

# Borough, Bankside and Walworth Community Council

**Theme: Young people's voices**

Wednesday 2 April 2014

6.30 pm

Amigo Hall, St. George's Cathedral, St George's Road, London SE1 6HR

## **Membership**

Councillor Martin Seaton (Chair)  
Councillor Poddy Clark (Vice-Chair)  
Councillor Catherine Bowman  
Councillor Neil Coyle  
Councillor Patrick Diamond  
Councillor Dan Garfield  
Councillor Claire Hickson  
Councillor Lorraine Lauder MBE

Councillor Rebecca Lury  
Councillor Tim McNally  
Councillor Darren Merrill  
Councillor Abdul Mohamed  
Councillor Adele Morris  
Councillor David Noakes  
Councillor Geoffrey Thornton

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: Tuesday 25 March 2014



## **Order of Business**

- | <b>Item<br/>No.</b> | <b>Title</b>             |
|---------------------|--------------------------|
| 1.                  | INTRODUCTION AND WELCOME |
| 2.                  | APOLOGIES                |

Item No.	Title	Time
3.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
4.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	<b>MINUTES</b> (Pages 1 - 20)	
	The minutes of the meeting held on 1 February 2014 to be agreed as a correct record and signed by the chair.	
6.	<b>YOUNG PEOPLE'S VOICES</b>	6.40pm
	Borough, Bankside and Walworth Youth Community Council and others contributors to speak about regeneration and young people.	
	<b>BREAK</b>	7.40pm
7.	<b>AYLESBURY ESTATE REGENERATION</b>	7.45pm
	Jane Seymour, Development Partnership Broker	
8.	<b>ELEPHANT AND CASTLE SHOPPING CENTRE UPDATE</b>	8.15pm
	Kim Humphreys, Carvil Ventures Limited, to update.	
9.	<b>COMMUNITY ANNOUNCEMENTS</b>	8.20pm
	Community announcements by community groups or councillors.	
10.	<b>NEIGHBOURHOOD PLANNING - ELEPHANT AND WALWORTH NEIGHBOURHOOD AREA</b> (Pages 21 - 36)	8.25pm
	Juliet Seymour, Planning Policy Manager, to introduce.	
11.	<b>PETITIONS AND DEPUTATIONS</b>	8.35pm
	The chair to advise on any deputations or petitions received.	

<b>Item No.</b>	<b>Title</b>	<b>Time</b>
<b>12.</b>	<b>KEYWORTH STREET AND THOMAS DOYLE STREET PUBLIC REALM IMPROVEMENTS</b> (Pages 37 - 48)	8.45pm
	<b>Note:</b> This is an executive function. Councillors to consider the information contained in the report.	
<b>13.</b>	<b>UPPER GROUND - CREATION OF TWO DISABLED PARKING BAYS AND A PICK-UP/SET DOWN BAY</b> (Pages 49 - 72)	8.50pm
	<b>Note:</b> This is an executive function. Councillors to consider the information contained in the report.	
<b>14.</b>	<b>LOCAL PARKING AMENDMENTS</b> (Pages 73 - 78)	8.55pm
	<b>Note:</b> This is an executive function. Councillors to consider the information contained in the report.	
<b>15.</b>	<b>MINT STREET ROAD CLOSURE</b> (Pages 79 - 92)	9.00pm
	Councillors to consider the information contained in the report.	
<b>16.</b>	<b>PUBLIC QUESTION TIME</b> (Pages 93 - 99)	9.05pm
	This is an opportunity for public questions to be addressed to the chair. Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties. Responses may be supplied in writing following the meeting. A public question form can be found on page 93 of this agenda pack.	

Date: Tuesday 25 March 2014

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Gerald Gohler, Constitutional Officer, Tel: 020 7525 7420  
or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### **DEPUTATIONS**

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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please telephone 020 7525 7420.**



## **Borough, Bankside and Walworth Community Council**

MINUTES of the Borough, Bankside and Walworth Community Council held on Saturday 1 February 2014 at 1.00 pm at St Saviour's & St Olave's School, New Kent Road, London SE1 4AN

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**PRESENT:** Councillor Martin Seaton (Chair)  
Councillor Poddy Clark (Vice-Chair)  
Councillor Catherine Bowman  
Councillor Neil Coyle  
Councillor Patrick Diamond  
Councillor Dan Garfield  
Councillor Claire Hickson  
Councillor Lorraine Lauder MBE  
Councillor Rebecca Lury  
Councillor Tim McNally  
Councillor Darren Merrill  
Councillor Abdul Mohamed  
Councillor Adele Morris  
Councillor David Noakes  
Councillor Geoffrey Thornton

**OFFICER** Juliet Seymour (Planning Policy Manager)  
**SUPPORT:** Andrea Allen (Senior Project Manager)  
Adam Boey (Senior Strategy Officer)  
Pauline Bonner (Community Councils Development Officer)  
Gerald Gohler (Constitutional Officer)

### **1. WELCOME AND INTRODUCTIONS**

The chair welcomed councillors, members of the public and officers to the meeting.

### **2. APOLOGIES**

There were apologies for lateness from Councillor Catherine Bowman.

Councillor Tim McNally gave his apologies for having to leave the meeting early.

### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

The following member made a declaration regarding agenda item below:

#### **19. Neighbourhood planning (formerly item 17)**

Councillor David Noakes, non-pecuniary, as although he was a non-voting member of the Southbank and Waterloo neighbourhood forum's steering group, he would be speaking in his capacity as a ward councillor.

### **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair agreed to accept the following items as urgent items:

13. Cleaner greener safer revenue 2014/2015 allocations (formerly item 18)

14. Community council fund 2014/15 allocations (formerly item 19)

### **5. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 16 November 2013 be agreed as a correct record, and signed by the chair.

### **6. BOROUGH, BANKSIDE AND WALWORTH YOUTH COMMUNITY COUNCIL**

Members of the Borough, Bankside and Walworth Youth Community Council informed the meeting about some of their recent projects and activities. They said that they had input into allocations from the community restoration fund, and had done some work around employment and personal safety for young people. They had also conducted a survey on Walworth Road, and had found a lack of facilities for young people. Their plan was to set up a summer facility in the area, which would address these issues by offering outdoor activities and workshops. They also asked for volunteers to help with the running of this project.

Responding to questions from councillors and residents, the representatives of the youth community council explained that there were some services and clubs for young people at local schools, but that these were only aimed at the pupils attending those particular schools, rather than at all young people in the area. Volunteers could expect to work at the project some hours after school and on weekends. The project would be running for three to six months, and would be supported by officers from the youth service. The representatives of the youth community council reminded attendees that they had brought along survey questionnaires which they asked people to fill in.

## 7. OLDER PERSONS' SLOT

The chair said that feedback on this item would be given later in the meeting.

## 8. PETITIONS AND DEPUTATIONS

There were none.

## 9. COMMUNITY ANNOUNCEMENTS

### **Youth project at Hankey Hall**

The meeting heard that there was a council-run youth project at Hankey Hall every Wednesday from 6pm onwards. More information was available from local councillors.

