The Design & Planning Process
What we’re doing today

• An introduction to help demystify the planning process

• How planning is linked to developing a masterplan:
  – Context (policy)
  – Process (design, consultation, planning)

• What is a masterplan
Getting started

Please use the post-it notes to tell us:

• What are your current understandings about the masterplanning process?

• What questions do you have about the planning process (what don’t you understand)?
What is a masterplan?
...exploit
THE POTENTIAL
OF THE PRE-EXISTING
...prioritise SPACE OVER FORM
...provide
A CLEAR
HIERARCHY
...establish
CONTINUITY
OF CONNECTIONS
...define FRONT, BACKS AND SIDES
...accommodate THE REALITY OF THE PRESENT
...acknowledge
THE UNCERTAINTIES
OF THE FUTURE
...create

COMPLEX SPACES
WITH SIMPLE BUILDINGS
...look
OUT NOT IN
describe
A PROCESS
NOT A PRODUCT
Queen Elizabeth Olympic Park

Starting point 2000
Queen Elizabeth Olympic Park

The Olympic Games 2012
Queen Elizabeth Olympic Park

Future vision 2024
Process
Process
Before the masterplan

BEFORE THE MASTERPLAN

POLICY
FALP
CORE STRATEGY
AAP

& RESPECTIVE CONSULTATIONS - ONGOING

The starting point

MASTERPLAN DEVELOPMENT

STUDIES & ASSESSMENTS
- Research & scoping
- Testing the masterplan

COMMUNITY CONSULTATION & ENGAGEMENT
- Establishing priorities & aspirations
- Masterplan development
- Final m.plan

STATUTORY CONSULTEES

SOUTHWARK COUNCIL PRE-APPLICATION CONSULTATION
- Councilor consultation (Ward & Cabinet)

TIMESCALE LINKED TO PROJECT SCALE

RESERVED MATTERS APPLICATIONS

CONSTRUCTION & ONGOING LIAISON
- Phase 1

PLANNING APPLICATION

POST-PLANNING

Vision
Design development (illustrative scheme)
Planning documents

Ongoing commercial and viability assessments >>
All new and emerging local planning policy must be in general conformity with the NPPF and London Plan.
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London
Further alterations to the London Plan (2015) (FALP)
London
Further alterations to the London Plan (2015) (FALP)

• Opportunity Area (FALP – 2015)
• Indicative employment capacity: 2,000
• Minimum new homes: 3,300
• Opportunity for a Major Town Centre
• Potential for new science cluster linked to an academic institution
Borough

The Core Strategy 2011

Promotes the Canada Water Action Area for:
- 35,000sqm retail floorspace
- Leisure uses promoted
- At least 2,500 new homes
- 875 affordable housing units
- Office development to provide 2,000 new jobs
- Development of the Major Town Centre

New Southwark Plan is emerging – will eventually replace the Core Strategy
Local
Canada Water Area Action Plan (AAP)
Local
Canada Water Area Action Plan (AAP)

- Adopted in 2012
- Under review – adoption October 2015
- At least 4,500 new homes
- At least 1,000 new affordable homes
- Minimum of 12,000m² employment floorspace
- Re-provision of cinema and leisure uses
Developing the masterplan

STUDIES & ASSESSMENTS
- Research & scoping
- Testing the masterplan

COMMUNITY CONSULTATION & ENGAGEMENT
- Establishing priorities & aspirations
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Timescale linked to project scale
- Ongoing commercial and viability assessments
Developing the masterplan

The team

TECHNICAL CONSULTANTS
- Transport Consultants
- Townscape Consultants
- Archaeology Consultants
- Acoustic Consultants
- Daylight/Sunlight Consultants
- Drainage Consultants
- Wind Consultant
- Architectural Visualizers
- Ecology Consultants
- Socio-Economic Consultants
- Viability Consultants
- And more....

DESIGN TEAM
- Masterplanners
- Plot Architects
- Landscape Architects
- Planning Consultants
- Structural Engineers
- M&E Engineers

CLIENT

ENGAGEMENT
- Community Consultation Consultant
- Press and PR Consultant

SPECIALITY
- Additional consultants may be appointed to carry out projects or specific pieces of work

PROJECT MANAGEMENT
- Project Managers
- Cost Consultants
Developing the masterplan

Studies & assessments

BASELINE STUDIES

REVIEW OF EXISTING DATA
- Archaeology
- Ground conditions
- Contamination
- Utilities and services
- London Underground capacity
- Flood risk
- Highway capacity
- Capacity of existing health and education facilities

COLLECTION OF NEW DATA
- Daylight/Sunlight environment
- Noise environment
- Drainage environment
- Ecology
- Wind environment
- Vehicular movements
- Pedestrian movements
- Site investigation
- Archaeology

The scope of new data collection is dependant upon the existing data available and the relevance of this.
Developing the masterplan
Community consultation & engagement

LOCAL COMMUNITY

INFLUENCE THE DESIGN PROCESS & TEST THE PLANS

- Community organisations
- Community facilities
- Residents and TRAs
- Local business and business groups
- Education
- Faith
- Health
- Disability groups
- Young and older people
- Safety
- Arts / culture
- Local interest & heritage / action groups

