

COUNCIL	DATE 31 March 2021	ITEM NO 9
TITLE Request to approve the Publication Version of the Site Allocations Local Plan under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012	WARD (S) All	
CHIEF OFFICER Director of Regeneration, Enterprise and Skills	CABINET MEMBER Regeneration and Growth	
DECISION CLASSIFICATION Key Decision Non-exempt	IS THE FINAL DECISION ON THE RECOMMENDATIONS IN THIS REPORT TO BE MADE AT THIS TIME? Yes	

1. **Decision Required**

The decision-maker is requested to:

- 1.1 Note the representations received in response to the consultation on the Site Allocations Local Plan Preferred Approach and the Council's responses to these representations, as set out in the Consultation Statement at Appendix 2
- 1.2 Approve the Proposed Submission Version of the Site Allocations Local Plan (SALP) (Appendix 1), Site Allocations Proposed Submission Consultation Statement (Appendix 2), Integrated Impact Assessment (IIA) Report (Appendix 3) and Habitats Regulations Assessment (HRA) Report (Appendix 4) for publication and public consultation.

2. **Introduction and Background**

- 2.1 The Site Allocations Local Plan will be a Development Plan Document (DPD) alongside the Royal Greenwich Core Strategy with Detailed Policies. It will provide specific policy for key sites in order to ensure that the vision and objectives of the Local Plan's strategic policies (as set out in the Core Strategy) are implemented. It supports a strategic and proactive approach to development and change, by ensuring that the most suitable sites are brought forward and that the most appropriate combination of uses and scale of development are promoted on each site.

- 2.2 The Site Allocations Local Plan focuses on the key sites and development areas that are considered central to delivering the objectives and policies of the Development Plan. It is not an exhaustive list of every potential development site in the Borough. There are a total of 38 Site Allocations in the Proposed Submission document, and each allocation sets out a preferred use or mix of uses for a site, together with further policy context, criteria and guidance for development.
- 2.3 The 'Proposed Submission Site Allocations' is the third document in the preparation of Royal Greenwich's Site Allocations Local Plan. It has been informed by the previous consultation on the Site Allocations Preferred Approach (August – October 2019), and the earlier Site Allocations Issues and Option consultation (February – March 2016); the evidence base for the Local Plan (both existing and new/updated studies); and the appraisal of the allocations for their sustainability, health and equalities implications via the Integrated Impact Assessment (IIA) process.
- 2.4 Officers have engaged with other departments within the Council and relevant landowners/developers in preparing the allocations, and the Royal Borough is also undertaking an ongoing process of engagement with the statutory bodies, including neighbouring local authorities, as part of the Duty to Cooperate.

3. **Available Options**

- 3.1 To agree or not to agree that consultation on the Proposed Submission Site Allocations Local Plan and accompanying Consultation Statement, IIA and HRA Reports be undertaken in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

4. **Preferred Option**

- 4.1 To agree that consultation on the Proposed Submission Site Allocations Local Plan and accompanying Consultation Statement, IIA Report and HRA Report be undertaken.

5. **Reasons for Recommendations**

- 5.1 Consultation on the Site Allocations Proposed Submission is the next stage in the preparation of the Site Allocations Local Plan. It is the final formal stage of public consultation prior to submission of the Plan to the Secretary of State for independent Examination in Public. Not agreeing to public consultation on

the Proposed Submission document will halt the process of the Local Plan preparation, leaving the Royal Borough without a complete Local Plan and with no detailed guidance for developers across a number of important development sites.