### **Better pedestrian crossings for Borough High Street**

The meeting heard that there had been a campaign for better pedestrian crossings on Borough High Street: one at Trinity Street, and one further north at John Harvard library. Funding for the crossings had now been secured from the council. The crossings were to be put in over the next 12 months, but pressure had to be brought to bear on Transport for London (TfL), because even though the council had allocated the funding, TfL's agreement was required.

### **Regeneration and housing related news**

The chair informed the meeting that the council had appointed Notting Hill Housing Trust as its partner for the redevelopment of the Aylesbury estate. The redevelopment would provide a minimum of 50 per cent affordable homes, 75 per cent of which would be for social rent, and 25 per cent shared ownership or shared equity. The meeting also heard that the council had agreed a 30-year housing strategy, which included the construction of 11,000 new council homes, as well as ensuring all council homes were fit for purpose and improving private sector. Council rents would not increase by more than the rate of inflation in the coming financial year. The council had also agreed the Blackfriars Road, Supplementary Planning Document (SPD).

### **Health and wellbeing strategy consultation '1,000 lives'**

Adam Boey, senior strategy officer (Children's and Adult Services), informed the meeting that the Health and Wellbeing Board was conducting a story-telling exercise, as part of its engagement programme. Patients and residents in general were encouraged to share their stories of using health and social care services, as well as their visions, with the board. The board which was composed of Southwark council, the clinical commissioning group, the public health part of the council, Health Watch, Safer Southwark partnership and representatives of carers' groups. The exercise would be used to inform and revise the strategy to reflect the stories, experiences and needs of residents. As part of this, there would be events on 12 February from 11am to 5pm at the Employment Academy, 29 Peckham Road SE5 8UA, and on 25 February 11am to 5pm at InSpire, The Crypt at St Peter's, Liverpool Grove SE17 2HH.

### **Elephant and Castle - northern roundabout consultation**

Emma Crittenden, from TfL's consultation team, informed the meeting that from the end of February, TfL would be consulting on a new road layout for what was presently the

northern roundabout at Elephant and Castle. She explained that the roundabout was currently one of the worst performing junctions in London, which saw a lot of collisions and had very limited cycling provision. The plans, which were being consulted on, included removing the roundabout and the subways, shifting the road north, adding cycling facilities and creating a large public space. The consultation would run for six weeks from 24 February. Leaflets would be widely distributed to all households and businesses in the Elephant and Castle opportunity area, at the interchange itself, and emails with consultation material sent to registered oyster card users in the area. There would also be consultation events on 6 and 8 March at the London College of Communication. Once that consultation had finished, TfL would consult with people about the nature of the public square, and in 2015 about the tube station upgrade.

In answer to questions from the floor and from councillors, Emma responded that the locations for the pedestrian crossings had been identified, including one from Borough High Street to Elephant and Castle, which would make things easier for wheelchair users. The plans for these would be presented as part of the consultation. The works to the tube station would be influenced by developments with the shopping centre. She went on to say that she would raise the issue of the murals with officers in the council, and that consultation material would be distributed to 10,000 addresses in the Elephant and Castle area. Emma said she would be happy to attend the Elephant Forum, and emphasised that while changes to the proposed lay-out could be made to take account of the outcomes of the consultation, the process was not a referendum. The plans only included the Northern Line, but not the Bakerloo line, ticket hall. There were no plans to change the contra flow lane for buses up London Road.

The meeting heard that there should be an option to save at least some of the subways, but that these needed to be upgraded. A show hands from the audience, indicated that an equal number of attendees supported keeping the subways as preferred filling them in. Views were expressed that the ring road should not be made longer. The meeting heard that it was important that TfL listened to the knowledge of local residents.

The chair reminded the meeting that Emma could not answer technical questions about the scheme. Those wishing to raise technical questions should attend the consultation meeting.

**Note:** At this point Councillor Tim McNally left the meeting.

**Revised draft Community Infrastructure Levy (CIL) charging schedule and draft Section 106 planning obligations/CIL Supplementary planning document (SPD)**

Juliet Seymour, planning policy manager, informed the meeting about a current consultation on the above schedule and document, which determined how the council spent money raised by new developments. More information was available on the council's webpage. The consultation would be continuing until 15 February 2014, and could be found on the council's website.

([http://www.southwark.gov.uk/info/200308/current/2639/planning\\_policy\\_documents/1](http://www.southwark.gov.uk/info/200308/current/2639/planning_policy_documents/1))

In answer to questions, Juliet explained that the unlike Section 106 contributions, CIL was not negotiable, and that the rates for CIL contributions were different in the different parts of the borough. The levy was calculated to reflect the land values in the area. The provision of affordable housing would always be given priority. Other levies, such as the



crossrail levy, were also factored in. This approach was set out in the documents which were being consulted on.

## 10. ELEPHANT AND CASTLE SHOPPING CENTRE CONSULTATION

Stafford Lancaster from Delancey introduced his colleagues Richard Chambers, development director, and Kim Humphreys, who is responsible for the consultation. The meeting heard that Delancey were London-based developer, long-term investor and the new owners of the Elephant & Castle shopping centre. The company also managed commercial premises such as the N1 shopping centre in Islington, as well as the former athlete's village in the Olympic park, where they would be delivering 3,000 new homes for private lettings. In its rental property business, Delancey was focused on providing long-term tenancies, which were affordable to Londoners. A typical lease ran for three years, with rent increases in line with inflation. Delancey had starting developing space on the corner of Elephant Road and New Kent Road: 400 rental homes would be created there, which would be private rented, relevant to the London market. The space would also no longer be called "Tribeca Square".

The plan was to demolish the shopping centre and to redevelop the area as a town centre with retail and residential space, including affordable housing. The Northern Line ticket hall and the train station would be integrated into the site. The company had started speaking to stakeholders, such as the traders, already and would start the formal consultation in late spring, with a view to submitting a planning application at the end of the year.

Responding to questions, Stafford explained that they would be happy to contribute to plans for Elephant Road, and would work with Lend Lease to improve that area, for example on the possible reinstatement of the cycle lane in Elephant Road. Delancey would also work with the neighbourhood forums, community groups and with Notting Hill Housing Trust, who had been named the council's partner for the regeneration of the Aylesbury Estate. Delancey would also ensure the creation of jobs for local people, especially young people, in the redevelopment of the shopping centre, improved transport links and links with existing infrastructure like East Street Market. Later in the year, they would be speaking to the various stakeholders, and were already speaking to existing tenants and to the Latin American community, who had approached them.

The new development would include an interchange with the Northern Line only; the Bakerloo line entrance would be unaffected. In order to demolish the shopping centre, it had to be vacant. Delancey would provide support to traders and retailers to relocate, for example to the new market square on Elephant Road developed by them, or to the new retail units in the development by Lend Lease. The aim was to recreate an urban town centre and integrate what was there already. Delancey's contractors would be using the local labour force, providing job opportunities for local people, especially young people.