Ward Councillors
Developing the masterplan
Statutory consultees

INFORM DESIGN PROCESS
Greater London Authority
CABE
Historic England

INPUT INTO INFRASTRUCTURE REQUIREMENTS
Transport for London
Primary Care Trust
London Fire and Emergency Planning
Thames Water
EDF Energy
UKPN
Sport England
London Underground

ADDITIONAL STATUTORY CONSULTEES
Royal Parks
Metropolitan Police
Neighbouring Boroughs
Civil Aviation Authority
London City Airport
BAA
Port of London

INPUT INTO ENVIRONMENTAL REQUIREMENTS
Environment Agency
Natural England
Developing the masterplan

The Council

REGENERATION TEAM

PLANNING POLICY TEAM

PLANNING TEAM

TECHNICAL OFFICERS

- Transport Planning
- Environmental Protection Team
- Urban Forester
- Housing and Regeneration Initiatives
- Ecology Officer
- Archaeologist
- Public Realm
- Economic Development and Strategy
- Waste Management

Council Committees, Cabinet & Members
Part 1 – any questions?

Coming up:

• The planning application
• How a planning application is decided
The planning application
The planning application

The types of planning application

Outline

• Outline planning permission allows for a decision on the general principles of how a site can be developed.
• Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more ‘reserved matters’.
• **Reserved matters** are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (i.e. they can be ‘reserved’ for later determination).

Detailed

• An application for full planning permission results in a decision on the detailed proposals of how a site can be developed.
The ‘Illustrative Scheme’ & the planning documents

Illustrative Scheme:
A vehicle for consensus
The ‘Illustrative Scheme’ & the planning documents

Illustrative Scheme:
a point of reference for production of the planning documents

Planning Documents

Parameter Plans

Design Codes

Development Specification
Example Parameter Plans
Example Design Codes

B1.1.1

B1.1.2

B1.1.3
Example Design Codes

B3.5.3

B3.5.4

B3.5.5

B3.5.6
Realising the Masterplan

Illustrative Scheme

Planning Application Documents

Potential proposals for detailed applications
The planning application

Required documents

• Design and Access Statement
• Landscape Strategy
• Environmental Impact Assessment, including:
  – Socio-Economic
  – Transportation and Access
  – Wind (microclimate)
  – Daylight/Sunlight/Overshadowing
  – Archaeology
  – Ground Conditions and Contamination
  – Water Resources, Drainage and FRA
  – Air Quality
  – Noise and Vibration
  – Ecology
• Planning Statement
• Housing Statement
• Sustainability Strategy
• Energy Strategy
• Waste Strategy
• Utilities and Services Infrastructure Strategy
• Structural, Demolition and Construction Statement
• Health Impact Assessment
• Retail Assessment
• Statement of Community Involvement
• Viability Assessment
The planning application
How a planning application is decided

APPLICATION SUBMISSION

VALIDATION
Officers confirm whether application documents comply with national and local validation requirements

REPRESENTATIONS
21 day consultation period (although responses can be received up until Committee)
GLA 1st Stage representations

DETERMINATION
Statutory period of 16 weeks for EIA applications unless subject to a PPA.
Application assessed against Development Plan, representations and other material considerations

OFFICER’S REPORT
Includes recommendation for approval/refusal.

PLANNING COMMITTEE

SECTION 106

GLA STAGE 2 REFERRAL

PLANNING DECISION MADE
The planning application

Potential contributions via the planning process

Two main mechanisms

- **Section 106**
  - Section 106 SPD Obligations

- **CIL**
  - Community Infrastructure Levy (CIL)
    - Southwark CIL
    - Mayoral/Cross Rail CIL

- Outside of planning process developers may also make contributions to local community projects and initiatives
Site specific mitigation of the impact of development

- Financial and non-financial obligations
- On-site provision or contributions for off-site
- Include funding for:
  - Affordable housing
  - Social and community infrastructure (non-strategic)
  - Employment & training programmes
- Obligations must meet the test set out in 2010 CIL regs
Community Infrastructure Levy (CIL)

- Levy on development which came into force in 2010
- Flat rate levy per sqm of development floor space based on their use and location; effectively a tax
- Purpose is to fund ‘infrastructure’, including:
  - roads and other transport facilities
  - flood defences
  - schools and other educational facilities
  - medical facilities
  - sporting and recreational facilities
  - open spaces
- Projects need to be on the Council’s Reg 123 list to be funded via CIL
The planning application

The decision

• Decision notice
• Planning conditions attached:
  – Site wide
  – Phased conditions
  – Requirement to submit reserved matters within certain time period
• Each reserved matters permission will also have conditions attached.
The planning application

What happens afterwards

Mobilisation
  – Tender construction contracts
  – Demolition/enabling works

First phase construction

On-going community engagement:
  – Construction management
  – Reserved matters and detailed design consultation and applications

What’s the timescale?
Part 2 – any questions?