that when the revised draft is placed on deposit these objections may be withdrawn. However, there is an opportunity for anyone to make further representations on any new or changed policies and proposals within the second draft. Any objections that are still outstanding following this process may be heard at a public inquiry, which is expected to take place in late 2004.
5. The Planning Committee is being asked for comments to convey to the Executive. The Executive will then consider the revised draft plan with a view to recommending it to Council Assembly whose approval is needed before it is formally placed on deposit.

## **KEY ISSUES FOR CONSIDERATION**

### **Response To First Draft**

6. Placing the plan on first deposit gave rise to 1437 comments of which 1243 were objections and 194 were supporting statements. These were made by 196 organisations and individuals. A summary of the consultation responses to each section of the plan are provided in Appendix 2, and full details of the officers comments on each objection and supporting statement are provided in Appendix 3.
7. The representations included those made by the Government Office for London seeking to ensure that the Southwark Plan complies entirely with all appropriate regulations and also the Mayor of London, who is seeking to ensure that the plan is in conformity with the emerging London Plan. These representations have been fully taken into account in the revised draft. Since the first draft of the Southwark Plan was placed on deposit, the draft London Plan has been through an examination in public (EIP). It is expected that the London Plan will be fully adopted in the very near future (probably by the end of January 2004).
8. Officers have met with many of the objectors to discuss revisions to the plan that may overcome their objections. As a result it is expected that a large number of objections may now be withdrawn.

### **Changes To The Planning System**

9. The Planning and Compulsory Purchase Bill is currently going through Parliament and is expected to receive Royal Assent in March 2004. This will replace Unitary Development Plans with a new system of Local Development Frameworks (LDFs). The purpose of this is to make planning more streamlined and to introduce the concept of local plans as the spatial expression of community strategies. These objectives have been taken into account in the drafting of the Southwark Plan even though it is being prepared under the existing regulations and not under new regulations that are expected to come into force in July 2004.

### **Key Features Of The New Southwark Plan**

10. Part One of the draft Plan provides strategic guidance on the key issues facing land use planning in Southwark. Underpinning the plan are eleven objectives that inform different policies which are categorised into five chapters within Part Two. The five chapters are:
  - Tackling Poverty and Wealth Creation – Strengthening Enterprise and Creating Prosperity;
  - Life Chances – Preserving and Creating Community Assets;
  - Clean and Green – Protecting and Improving Environmental Quality;
  - Housing – Creating Choice and Quality in Housing; and
  - Transport – Improving Access and Convenience.
11. The new Southwark Plan is undergoing a Sustainability Appraisal. This is being undertaken independently by Forum for the Future, a national charity that has sustainability expertise. The aim of the Sustainability Appraisal is to evaluate how well the Southwark Plan supports relevant sustainable development objectives and will contribute to the achievement of sustainable development through individual policies, sections and as a whole. The assessment also aims to identify any conflicts to ensure that the objectives and policies are compatible and are working towards a coordinated approach to sustainability. The detail of the appraisal will follow once the Planning Committee has provided comment for the Executive.
12. In order to streamline the Southwark Plan, it was decided at an early stage in the review process to provide detailed Supplementary Planning Guidance (SPG) in support of UDP policies. 29 draft SPG's have been developed to support the Southwark Plan and cover a broad range of issues, from general design standards for residential development, to strategic area based SPG's for key locations such as London Bridge. These SPG's were consulted upon and comments made have been considered in addition to objections and supporting

statements on the UDP itself. The SPG will be revised in the New Year following the adoption of the Second Draft Southwark Plan 2004 policies.