The meeting also heard the following comments from the floor: that with the increased building density, fire safety would be an issue; Delancey should take care to acknowledge the value of the existing community and amenities; the flavour and mix of local businesses should be maintained in the new development.

The chair reminded the meeting that detailed questions would be answered during the consultation phase.

**Note:** At this point, the meeting adjourned for a 10-minute comfort break.

#### 11. CLEANER GREENER SAFER FUNDING REALLOCATION

**Note:** This is an executive function.

Councillors considered the information contained in the report.

**RESOLVED:**

That a reallocation of £62,909 of available funding from the 2013-14 Cleaner Greener Safer programme to the 2014-15 Cleaner Greener Safer be approved.

#### 12. CLEANER GREENER SAFER 2014/15: CAPITAL FUNDING ALLOCATION

**Note:** This is an executive function.

Councillors considered the information contained in the report.

**RESOLVED:**

That the following allocations of funding from the 2014-15 Cleaner Greener Safer (CGS) capital programme be agreed:

**Faraday Ward**

<b>Project</b>	<b>Amount awarded</b>
Making Aylesbury estate a better place	£8,225
Bridport pond	£10,000
Burgess park underpass	£4,500
St Peter's school playground	£4,000
Phelp street planting - Elizabeth estate	£7,000
Gateway estate playground	£14,000

Octavia Hill greening / hanging baskets	£12,000
New Church Road cyclists safety	£9,000
Inspire/2Inspire	£15,000
St Peters Church community space phase 2	£15,499

#### East Walworth ward

<b>Project</b>	<b>Amount awarded</b>
Youth Hub	£1,700
IntoUniversity - Go-For-It Garden	£2,160
Browning Estate Management Association - Adventure Playgrounds	£5,400
Burgess Park Cricket Academy Development	£8,100
Peabody - Walworth Estate fencing and gate works	£12,000
Comus House - garden area improvements	£2,000
Comus House TRA playground extension and equipment project	£13,000
Victory Park playground improvements	£33,141
Kinglake playground improvements	£10,000
Naylor House cleaner greener safer	£6,500

#### Chaucer ward

<b>Project</b>	<b>Amount awarded</b>
Cycle Locker Project	£16,000
The Albert McKenzie VC Statue	£2,700

Rockingham community allotments	£1,000
1-28 Bath Terrace - derelict sheds	£11,800
Becket and Selbourne Houses pram sheds	£25,000
Meadow Row herb gardens	£10,400
Albert Barnes House pram sheds and back yard	£20,000
Decima Street TRA community garden	£9,500
Selbourne Becket green roof on the other bin shed	£2,600
More table tennis tables in Chaucer ward	£18,358

#### **Cathedrals ward**

<b>Project</b>	<b>Amount awarded</b>
Hayles Street bike park	£5,000
GMH dog gym	£16,564
Perkins play park	£20,000
Perronet House - stop fly tipping	£9,000
Hayles Tenants and Residents Association - Lamlash community space	£18,000
Lancaster Street children's playground	£20,000
Scovell Estate playground (gate, barriers, cleaning)	£10,000
Christ Church memorial sign	£450
Lant & Bittern Street TRA - tamper proof taps	£2,000
GMH Peace Play ground	£2,977 +£12,600 (from revenue budget)

**Newington ward**

<b>Project</b>	<b>Amount awarded</b>
West Indies United Cricket Club - Kennington Park cricket project	£8,000
Pasley Park (Sturgeon Road) entrance upgrade	£15,000
Brandon 2 Play Area	£21,448
Pullen's Estate bike lockers	£5,600
Brandon Estate garden project	£5,000
Hampton Street - space for waste	£2,200
Doddington Grove bike lockers	£4,800
Greener Draper	£5,000
Pelier estate - bright view project	£15,000
Planting in the garden at 14-19 Harding Close	£9,000

**13. CLEANER GREENER SAFER REVENUE 2014/2015 ALLOCATIONS (FORMERLY ITEM 18)**

**Note:** This is an executive function.

Councillors considered the information contained in the report.

**RESOLVED:**

That the following amounts of Cleaner Greener Safer (CGS) revenue budget be allocated:

**Cathedrals ward**

<b>Name of organisation:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
Southwark Environmental Improvement team	Playground safety surfacing clean up (4 play areas)	£2,800
Bankside Open Spaces Trust	Marlborough Community Sports Programme	£5,000
BOST	Southwark flower show in memory of Octavia Hill at Red Cross Garden	£1,500
Open Streets	Open Streets in Borough and Bankside from 10 am to 3 pm on Saturday June 14 2014	£5,000

**Chaucer ward**

<b>Name of organisation:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
Southwark Environmental Improvement team	Playground safety surfacing clean up	£10,000
Community warden patrols	Community warden patrols	£21,860
Open Streets	Open Streets in Borough and Bankside	£5,000

**East Walworth ward**

<b>Name of organisation:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
Borough, Bankside & Walworth Youth Community Council	Youth hub	£1,111
Burgess Park Academy Cricket Club	Burgess Park Cricket Academy Development	£9,694
Friends of Nursery Row Park	Green Shoots and Safe Play Club: Nursery Row Park Community Involvement and Outreach Programme 2014/15	£9,195

**Faraday ward**

<b>Name of organisation:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
2InSpire building improvements	2InSpire Youth Centre,	£11,000
Tyke's Corner Nursery	Tyke's Corner Stay and Play Nursery	£9,000

**Newington ward**

<b>Name of organisation:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
Southwark Environmental Improvement team	Playground safety surfacing clean up	£2,100

Borough, Bankside & Walworth Youth Community Council	Youth hub	£5,000
The Walworth Society	Borough, Bankside & Walworth Community Council Heritage Project	£5,000
West Indies United Cricket Club	Kennington Park cricket project	£5,379
Pullens TRA	Kennington Park cricket project	£1,521
Bee Urban	Pullens Festival (Summer and Winter)	£1,000

#### 14. COMMUNITY COUNCIL FUND 2014/15 ALLOCATIONS (FORMERLY ITEM 19)

**Note:** This is an executive function.

Councillors considered the information contained in the report.

