



APPENDIX D

S106 and CIL Supplementary Planning Document

Consultation Plan

January 2024

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1. Introduction

- 1.1. The Section 106 and CIL SPD will replace the existing S106 SPD adopted in 2015 and updated in 2020. It will support the implementation of the Southwark Plan policies by defining the Section 106 planning obligations required from different types of development. It will be a material consideration in planning decisions made by the Council.
- 1.2. It clearly sets out how Section 106 obligations and CIL are used by the Council and contains details of the specific financial and non-financial obligations which may be required by new developments on-site or off-site. The contributions are organised by different scales of development in order to help developers and members of the public understand which obligations may be relevant for their specific scheme.
- 1.3. The non-financial obligations are linked to policy requirements in the Southwark Plan. A number of the policies in the Southwark Plan 2022 allow a financial contribution to mitigate the impact of development instead of providing the policy requirement on-site. This is referred to as a 'Payment in Lieu' (PIL) and the updated SPD makes clear how this will be calculated for all schemes.
- 1.4. Furthermore, the developer contributions for infrastructure and service provision have not been updated since 2015. The existing figures do not reflect the latest Southwark Plan and the current cost of provision. For example, the current Payment in Lieu for play space, of £151 per sqm does not reflect an average provision cost of £598 per sqm. All of the figures have now been updated in order to accurately reflect current costs.
- 1.5. The monitoring fees have also been updated and are based on the average amount of time spent by staff per application. There's a set fee per planning application which now covers the administration costs of the Section 106 team and the monitoring functions of the planning policy team.

The purpose and objectives of this plan

- 1.6. The process of updating the SPD needs to involve local community groups, residents, landowners, developers and businesses to ensure that it meets the needs of those living in and working in Southwark.
- 1.7. The purpose of this consultation plan is to make sure that we involve local people in preparing these documents in a way that considers their needs. There are minimum legal requirements for consultation we need to follow which you can read about in sections 2 and 3 below.

2. How we are consulting

- 2.1. We carry out consultation in accordance with our adopted statement of community involvement, which explains how we will consult the community in the preparation of planning policy documents. The following section sets out how we plan to meet the minimum statutory consultation requirements and how we will exceed these requirements where appropriate.
- 2.2. In the current stage of consultation we will invite members of the public and other stakeholders to make representations on the draft S106 and CIL SPD. Further details of the next steps for each document are set out in section 5.

3. The timetable and methods of consultation

Consultation timeframe

- 3.1. In accordance with Southwark’s statement of community involvement (SCI), the draft S106 and CIL SPD will be available for comment over a twelve week period from 11 March 2024.
- 3.2. All responses must be received by 7 June 2024.

Consultation methods

- 3.3. The documents will be published on the council’s website and made available at libraries, My Southwark service points and the council’s Tooley Street offices. An advert publicising the documents being consulted on will be put in the press and written notification will be sent to around 5500 contacts on the Planning Policy mailing list and My Southwark.
- 3.4. The two tables below sets out details of the statutory minimum required to meet Government regulations and the further additional methods of consultation that we intend to carry out. We include dates where we have meetings confirmed. We also set out the key consultee groups that the consultation method is aimed at.

Table 1
Statutory consultation

METHOD OF CONSULTATION	CONSULTEE	DATE	COMMENTS
Place the SPD on the council’s website.	All	11 March 2024	Our website will continually be updated.
Put the SPD in libraries, My Southwark service points, Tooley Street offices	All	15 March 2024	List of places to view the documents is set out in appendix A.
Press notice in local newspaper advertising the beginning of the formal consultation.	All	15 March 2024	This will be in the Southwark News.
Mail-out to all statutory consultees on planning policy database and My Southwark	All on planning policy consultee database (see list in appendix B)	11 March 2024	To 5500 email addresses signed up to planning policy updates on My Southwark.

Table 2
Additional consultation

METHOD OF CONSULTATION	OF	CONSULTEE	DATE	COMMENTS
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment.		All on planning policy consultee database (see list in appendix B.)	11 March 2024	An email will be sent to the 5500+ contacts signed up for planning policy email notifications and updates via My Southwark, as well as the groups identified in our SCI.
Announcement of the SPD community council meetings		All who attend the community council meetings	15 March 2024	
Consideration of the SPD by Planning committee		Planning committee	18 March 2024	
Letter and/or emails to tenants and residents associations		T&RA members	11 March 2024	
Continuing discussions with landowners and developers		Landowners and developers	11 March 2024 to 7 June 2024	
Updates on the council's facebook and twitter pages		Facebook and twitter followers	11 March 2024 to 7 June 2024	

4. How to comment

4.1. We welcome your comments on the draft SPD. Please contact us if you would like to know more about the documents or to find out more about our consultation.

4.2. All comments must be received by 7 June 2024. Comments received after this date will not be taken into consideration.

4.3. Representations can be made by:

- Visiting our consultation hub and submitting our online questionnaire:
<https://consultations.southwark.gov.uk>
- Sending an email to planningpolicy@southwark.gov.uk
- Alternatively you can send your response to:

Planning Policy
160 Tooley Street
London
SE1 2QH

5. What happens next?

5.1. This is the stage of consultation S106 and CIL SPD. Next steps for each document are set out below.

S106 and CIL SPD

5.2. After consulting on this first draft of the SPD, we will collate all the feedback we receive and publish a final version of the plan for formal consultation. This will then be considered by Cabinet prior to adoption.

Stage of consultation	Consultation timescale
Consultation on draft S106 and CIL SPD	11 March 2024 to 7 June 2024
Consideration of consultation responses	7 June 2024 to 28 June 2024
Consideration by Cabinet	July 2024
Adoption of the SPD	December 2024

APPENDIX A

List of locations where the draft SPD can be viewed

Libraries

All Southwark libraries
(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

My Southwark service points

Peckham My Southwark customer service point
122 Peckham Hill Street,
London SE15 5JR

Walworth My Southwark customer service point
376 Walworth Road,
London SE17 2NG

Council offices

Council offices 160 Tooley Street, SE1 2QH
Open Monday-Friday 10am-4pm

Note: The SCI refers to consultation documents being available in Area Housing Offices and One Stop Shops. Both of these premises have been replaced by Service Points.