



Consultation Plan

Old Kent Road Area Action Plan: Further Preferred Option

December 2017

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CONSULTATION	TIMETABLE
Informal consultation	2013-Spring 2016
Consultation on Integrated Impact Assessment Scoping Report	12 February 2016 - 18 March 2016
Consultation on the draft Old Kent Road Area Action Plan Preferred Option draft AAP policies	June 2016 – November 2016
Consideration of responses and developing the draft Old Kent Road Area Action Plan	Autumn 2016
Consultation on the draft Old Kent Road Area Action Plan proposed new and amended AAP policies	June 2017 – September 2017
Consultation on AAP: Further Preferred Option	December 2017 - March 2018
Consultation on the submission version Old Kent Road Area Action Plan	2018
Submission of the draft Old Kent Road Area Action Plan to the Planning Inspectorate	2018/19
Examination in Public	2018/19
Adoption of the Old Kent Road Area Action Plan	2019

HOW TO COMMENT ON THIS DOCUMENT

This further preferred option has been prepared in response to the previous consultations and is being consulted on to ensure that all residents and visitors have an opportunity to consult on all policies before the formal 'proposed submission' stage.

We welcome your comments on the Old Kent Road AAP: Further Preferred Option and on the supporting documents. Please contact us if you would like to know more about the documents or to find out more about our consultation.

All comments must be received by 5pm on 21 March 2018. Comments received after this date may not be taken into consideration.

Representations can be made by:

- Visiting our consultation hub: <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

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 from 2017 to 2036. This includes delivering 20,000 new homes and 10,000 additional jobs. The vision will be delivered by a strategy, policy designations, site allocations and masterplans. We will require development as set out in the AAP to 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. This is the formal stage of public consultation on the AAP. We have been engaging and consulting the local community and businesses groups over the past two years as set out in the table on page 1.

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 AAP. The AAP will undergo further consultation. 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:

- **The Old Kent Road Area Action Plan: Further Preferred Option**
This sets out our proposals for the AAP.

2.4. In addition there are a number of supporting documents. 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.

2.5. All of these documents can be found on our website at:
<http://www.southwark.gov.uk/oldkentroadaap>

3. The timetable and methods of consultation

Consultation timeframe

- 3.1. In accordance with Southwark’s Statement of Community Involvement (SCI), the AAP Further Preferred Option will be available for comment from 13 December 2017 to 21 March 2018.
- 3.2. All responses must be received by 5pm on 21 March 2018.

Consultation methods

- 3.3. The documents will be published on the council’s website and made available at libraries, MySouthwark service points and the council’s Tooley Street offices. An advert publicising the documents will be put in the press and an email notification will be sent to around 7000 people on MySouthwark who are signed up for planning policy notifications.
- 3.4. The two tables below set out details of the statutory minimum required to meet Government regulations and further additional methods of consultation with consultee groups.
- 3.5. We will organise more events and consultation activities in this plan and we will attend further meetings with local interest groups and organisations where this is requested. We will update the list of consultation events on our website throughout the consultation.

**Table 1
Statutory consultation**

METHOD OF CONSULTATION	CONSULTEE	DATE	COMMENTS
Place AAP and supporting documents on the council’s website.	All	By 13 December 2017	Our website will continually be updated.
Put the AAP and supporting documents in libraries and My Southwark service points.	All	By 22 December 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 14 December 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	By 13 December 2017	

Table 2
Additional consultation

METHOD OF CONSULTATION	CONSULTEE	DATE	COMMENTS
Update website and consultation hub with questionnaire and idea sharing platform.	All	December 2017	Information and questionnaire for ease of comments to be made on the plan.
Leaflets to be sent to all addresses in the Old Kent Road Opportunity Area	All living and working in opportunity area	December 2017	
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment; and will also invite local groups to contact us if they would like us to attend their community meeting to discuss the AAP or other documents.	All on planning policy consultee database and My Southwark.	December 2017	
New London Architecture event – Old Kent Road	Interested parties are invited to book a place on the event. Further details will be available on our website. The event will be recorded and/or live streamed on to our website/facebook pages.	15 December 2017 (8.30-9.30am)	New London Architecture, The Building Centre, 26 Store Street, London, WC1E 7BT
Presentations/announcements on the AAP at community council meetings.	All who attend the community council meetings	Bermondsey and Rotherhithe CC (10 Jan or 26 Feb 2018) Borough, Bankside and Walworth CC (9 Jan or 27 Feb 2018) Camberwell CC (30 Jan 2018) Dulwich CC (24 Jan or 27 Feb 2018) Peckham and Nunhead CC (17 Jan 2018)	Venue and time information available on the council's website.
Where requested, we will attend existing meetings with local community groups and	Members of individual groups and organisations	Dates to be confirmed	

organisations			
Presentation/consideration of the draft AAP by Planning committee	Planning committee	16 January 2018	
Presentations and discussions with tenants and residents associations, schools, older people, businesses and faith groups	TRA members, schools, older people, businesses and faith groups	Dates and details tbc	
Focus group with major retailers	Major retailers	Date to be confirmed	
Consultation event and workshops with Old Kent Road businesses	Old Kent Road businesses and retailers	Date to be confirmed	
Continuing discussions with landowners and developers	Landowners and developers	Ongoing	
Southwark Design Review Panel	Design experts	Date and details tbc	
Updates on the council's facebook and twitter pages	Facebook and twitter followers	Ongoing	
News item in Southwark Life/local newsletters	Delivered to every home in Southwark	January – March 2018	
Old Kent Road drop-in events – opportunity to talk to officers and find out more about the plan	All	January-February 2018	Venues on or near the Old Kent Road
News item in Corporate E-News letter	144,000 contacts on My Southwark	January - February 2018	
Youth radio	Young people	January - February 2018 tbc	

4. What happens next?

- 4.1. This is a further stage of consultation on the AAP. Next steps are set out in the table on page 1.

Old Kent Road Area Action Plan

- 4.2. After consulting on the AAP: Further Preferred Option, 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.

APPENDIX A

List of locations where the AAP and supporting documents can be viewed

Libraries

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ (Monday, Tuesday & Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH (Monday, Tuesday & Thursday 2pm to 7pm, Friday 10am to 3pm, Saturday 10am to 5pm)
- **Camberwell Library:** 48 Camberwell Green, SE5 7AL (Monday to Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR (Monday to Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12am to 4pm)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB (Monday, Wednesday, Thursday & Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY (Monday, Tuesday & Friday 2pm to 7pm, Thursday 10am to 3pm, Saturday 10am to 5pm)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ (Monday, Tuesday & Thursday 2pm to 5pm, Friday 10am to 3pm, Saturday 10am to 5pm)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA (Monday to Friday 9am to 7pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- **Kingswood Library:** Seeley Drive, SE21 8QR (Monday & Thursday 10am to 2pm, Tuesday & Friday 2pm to 6pm, Saturday 1pm to 5pm)
- **Newington Temporary Library:** Elephant Artworks – Second Floor, Elephant Road, SE17 1LB (Monday to Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- **Nunhead Library:** Gordon Road, SE15 3RW (Monday, Tuesday & Thursday 2pm to 7pm, Wednesday 10am to 3 pm, Friday 10am to 3pm, Saturday 10am to 5pm)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR (Monday, Tuesday, Thursday & Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 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
- Historic England
- Environment Agency
- Greater London Authority
- Natural England
- Secretary of State
- Thames Water Property Services
- The Coal Authority
- London Boroughs and the Cities of London and Westminster
- Southwark Clinical Commissioning Group
- 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 bodies to any defunct organisations specified in the SCI.