#### **RESOLVED:**

That the following amounts of Community Council fund budget be allocated:

#### **Cathedrals ward**

<b>Name of group:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
Volunteer Centre Southwark	Southwark Stars	£910
Bankside Open Spaces Trust	Marlborough Community Sports Day	£1,000
Bankside Open Spaces Trust/Friends of Crossbones	Cross Bones Bards	£500



Borough Music School	Choir and Ensemble Groups Programme	£1,000
GMH Dog People	GMH dog show and community picnic	£965
Hayles TRA	Lamlash Street open afternoons	£400
SportyMints	Tennis Tournament	£588
Yaddy Singh	David Barker House	£450

### Chaucer ward

<b>Name of group:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
Tayo Situ Foundation	Recognition Awards Night 2014	£387
Southwark Explorers	Pensioners Exploring 2014	£500
Southwark Lesbian, Gay, Bisexual and Tran Network	Network Event Programme	£500
Tower Bridge Road Alliance CIC	Christmas on Tower Bridge Road	£700
Tabard Central Tenants and Residents Association (TRA)	coach trip	£757
Amader Bhoishot (Our Future)	Keep Active Stay Focused	£757
Angela Fordham (Individual)	Bermondsey Street Festival	£700

Decima Street Tenants & Residents Association (TRA)	7th Annual Decima Street TRA Festival	£757
Haddonhall Residents Tenants Management Organisation (TMO)	Haddonhall	£757

#### East Walworth ward

Name of group:	Name of project:	Funding awarded:
Tayo Situ Foundation	Recognition Awards Night 2014	£813
Southwark Lesbian, Gay, Bisexual and Tran Network	Network Event Programme	£1,000
Lisa Russell	Romain Inspired Training	£1,000
Pembroke House	Community Picnic along the Walworth Green Link	£1,000
Somali Youth Action Forum (SOYAF)	SOYAF football sessions	£1,000
Southwark Cyprus Turkish Association	Elderly and disable people	£1,000

#### Faraday ward

Name of group:	Name of project:	Funding awarded:

Aylesbury Everywoman's Centre	Celebrating International Women's Day	£1,000
Friends of Burgess Park	Burgess Park Film Festival	£1,000
St. Peters Primary School (Imogen Woods)	War Horse Visit	£1,000
Nelson Tenants Residents Association (TRA)	Community New Celebration	£1,000
Our Park	Our Park	£813
St Peter's Church	Party in The Park 2014	£1,000

### Newington ward

<b>Name of group:</b>	<b>Name of project:</b>	<b>Funding awarded:</b>
2nd Riverside Rainbows	Rainbow Roundabout day	£200
Friends of Pasley Park	Fete	£1,000
Southwark Legionnaires Community Club	Joining Community Weekend	£500
Latin American Disabled People's Project	LADPP Summer Activities 2014	£513
Walworth Garden Farm	Poisonous Plant Bed Interpretation Visit	£100

Pullens Fun Gardening Club/Mari	Pullens Festival	£1,500
Camberwell After School Project	Young Achievers Awards Ceremony 2014	£1,000
YAIT (Young Adults In Transition)	Young Adults art project	£1,000

The meeting heard that the process of allocating all the funding above had been difficult, as a large number of very good applications had been received, which had far outstripped the funding available.

#### 15. LOCAL HERITAGE BUILDINGS (FORMERLY ITEM 13)

Jeremy Leach from the Walworth Society addressed the meeting about the Victorian sorting office on Penrose St, which he said was under threat from demolition. The building, designed by architect Sir Henry Tanner, had been built in 1897, and had, until recently, been viably used as a recording studio. There had been a campaign by Walworth residents against the demolition, which had received local and national press coverage. He called on the community council to support local residents in their efforts to protect the building.

The chair took a sounding from the floor, which indicated that the large majority of the audience were in favour of protecting the old sorting office.

Members discussed issues around the building, including passing a motion on this, and the implications that such a motion would have for members who also sit on the main planning committee, and on planning sub-committees. A motion was tabled, seconded and agreed.

#### **RESOLVED:**

That this community council recognises the particular local heritage significance of the old Walworth sorting office on Penrose Street (acknowledged both by English Heritage and the Victorian Society), and desires to protect the building from demolition by developers.

**Note:** Councillors Neil Coyle, Rebecca Lury, Darren Merrill and Adele Morris abstained from the vote, and asked for this to be recorded in accordance with paragraph 9.4 of the community council procedure rules, as they are members or reserves on the planning committee, or a planning sub-committee.

## 16. LOCAL PARKING AMENDMENTS (FORMERLY ITEM 14)

**Note:** This is an executive function.

Councillors considered the information contained in the report.

### **RESOLVED:**

That the following local parking amendments, detailed in the appendices to the report, be approved for implementation subject to the outcome of any necessary statutory procedures:

- Steedman Street – change single yellow line to double yellow line between Hampton Street and the railway bridge to remove risk of obstruction at weekends and overnight.
- Great Dover Street – designate all bays in Great Dover Street (where Southwark Council is traffic authority) as permit holder (D) parking.

## 17. PUBLIC QUESTION TIME (FORMERLY ITEM 15)

The following public questions were posed at the meeting:

1. Where is the information about the Cleaner Greener Safer and Community Council fund unallocated budgets? - The chair explained that this information was contained in the reports which councillors had made decisions on earlier in the meeting.
2. In future, can it be flagged up which ward the public questions relate to, and when they were submitted, so that they are easier to track? - The chair asked that where questions were not answered satisfactorily, this should be brought to his attention. He would then ensure satisfactory answers were given.
3. Can bus stop in Rodney Road in front of Trafalgar Place be re-established?
4. Can the council reserve a piece of land for a greenhouse for young people to use?
5. Can the council ensure that developers consult with the community?
6. Will the councillors continue to support the council pressuring and lobbying to regain more fire safety in the borough, as we are down to two fire stations in Southwark. A minimum of three fire engines are needed to attend incidents at buildings that have more than five storeys, of which there are many in the borough.
7. "When is the public to know the truth regarding Newington Library and its future. This is a valuable community asset. It shouldn't be sold to any private developer or private organisation."

The following questions were submitted in writing at the meeting:

8. "What is happening to Newington Library and the museum? The council has been very quiet on this subject."
9. "After the council notices were put on the lampposts in East Street for shop owners not to extend their shops onto the pavement, I notice that nothing has been done to enforce these regulations. Some shops have not taken any notice of it, some have extended their shops to more than a third on the pavement and some have created another business completely on the pavement. Between the market traders extending their pitches at the back onto the pavement and the shops, the pavement has become so narrow that it has become difficult to walk on it. What is the council going to do about it?"
10. An issue was raised in relation to major works projects which has been forwarded directly to the housing department for response.

#### **18. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY (FORMERLY ITEM 16)**

Following a discussion, the community council considered whether to submit a question to the Council Assembly meeting on 26 March 2014.

##### **RESOLVED:**

That the following question be submitted to the council assembly meeting on 26 March 2014:

"Given the recent closure of fire stations in the borough by the Mayor of London, will the council continue to pressure and lobby to regain more fire safety in the borough?"

#### **19. NEIGHBOURHOOD PLANNING (FORMERLY ITEM 17)**

**Note:** Items 19.1 and 19.2 (formerly items 17.1 and 17.2) were heard together.

Juliet Seymour, planning policy manager, introduced the two reports, and explained that neighbourhood planning was an opportunity for local residents to put together planning documents, which the council would use when making planning decisions.

The area set out in the reports was partly in Lambeth and partly in Southwark. One part of it, north of The Cut, was also included in another neighbourhood area application - by the Bankside Neighbourhood Forum - which had previously been commented on by the community council. Members were now asked to comment on the options for dealing with the potential overlap:

1. Moving the proposed boundary of the Bankside area, so that the whole of the area indicated on the map forms part of the South Bank and Waterloo neighbourhood area.