#### **The Next Stage – Placing the New Southwark Plan on Second Deposit**

13. The Second draft of the new Southwark Plan is provided as Appendix 1 to this report. This second draft establishes the Council's proposed strategy for the use and development of land in the borough. It is now considered appropriate to consult with the community and give individuals, groups and businesses the opportunity to object or support the Plan.
14. If approved, in accordance with the Town and Country Planning Act 1990, the Southwark UDP will be placed on deposit for a period of six weeks from the end of April 2004 to enable consultation with the community.
15. As for the first deposit stage, the statutory requirements to advertise the plan in local newspapers will be supplemented by extensive mailouts to businesses, residents, community and voluntary groups, schools and institutions as well as statutory consultees and adjoining boroughs. Information about the plan will also be made available through the Community Councils, the internet, public meetings and existing regeneration partnerships. This will be further supplemented by public meetings, area forums, the Internet, the local press and through existing regeneration partnerships.

#### **What Happens Next?**

16. Following consultation on the second deposit of the Southwark UDP the plan will continue to evolve as objections are responded to. The Council may then prepare a further pre-inquiry draft of the plan.
17. A public inquiry will be held to deal with any objections that cannot be successfully addressed for any reason. The independent government inspector will hear all objections and make recommendations for revisions to the plan before it can be adopted (Under the new planning system to be introduced next year, inspector's reports will be binding).
18. Following the successful completion of all the steps outlined above, the Council may formally adopt the Southwark Plan and replace the existing UDP. It is hoped that the Southwark Plan may be adopted in Summer 2005.

#### **Resource/Financial Implications**

None

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Borough Solicitor & Secretary**

19. Section 12 of the Town and Country Planning Act 1990 requires the Council to prepare a Unitary Development Plan ("UDP") for its area. Section 21 of the Act enables the Council to amend or replace the existing UDP, subject to complying with certain procedures.
20. The procedures for preparing a replacement UDP are detailed in PPG12: Development (1999) and the Town and Country Planning (Development Plan) (England) Regulations 1999 ("the Development Plan Regulations"). The processes adopted by the Council to date in preparing the revised UDP, detailed in paragraphs 3 to 8 of the report comply with Government guidance. The requirements of the Development Plan Regulations concerning publicity for the second deposit draft and the opportunity for comment and objection are summarised in paragraphs 13 to 15 of the report. Members should note that the opportunity to lodge formal objections to the second deposit draft of the UDP are limited to objections to the **changes** made in the second deposit draft, all material and substantial objections should already have been lodged in response to the first deposit draft.

21. Paragraph 9 of the report refers to the Government's proposals to reform the planning system. Although the Government introduced the Planning and Compulsory Purchase Bill in the last parliamentary session and the bill has been carried forward into the present session a significant amount of new regulation and guidance will be required to implement the reform fully. It remains likely that most of the process of developing and adopting the Southwark Plan will take place under existing legislation and procedures.
22. The terms of reference of the Planning Committee include commenting in the successive drafts of the Unitary Development Plan and making recommendations to the Executive as appropriate. Final approval of the revised deposit draft of the Southwark Plan is the responsibility of Council Assembly.

### EQUAL OPPORTUNITIES IMPLICATIONS

23. There are positive implications in relation to equal opportunities. It is considered that the new Southwark Plan provides an excellent opportunity for all members of the community to become involved in shaping the future of land use planning and development in Southwark. It is also considered that the variety and scope of consultation procedures intended to be undertaken will aid in engaging all members of the community in the process.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
The Southwark Plan (2002) – the First Draft for Deposit Southwark Unitary Development Plan	Planning Policy Team Chiltern House	Kristin Clow Planning Policy Team

### APPENDIX A

#### Audit Trail

<b>Lead Officer</b>	STRATEGIC DIRECTOR OF REGENERATION	
<b>Report Author</b>	Julie Seymour Planning Policy Manager	
<b>Version</b>	<i>Draft</i>	
<b>Dated</b>	19 December 2003	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Borough Solicitor & Secretary	Yes/No	Yes/No
<b>Executive Member</b>	Yes/No	Yes/No
<b>Date final report sent to Constitutional Support Services</b>		

### APPENDICES

- Appendix 1 The Southwark Plan 2004 (Second Draft Unitary Development Plan)
- Appendix 2 A Summary of the Responses to the Southwark Plan 2002 (First Deposit UDP)
- Appendix 3 Responses to the Southwark Plan 2002 (First Deposit UDP) – Officer Comments