



PLANNING VOICE PROJECT

MARKET TRADERS KNOW YOUR RIGHTS SESSION

OVERVIEW OF THE PLANNING PROCESS

- The Council must make its decision **in accordance with the DEVELOPMENT PLAN unless MATERIAL CONSIDERATIONS indicate otherwise**
 - Plus broader legal considerations
 - Important distinction:
 - **Council officers** assess the application and prepare a technical report with a recommendation
BUT (for big applications)
 - **Committee members** (elected councillors on the planning committee) make the ultimate decision
 - **Ward councillors** do not make the decision but can support you
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DEVELOPMENT PLAN – TWO DOCUMENTS



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& The Local
Plan for your
Borough

Look out for consultations on new plans
Consultation on the new London Plan is happening right now!

LONDON PLAN – KEY POLICIES

- **Policy E9 – Retail, markets and hot food takeaways**

C *Development proposals should...*

- 3) **prevent the loss of retail** and related facilities that provide essential convenience and specialist shopping
 - 5) **support London's markets** in their full variety, including street markets, covered markets, specialist and farmers' markets, complementing other measures to **improve their management, enhance their offer and contribute to local identity** and the vitality of town centres and the Central Activities Zone
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LONDON PLAN – KEY POLICIES

- Also consider
 - GG5 – Growing a good economy
 - SD6 – Town centre and high streets
 - D5 – Inclusive design
 - S1 – Developing London's social infrastructure
 - HC1 – Heritage conservation and growth
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LOCAL PLAN EXAMPLE: THE SOUTHWARK PLAN

- **P31 – Affordable Workspace**

- Retention of small and independent businesses
- Consider providing affordable and suitable space
- Delivery of 10% affordable workspace (or affordable retail / affordable cultural use etc...)

- **P32 – Small Shops**

- Retention of small shops – including market stalls
- Large developments to provide 10% small shops / market stalls

- **P33 – Business Relocation**

- Relocation support where businesses cannot be retained
 - Temporary relocation for businesses returning to site
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APPLYING THE DEVELOPMENT PLAN IN PRACTICE

- **Not every single policy has to be complied with** – the Council must look at the development plan *as a whole*.
 - Council officers will sometimes overlook, misinterpret or understate the importance of certain policies.
 - Council committee members will be led the officers.
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MATERIAL CONSIDERATIONS

- No set definition – can be interpreted broadly
 - As long as related to planning
 - **Potential material considerations for markets:**
 - **The social, cultural or historic importance of the market**
 - **The socioeconomic context of the area**
 - **Specialist goods**
 - **Affordability**
 - Opportunity for **story-telling** beyond policy
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PUBLIC SECTOR EQUALITY DUTY

- The Council must “have due regard” to certain equalities concerns
- Relates to “protected characteristics”
- Equalities impact assessments

MAKING THE COMMUNITY VOICE HEARD

- Highlight breaches of policy, material considerations and failure to meet the equality duty
 - **Bring it to life with first-hand stories**
 - Get your voice heard at every step of the process:
 - **Objections**
 - **Campaigning**
 - **Writing to committee members**
 - **Speaking at the committee**
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