2. Not moving boundary of the Bankside area and for the area north of The Cut to remain within the Bankside area.
3. Moving both boundaries, with Blackfriars Road and the western borough boundary not forming part of either area.
4. Assigning the northern part of Blackfriars Road to the Bankside area, and the southern part of Blackfriars Road to the South Bank and Waterloo area.

Juliet explained that the Bankside group had had its forum and area agreed, and that maps for all the proposed neighbourhood areas were on the council's website.

Mark Richards, chair of the proposed South Bank and Waterloo forum, explained that in the long term there were a lot of issues which concerned both groups, and on which they would cooperate. In the short term, however, his group felt that the contested area should be part of the South Bank and Waterloo neighbourhood forum (SBWNF).

In answer to questions from councillors, Mark Richards explained that the group had 230 members, with an even split between residents and businesses. The number of Southwark members was 67, also evenly split. The forum strongly wanted to be part of Southwark. He went on to say that neighbourhoods crossed borough boundaries, and that it was therefore important to have forums which span those boundaries, where appropriate.

Tim Wood, the chair of the Bankside forum, explained that should the boundaries be redrawn, this would mean the Bankside forum would have to put in another application, which would delay constituting the area. He went on to say that the groups would probably pursue similar aims.

Members then discussed the report and the issues raised by it.

**RESOLVED:**

That the official feedback of the community council to the cabinet member for regeneration and corporate strategy be as follows:

- There is residents' support for both forums.
- Close cooperation between both groups is needed and desirable.
- While borough boundaries may be arbitrary, it would be easier, if forums had to deal with only one authority, as their plans will need to be in conformity with policies and strategies of the planning authorities they sit under.
- An argument can be made for letting residents decide in the referenda whether they feel part of the areas proposed.
- Changing the boundary would put the Bankside forum back in the process which is not desirable. Therefore, the northern end of Blackfriars Road should be part of Bankside area, the southern end should be part South Bank and Waterloo area.

- Given that quite some time has elapsed, a decision should be taken speedily.

**19.1 APPLICATION FOR A NEIGHBOURHOOD FORUM BY SOUTH BANK AND WATERLOO NEIGHBOURHOOD FORUM (SBWNF) (FORMERLY ITEM 17.1)**

Considered under item 19.

**19.2 NEIGHBOURHOOD PLANNING - APPLICATION FOR A NEIGHBOURHOOD DEVELOPMENT AREA AND BUSINESS AREA BY THE SOUTH BANK AND WATERLOO NEIGHBOURHOOD FORUM (FORMERLY ITEM 17.2)**

Considered under item 19.

In reference to a discussion at the previous meeting, the chair informed attendees that the council had a single telephone for older residents who needed to contact the council's adult services. This 020 7525 3324.

The chair thanked everyone for attending.

Meeting ended at 4.15 pm

**CHAIR:**

**DATED:**



<b>Item No.</b> 10.	<b>Classification:</b> Open	<b>Date:</b> 2 April 2014	<b>Decision Taker:</b> Bankside, Borough and Walworth Community Council
<b>Report title:</b>		Neighbourhood Planning – application for a Neighbourhood Area for Elephant and Walworth.	
<b>Ward(s) or groups affected:</b>		Chaucer, Newington, East Walworth and Faraday	
<b>From:</b>		Director of Planning	

## RECOMMENDATION

1. That the community council comment on the application from the Elephant and Walworth Neighbourhood Forum for the designation of the Elephant and Walworth Neighbourhood Development Area (Appendices A and B of the report) with reference to the criteria set out in the council’s neighbourhood planning decision making report dated 13 September 2012.

## BACKGROUND INFORMATION

2. The Localism Act 2011 (by amending the Town and Country Planning Act 1990) (“the Act”) introduced new provisions which empower parish councils and designated neighbourhood forums to initiate the process for making neighbourhood development orders and neighbourhood development plans in relation to designated neighbourhood areas. The powers came into force on 6 April 2012 through the commencement of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
3. A Neighbourhood Development Plan is a plan which sets out policies in relation to the development and use of land in the whole, or part of, a Neighbourhood Area. It may contain a range of policies or proposals for land use development that will carry weight in the determination of planning applications. neighbourhood development order’s grant planning permission in relation to a particular neighbourhood area for development specified in the order or for a class of development specified in the order. Both neighbourhood development plan’s and neighbourhood development order’s must be in general conformity with the strategic policies in the development plan for the relevant area.

### Neighbourhood Plan preparation stages

4. Section 61F of the Act provides that a local planning authority may designate an organisation or body as a neighbourhood forum if the conditions in subsection (5) are satisfied. In deciding whether to designate an organisation/body, it must have regard to the matters set out in subsection (7).
5. Section 61G of the Act sets out the powers and duties of local planning authorities in relation to the designation of neighbourhood areas. Sub-section (4) sets out a number of considerations which the local planning authority must have regard to in determining an application for the designation of a specified area as

a neighbourhood area. The local planning authority is not obliged to designate the entire area specified in the application, but if it refuses to do so, it must give its reasons for that decision and must use its powers to secure that some or all of the specified area forms part of one of more designated neighbourhood areas.

6. If a body or organisation is designated as a neighbourhood forum for a particular neighbourhood area, it is authorised to act in relation to that area for the purposes of promoting a neighbourhood plan / neighbourhood development order.
7. Once a neighbourhood area and neighbourhood forum have been designated, the neighbourhood forum may submit a proposal to the local planning authority for the making of a neighbourhood development plan or neighbourhood development order, which will be submitted to an independent examination. If, following that examination, the council is satisfied that the draft plan/order meets the requisite conditions, the council must hold (and pay for) a referendum on the making of the plan/order.
8. The area in which the referendum takes place must, as a minimum, be the neighbourhood area to which the proposed plan/order relates. The independent examiner considering the proposal must also consider whether the area for any referendum should extend beyond the neighbourhood area to which the draft plan/order relates.
9. If more than 50% of people voting in the referendum support the plan or order, then the local planning authority must bring it into force.
10. The Elephant and Walworth Neighbourhood Forum submitted two neighbourhood planning applications to Southwark on 29 January 2014. The applications were to obtain legal status as a neighbourhood planning forum in accordance with section 61F and to legally designate their proposed neighbourhood area in accordance with section 61G. Both applications were submitted at the same time with the expectation that the applications would be consulted on concurrently.
11. The council has decided that it is more appropriate to consult on and designate the neighbourhood area, prior to, commencing consultation and subsequently designating the neighbourhood forum. This approach is set out on the council's website and was adopted following the consultation process in respect of the neighbourhood planning applications in the Bankside and Bermondsey area. The council considers this will ensure that the neighbourhood forum is the most appropriate and representative neighbourhood forum for the neighbourhood area.
12. Neighbourhood groups from Bankside and Bermondsey were the first groups to submit proposals for neighbourhood forum and neighbourhood area designations. These groups were also appointed as 'front runners' for the neighbourhood planning process. When these neighbourhood forum and neighbourhood area applications were submitted, both applications were published for consultation concurrently and this resulted in considerable delays in the decision making process. The council has therefore, learnt from this experience and formulated best practice to assist with the timely determination of these applications by way of the separate consideration of both applications.