6. **Consultation Results**

- 6.1 A six week formal public consultation was carried out on the Site Allocations Local Plan Issues and Options in February and March 2016; the consultation responses were reported in February 2019. A further eight week formal consultation was carried out on the Site Allocations Local Plan Preferred Approach from 16th August to 11th October 2019.
- 6.2 The Consultation Statement (Appendix 2) details how the consultation was carried out, and a summary of the comments made together with the Council's response and how the issues raised have been addressed in the Proposed Submission document.
- 6.3 A total of 432 comments were received from 99 respondents. The preparation a Site Allocations Local Plan was generally supported, with the majority of the representations seeking further detail/clarifications on the allocations. The allocations have been amended where appropriate. Two sites have not been carried forward from the Preferred Approach document - Mecca Bingo in Eltham (E1), where existing policies provide sufficient guidance regarding any future development of the site, and Homepage in Kidbrooke (K5), which has since been developed by Aldi and is unlikely to come forward for development in the plan period. No new sites have been added to the document as a result of the Preferred Approach consultation.

7. **Next Steps: Communication and Implementation of the Decision**

- 7.1 Following approval, the Proposed Submission Site Allocations Local Plan will be published for public consultation for six weeks in Spring 2020/21.
- 7.2 Consultation will be carried out in line with the adopted Statement of Community Involvement (July 2020). The document will be available to view on the Royal Greenwich website and in hard copy at all libraries in the Borough, where possible subject to COVID restrictions. The consultation will be advertised in the local press and via social media. Notifications will also be sent to all interested parties who are already registered on the Planning Policy consultation database.

7.3 Following consultation on the Proposed Submission document, all responses will be taken into account and the Council will produce the Submission Version of the Site Allocations Local Plan, under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This will be submitted to the Secretary of State and subject to independent Examination.

8. Cross-Cutting Issues and Implications

Issue	Implications	Sign-off
<p>Legal including Human Rights Act</p>	<p>The Site Allocations Local Plan will be a Development Plan Document (DPD) alongside the Royal Greenwich Core Strategy with Detailed Policies.</p> <p>In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) (“PCPA”), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan. Regulations relating to the preparation of DPDs are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Subject to Council approval, the proposed consultation will be carried out in accordance with Regulation 19 which requires councils to notify particular bodies and groups on the published DPD, and to ensure they are able to make representations on it.</p> <p>Under the Responsibility for Functions section in Part 3 of the Constitution, Council is authorised to agree the actions recommended at paragraph 1 of this report.</p>	<p>Nicky Bradbury, Senior Planning Lawyer, 5 January 2021</p>
<p>Finance and other resources including procurement implications</p>	<p>This report requests the council to note the representations received in response to the consultation on the Site Allocations Local Plan (SALP) Preferred Approach and the council’s responses to these representations re Appendix 2,</p>	<p>Wunmi Akintelure Accountancy Business Change Deputy Manager</p>

	<p>It also requests the approval of the proposed submission version of the SALP (appendix 1) and Site Allocations Proposed Submission Consultation Statement, Integrated Impact Assessment (IIA) and Habitat Regulations Assessment (HRA) reports (appendices 2, 3 and 4) for publication and public consultation.</p> <p>The cost of the public consultation, although not known at this stage, will be met within existing planning policy budget/resources.</p>	5 January 2021
Equalities	<p>The decisions recommended through this report have a remote or low relevance to the substance of the Equality Act. There is no apparent equality impact on end users.</p>	<p>Catherine McRory Interim Planning Policy Manager 5 January 2021</p>

9. **Report Appendices**

9.1 The following documents are to be published with and form part of the report:

- Appendix 1: Site Allocations Local Plan Proposed Submission (SALP) November 2020
- Appendix 2: Proposed Submission Consultation Statement October 2020
- Appendix 3: Integrated Impact Assessment (IIA) Report October 2020
- Appendix 4: Habitats Regulations Assessment (HRA) November 2020

10. **Background Papers**

[Royal Greenwich Local Plan: Core Strategy with Detailed Policies \(2014\)](#)

[Royal Greenwich Statement of Community Involvement 2020](#)

[Royal Greenwich Local Plan: Site Allocations Issues and Options \(2016\)](#)

[Royal Greenwich Local Plan: Site Allocations Preferred Approach \(2019\)](#)

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