



Draft Old Kent Road Area Action Plan: New and Amended Policies

Consultation Plan

June 2017

CONTENTS

	Section	Page
1	Introduction	2
2	How we are consulting	3
3	The timetable and methods for consultation	4
4	How to comment	7
5	What happens next?	7
	Appendices	
A	List of locations where the AAP and supporting documents can be viewed	9
B	List of consultees	9

1. Introduction

- 1.1. The Old Kent Road Area Action Plan (AAP) is a plan to regenerate the Old Kent Road and surrounding area. It sets out a vision for how the area will change over the period leading up to 2036. This includes delivering 20,000 new homes and 5,000 additional jobs. The vision is supported by a strategy with policies we will put in place to deliver it. The AAP will make sure that over the next twenty years we get the right development needed to support a healthy, safe and prosperous community and a fairer future for all in the Old Kent Road area.
- 1.2. The AAP will be part of our framework of planning documents. It will be a material planning consideration in deciding planning applications in the opportunity area. It will help ensure that we make decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in the area. It will also be an opportunity area planning framework (OAPF) and will be endorsed by the Mayor of London.
- 1.3. Following analysis of the consultation responses received the council is now proposing to make some significant changes to a small number of policies in the AAP prior to preparing the final version of the plan.

The purpose and objectives of this plan

- 1.4. The process of reviewing the AAP needs to involve local community groups, residents, landowners, developers and businesses at each stage to ensure that the plan meets the needs of those living in, working in and visiting the Old Kent Road area.
- 1.5. 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 AAP. Further details of the next steps for each document are set out in section 5.
- 2.3. This consultation plan should be read alongside the following documents:

- **The draft Old Kent Road Area Action Plan**

This sets out our draft proposals for the AAP.

2.4. In addition there are a number of supporting documents that the reader may wish to consult. These include:

- **Integrated Impact Assessment of the AAP**

This analyses the economic, environmental and social impacts of the AAP and identifies mitigating measures where necessary. It also incorporates equalities analysis and a health impact assessment.

- **Habitat regulations assessments of the AAP**

Carried out under the EU Habitats Directive, this assess the effects of land use plans on European sites to determine whether there will be any 'likely significant effects' as a result of the plan's implementation.

- **Consultation Report**

A high level consultation summary has been produced on our website for all responses received from previous stages of consultation. A consultation report has been prepared in respect of the to the changes to the policies in the draft AAP.

2.5. The AAP is also underpinned by a number of evidence base documents. All of these documents can be found on our website at:

<http://www.southwark.gov.uk/oldkentrodaap>

3. The timetable and methods of consultation

Consultation timeframe

3.1. In accordance with Southwark's statement of community involvement (SCI), the draft AAP will be available for comment over a twelve week period from 21 June 2017.

3.2. All responses must be received by 5pm on 13 September 2016.

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 AAP new and amended policies and supporting documents on the council's website.	All	By 21 June 2017	Our website will continually be updated.
Put the AAP new and amended policies in libraries, My Southwark service points, Tooley Street offices	All	W/c 21 June 2017	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	By 29 June 2017	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)	W/c 21 June 2017	To 5500 email addresses signed up to planning policy updates on My Southwark.

Table 2
Additional consultation

METHOD OF CONSULTATION	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.)	By w/c 21 June 2017	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 AAP policy amendments at community council meetings	All who attend the community council meetings	Throughout consultation period.	
Consideration of the AAP policy amendments by Planning committee	Planning committee	July/August 2017	
Letter and/or emails to tenants and residents associations	T&RA members	W/c 21 June 2017	
Continuing discussions with landowners and developers	Landowners and developers	Ongoing	
Updates on the council's facebook and twitter pages	Facebook and twitter followers	From 21 June 2017	

4. How to comment

4.1. We welcome your comments on the draft AAP new and amended policies. 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 5pm on 13 September 2017. 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
Chief Executive's Department
FREEPOST SE1919/14
London SE1P 5LX

Tel: 0207 525 5741

5. What happens next?

5.1. This is the stage of consultation on the draft AAP new and amended policies. Next steps for each document are set out below.

Old Kent Road Area Action Plan

5.2. After consulting on this first draft of the AAP, we will collate all the feedback we receive and publish a final version of the plan for formal consultation. This will then be submitted to the Secretary of State who will appoint an independent inspector to hold an examination-in-public into the soundness of the plan. The plan will then be adopted, subject to any modifications recommended by the inspector.

Stage of consultation	Consultation timescale
Consultation on draft AAP, CIL preliminary charging schedule and S106 SPD addendum	17 June 2016 to 4 November 2016
Consultation on new and amended policies	21 June 2017 to 13 September 2017
Publication/submission version of AAP	Late 2017
Submit to the Secretary of State	2018
Examination in Public	2018
Adoption	2019

APPENDIX A

List of locations where the AAP new and amended policies and supporting documents 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.

APPENDIX B

LIST OF CONSULTEES

* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Statutory

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisations code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough,

Local consultees

All consultees identified in our Statement of Community Involvement through the My Southwark mailing database) or any superseded bodied to any defunct organisations specified in the SCI.