13. The neighbourhood area proposed by the Elephant and Walworth Neighbourhood Forum, which is shown on the map accompanying the application (Appendix B).
14. Areas designated as neighbourhood areas must not overlap with each other (s.61G(7)).
15. The council may, in determining an application for a neighbourhood area, modify designations already made (s.61G(6)), but it must have regard to the desirability of maintaining the existing boundaries of areas already designated as Neighbourhood Areas (s.61G(4)(b)).
16. Regulation 6 of the Neighbourhood Planning (General) Regulations 2012 requires local planning authorities, as soon as possible after receiving a neighbourhood area application, to publish details of the application and of how to make representations in respect of the application, on its website and in such other manner as they consider is likely to bring the application to the attention of people who live, work and carry on business in the area to which the application relates. A period of at least 6 weeks (from the date on which the application was first publicised) must be allowed for the receipt of representations in relation to the application.
17. The council has determined that applications for neighbourhood areas should be considered at the community council or community councils covering the area. The council considers that such consultation is likely to bring the application to the attention of people who live, work and carry on business in the area.

## **KEY ISSUES FOR CONSIDERATION**

### **The requirements of section 61G**

18. A local planning authority may only consider an application for designation as a Neighbourhood Area if the application has been made by an organisation or body which is, or is capable of being, designated as a neighbourhood forum in respect of the area specified in the application.
19. Whilst no decision has yet been made as to whether the Elephant and Walworth Neighbourhood Forum should be designated as a neighbourhood forum, the council considers that the Elephant and Walworth Neighbourhood Forum is capable of being designated as a neighbourhood forum in that it satisfies the requirements of section 61F(5) of the 1990 Act.
20. The application for designation is accompanied by a map which identifies the area to which the application relates and a statement explaining why that area is considered to be appropriate to be designated as a neighbourhood area. The application is also accompanied by a statement from the Elephant and Walworth Neighbourhood Forum explaining that it constitutes a 'relevant body' (i.e. one that is or is capable of being designated as a neighbourhood forum). As such, the council considers that the requirements of Regulation 5 of the Regulations have been satisfied in relation to this application.
21. The council does not propose to make a decision as to whether to designate the area as a neighbourhood area until the period for making representations has expired and any representations received have been considered.

### **Designating the neighbourhood area as a business area**

22. When a local planning authority designates an area as a neighbourhood area pursuant to section 61G, it must consider whether to designate that area as a Business Area (s.61H).
23. The local planning authority can only designate an area as a business area if they consider that the area is wholly or predominantly business in nature.
24. Any decision as to whether to designate the area specified in this application for as a business area will be taken following the time period for making representations in respect of the application for neighbourhood as a neighbourhood area, so that any such representations can be taken into account. The council will consider whether this application triggers the designation of a business area as part of the consultation process.

### **Consultation**

25. The application to agree the neighbourhood area for the Elephant and Walworth area will be publicised on Southwark website for a period of 6 weeks. Southwark Council's Planning Committee and Borough, Bankside and Walworth Community Council will be consulted. The council will also publish an advertisement in Southwark News and we will consult all of the planning policy mailing list in addition to statutory consultees.
26. The area designation will be considered by local ward councillors at the community council.
27. Approval to publicise the application for proposals for the neighbourhood forum for Elephant and Walworth will be the subject of a separate report.

### **Financial implications**

28. There are no immediate new financial implications arising from this report. Each neighbourhood plan may require a referendum, which is estimated to cost approximately £25,000 per referendum. This estimate is based on the known cost of a ward election and assumes a similar level of funding would be required.
29. If required a referendum would be an unavoidable cost to the council and would be funded from existing revenue budgets, where possible. If revenue funding is not available the costs would be met from the financial risk reserve.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Legal Services**

30. The recommendation of the report requests that the Bankside, Borough and Walworth Community Council comment upon the application for the proposed designation of Elephant and Walworth Neighbourhood Development Area as a Neighbourhood Area in line with the criteria set out in paragraph 17 (decision 1) of the council's neighbourhood planning decision making report dated 13 September 2012.

31. In accordance with the report presented to the leader of the council, Councillor Peter John, on 24 September 2012, community councils must be consulted both upon applications to designate an area as a neighbourhood area and a neighbourhood forum. The recommendation is also consistent with the usual consultative functions of community council's in respect of policy/plan related documents.
32. On 29 January 2014, the applicant, Elephant and Walworth Neighbourhood Forum, submitted an application to the Council for the designation of the land identified on the plan annexed to this report and titled 'Neighbourhood Area' as a neighbourhood area for Elephant and Walworth.
33. As stated in this report, Neighbourhood Planning is intended to empower local communities and local groups to draw up neighbourhood development plans and neighbourhood development orders. The function of a neighbourhood forum is to act as the vehicle for progressing such plans in respect of a particular geographically defined neighbourhood area.
34. The legislative provisions concerning Neighbourhood Planning are set out in the Neighbourhood Planning (General) Regulations 2012 No.537 ("the Regulations"), Neighbourhood Planning (Referendum) Regulations 2012 No.2031, the Localism Act 2011 and the 1990 Act).
35. Regulations 5 to 12 (Part 3) set out the requirements that must be satisfied by the applicant body/organisation in making an application for designation of a neighbourhood area or neighbourhood forum. The documents submitted to the council in support of the application satisfy the initial qualifying criteria for the acceptance of the application for consultation. Following this initial qualifying stage, there is a statutory requirement for applications for neighbourhood areas to be publicised for a period of at least 6 weeks (Regulation 6). It is only after the publicity period that the local planning authority will be in a position to consider the representations received and determine the application.
36. In order to progress the neighbourhood planning process the comments of the respective community council's are sought in respect of the proposed neighbourhood area application. These comments, alongside those received from the public as part of statutory consultation process, will then be fully considered by cabinet or the relevant cabinet member to assist in making a final determination upon the application following the closure of the statutory consultation period.
37. Section 61G (7) of the 1990 Act provides that areas designated as Neighbourhood Areas must not overlap with each other. Further, Section 61 (G) (4) provides that a local planning authority must have regard to the desirability of maintaining the existing boundaries of areas already designated as Neighbourhood Areas. A local planning authority does however have powers under Section 61G (6) of the 1990 Act to modify designations already made and to this extent it could modify the boundary of the existing neighbourhood area in the event that such an amendment was considered necessary and appropriate at the relevant stage of the neighbourhood planning process.
38. Paragraph 19 of the report advises that the council considers that the statutory criteria which a neighbourhood area must adhere to pursuant to Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 in respect of the application have been satisfied in the present case.

39. Paragraph 4 (Part 3H: Community Councils) of the Southwark Constitution 2012/13 provides that it is the role and function of community council's *'to be a focal point for discussion and consultation on matters that affects the area'*.
40. Neighbourhood planning is a new legal process, which the council has a statutory duty to facilitate and administer. The constitution is therefore silent as to the express reservation of consultative decisions in respect of decisions concerning this area. Consideration has been given to the appropriate level at which comments upon any proposals to designate a neighbourhood area may be made and it is considered that this function is analogous with community council's usual consultative functions in respect of policy /plan related documents and therefore falls within the role and functions delegated to it.
41. The recommendation sought in this report therefore falls within the Bankside, Borough and Walworth Community Council's decision-making remit.

### **Strategic Director of Finance and Corporate Services**

42. This report seeks planning committee comment on an application from the Elephant and Walworth neighbourhood forum. The financial implications are shown in paragraphs 28 and 29.
43. The strategic director of finance and corporate services notes the potential costs, which cannot be fully established at this stage. In the event that costs arise and cannot be contained within revenue budgets then the financial risk reserve is a suitable funding source. Subject to approval, it contains sufficient capacity and can be used for revenue costs of this nature.
44. Officer time to effect the recommendation will be contained within the existing budgeted revenue resources.

### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
The Localism Act	<a href="http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted">http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted</a>	Kate Johnson 0207 525 5345
The Neighbourhood Planning Regulations	<a href="http://www.legislation.gov.uk/uksi/2012/637/contents/made">http://www.legislation.gov.uk/uksi/2012/637/contents/made</a>	Kate Johnson 0207 525 5345

### **APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix A	The Elephant and Walworth Neighbourhood Development Area application
Appendix B	The Elephant and Walworth Neighbourhood Development Area Map

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Juliet Seymour, Planning Policy Manager	
<b>Version</b>	Final	
<b>Dated</b>	21 February 2014	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	No	No
<b>Date final report sent to Constitutional Support Services</b>		21 March 2014

## APPLICATION FORM FOR A NEIGHBOURHOOD AREA

Please complete this form with the information that Southwark Council requires for an application for a neighbourhood area.

### Name of Neighbourhood Forum

Elephant and Walworth Neighbourhood Forum..

### Chair of Neighbourhood Forum

The position of Chair rotates as set out in our Constitution. The contact point is through the position of Secretary which is shared between Sofia Roupakia (XXXXXX) and Jerry Flynn (XXXXXX)

### Contact details for Neighbourhood Forum

The contact details for the public domain are as above, together with the neighbourhood forum's website [www.elephantneighbourhoodforum.org](http://www.elephantneighbourhoodforum.org)  
We have provided the Council with the telephone number and address of the Secretary.

### 1. How have you considered different routes to achieving your ambitions for your neighbourhood?

We have been involved in consultations on Council plans and ideas, with some successes, but we find Council plans lack the local distinctiveness and level of detail we are seeking. We make use of opportunities provided by Council structures for engagement, such as deputations, attending Community Council, policy consultations, public examinations and the planning applications process. We wish to explore a model that is community led and that allows us to engage directly with business, educational and transport interests.

### 2. What are the opportunities and benefits of producing a Neighbourhood Plan for your area?

The Neighbourhood Plan will deliver better planning in our area. It will have legal status and give us greater influence over planning decisions in our neighbourhood, the opportunity to specify development sites and work in partnership with service providers, developers and key stakeholders.

The opportunity of deciding and agreeing on a plan for the neighbourhood area will give motivation and enthusiasm to many people, who otherwise feel disempowered. The neighbourhood planning approach will allow people to learn new skills (like participatory mapping or planning policy knowledge) and to pass on and share experiences. Discussion and consensus making will provide stronger community cohesion throughout the neighbourhood and the Forum will provide a welcoming and informed community locus for new residents to the area.



### **3. Is there already a Neighbourhood Plan for this area?**

There is no neighbourhood plan for this area.

### **4. How does this plan relate to boundaries of other neighbourhood areas?**

We have taken care to align our boundary on New Kent Road, Harper Road and Falmouth Road with the proposed boundary of the Bermondsey Neighbourhood Area.

Our boundary at Newington Causeway/ Great Dover Street aligns with that of Bankside Neighbourhood Forum.

### **5. What is the neighbourhood area to which the Neighbourhood Plan will relate? Map and text please.**

A map of the proposed neighbourhood area is attached. The area covers all of Newington ward (Newington, Draper, Pullens and Brandon estates), much of East Walworth ward, some of Chaucer ward (Rockingham and Trinity Newington) and some of Faraday ward (surrounding the Aylesbury estate). A detailed description of the boundary follows:-

*From North to Southeast of the boundary line:*

Great Dover Street  
 Globe Street  
 Trinity Street  
 Falmouth Road  
 Harper Road  
 New Kent Road  
 Bricklayers Arms  
 Old Kent Road

*From Southeast to Southwest of the boundary line:*

Albany Road  
 Bagshot Street  
 Kinglake Street  
 Alvey Street  
 Sedan Way  
 East Street

Dawes Street  
 Merrow Street  
 Portland Street  
 Westmoreland Road  
 Red Lion Row  
 Boundary Lane  
 Bradenham close  
 Albany road  
 Camberwell road  
 John Ruskin street  
 Camberwell new road

*From Southwest to North of the boundary line:*

Bolton Crescent  
 Hillingdon Street  
 Meadcroft Road  
 Otto Street  
 Kennington Park Gardens  
 Saint Agnes Place  
 Kennington park Place  
 Kennington park Road  
 Newington Butts  
 Newington Causeway  
 Borough High Street

In all cases, the boundary includes the full width of the road and pavement, with the exception of those roads that form the borough boundary.

**6. What are the alternative boundaries that you have considered and why did you chose the boundary proposed?**

We considered:-

a) a small neighbourhood area in part of East Walworth, but this would not provide an integrated approach to planning and development across the Elephant and Castle. Consultation with the Local Authority identified they would not support an area focussed on the ex-Heygate estate.

b) Including part of Newington ward with the boundary at Pasley Park. Outreach activity showed that Lorrimore Square, Brandon estate and De Laune estate identified with the rest of Newington ward and did not want to fall between the Elephant & Castle and Camberwell.

c) a boundary line at East Street, taking in the Liverpool Grove Streets for People scheme. Outreach activity showed strong interest from people living in the area surrounding the Aylesbury estate, who didn't want to fall between the Elephant & Castle and the Aylesbury estate masterplan area. The neighbourhood plan will add value to areas of the Aylesbury Area Action Plan which are outside of the core estate and dealt with lightly in the Council's proposals.

d) a boundary at Sedan Way. Outreach activity showed interest in including more of East Walworth ward because of green links running throughout East Walworth and the common character of the retail offer in the SE17 Walworth Town Team area including Old Kent Road between East Street and Albany Road.

e) we did extensive outreach in the Rockingham area to be sure that people wanted to be with us. We worked closely with the 3 ward councillors (Chaucer ward) 2 of whom are members of the neighbourhood forum. An outreach report for the Rockingham area is attached as a case study of our approach.

f) at our conference in September 2013 there was interest in a possible extension of the area to include the Elephant and Castle Enterprise Quarter, London South Bank University and London College of Communications. We asked those who wished to extend the boundary to engage in outreach work and report back to the Forum meeting in December 2013. The report identified that we did not have the resources or capacity to include the Enterprise Quarter in the neighbourhood area.

## **7. What are the physical characteristics, planning and any other reasons that you considered for choosing the boundary?**

We have chosen an area that has effective physical boundaries, including known areas that require particular attention for planning purposes and aligned with borough and ward boundaries where appropriate. We follow the borough boundary with Lambeth, the ward boundary with Camberwell, the boundary with the Aylesbury estate and the transport links departing from the Elephant and Castle southern roundabout and extending east and south.

At the heart of our area is the core offer of Walworth Road, the Elephant and Castle Shopping Centre, and East Street market where most people living within the boundary area shop, socialise and conduct much of their daily business. The Shopping Centre provides a natural end to the arterial route of the Walworth Rd.

The railway viaduct running approximately the length of the area is another connecting feature of planning significance providing retail, employment and leisure opportunities.

The proposed boundary will enable us to take a grounded and joined up approach to planning and development at the Elephant and Castle and assist the Local Authority to implement the Elephant and Castle Opportunity Area Planning Framework. For example, we would like to improve the connectivity of the area through green links. Within the boundary area there is a strong identification with the Elephant and Castle and Walworth as tested through our outreach programme. There is particular merit including in our area the whole of Walworth with its shared historic character and heritage and not allowing Walworth Road to be a barrier.

**8. Have you consulted a range of local people, partners, businesses, community groups, residents, councillors and other stakeholders to assess levels of interest? What did they say? Where did they think the boundary should be? How did they relate to the proposed neighbourhood? How many did you consult? What were the demographics?**

We undertook extensive outreach activity including stalls at various festivals, attending Area Housing Forums, surveying local businesses, one to one meetings with most of the 12 councillors who represent the area, contact with all TRA's, and with faith groups, traders associations, and communities of interest such as the Latin American, Bengali and Somali communities.

We listened to what people told us, discussed, debated and then agreed the boundary at an open conference. We have tapped into the knowledge of local councillors and included on our consultees list their suggestions about groups and individuals we should work with in the preparation of the neighbourhood plan. Everyone who lives or works in our area is welcome to join with us.

An annex lists the events we attended and the groups we talked with. The outcomes of these consultations are summarised in question 6 above.

We also append the three reports 'Elephant & Castle and Walworth Conference report' (Sept 2013), 'Is the Elephant your Neighbourhood?' (Jan 2012), and 'Imagine the Elephant' (May 2011). These detail the range of people, partners, businesses, community groups, residents, councillors and council officers consulted and the views and actions arising from each event.

**9. How have you resolved conflict with other groups who have issues with your proposal?**

Within the Forum there has been no conflict with other groups. We always try to resolve issues through consensus, allowing time and space for compromises to occur, and only vote as a last resort. This process is set out in our constitution.

We faced disagreement over whether to include the Aylesbury estate. This was brought up and debated each time we considered the boundary options. Though

the option was not supported it continued to be pushed and ultimately was put to a vote at our conference in September 2013. It was agreed not to include the Aylesbury estate.

At the conference, there was also some disagreement about the possibility to extend the boundaries to the north and west of the roundabout including London South Bank University and London College of Communication. A discussion led us to agree that people wishing to extend the boundaries would engage in outreach work within the area proposed for extension and then report back to the forum. After further investigation and discussion, it was agreed not to include this area.

As the neighbourhood plan develops, there will be disagreements of course. We hope to avoid these tuning into conflict by a bottom up and consensual approach so the pace of neighbourhood planning activity in different parts of the area will depend on the level of enthusiasm on the ground.

We have welcomed representatives of other proposed neighbourhood forums to our conferences. They have played an active role in discussions and we have benefitted from their experiences.

**10. When did you walk around the boundary with Juliet Seymour Planning Policy Manager to discuss the reasons for the boundary chosen?**

We have held several meetings with Juliet Seymour to discuss the rationale for the boundary and have always been keen to receive her comments. We believe a walk around the boundary with Juliet would be very useful and our members would be very happy to arrange this.

**11. What did your review of existing local policy to identify how well it covers community concerns and aspirations find?**

Many members of the neighbourhood forum took part in the public consultation on the Elephant & Castle OAPF and organised an event specifically to discuss this, attended by councillors and council officers in Jan 2012. This provided us with a checklist of issues on which we were keen to see more detailed work such as green links, support for local shops and businesses, pedestrian and cycling routes.

Planning policy for West Walworth is not particularly detailed, but we have discussed with Parks and Leisure Services their play and open space initiatives and how we can describe and link these in the neighbourhood plan.

We are interested in Local Plan initiatives on hot food takeaways, betting shops and studentification and want to apply these in our area.

So far, we have concentrated on establishing the forum but as we prepare the neighbourhood plan we will be addressing the above issues.

**12. What are the resource implications (time and money) of producing a Neighbourhood Plan? How will you provide them?**

We have our own website and links on other local websites. We will access central government grants through Locality to provide paid professional support on planning policy and to help fund the community engagement programme (e.g. participatory mapping). We will also explore other sources of funding such as the Big Lottery fund and charitable trusts.

We have identified agencies and consultants who provide pro-bono services on neighbourhood planning and local organisations (such as Business Extra, Walworth society, Southwark Living Streets and East Walworth Green Links) who can help with community engagement, meeting venues and printing. We provide refreshments through voluntary donation. We can draw on many volunteers from the neighbourhood who will freely provide time and local expertise to produce the Plan, as they have done to date.

**13. When and how did you involve Juliet Seymour Planning Policy Manager [juliet.seymour@southwark.gov.uk](mailto:juliet.seymour@southwark.gov.uk) to clarify the support it can offer under its duty to support?**

We have met 6 times with Juliet Seymour, had numerous email conversations and we look forward to working closely with Juliet and her colleagues under the duty to support. For example, the Local Authority providing technical advice on planning issues, including access to the Local Authority evidence base. The types of support that are appropriate are outlined in the Locality route map.

**14. Who are the 21 members of your neighbourhood forum? Do you have a resident, business and ward member on the forum? How is this group representative of the demographics of the proposed area?**

**Please list the names and addresses at the end. I will contact the members for them to agree that they are on the Neighbourhood Forum.**

We have 92 members of the neighbourhood forum, including residents, businesses and 6 local councillors. The membership reflects local diversity and character including minority ethnic groups, faith groups, tenants, owner-occupiers, small businesses to give some examples. To ensure we involve and consult with the wide range of interests in the neighbourhood we have drawn up a list of consultees.

For verification we attach a list of 30 members, with postal addresses, all of whom live within the boundary area.

**15. Please enclose your constitution. We would recommend that this should meet the standards set out by the charity commission. This is required for us to make a decision on whether the group could operate as a Neighbourhood Forum.**

Our constitution meets the standards set out in Locality's Neighbourhood Planning Worksheet 3. It is attached.

### **APPLICATION FORM FOR NEIGHBOURHOOD FORUM**

Our answers to the questions are the same as above. There are 2 additional questions in the application for a neighbourhood forum which we answer as follows..

#### **16. How will this Neighbourhood Forum prepare a plan to make sure that the Neighbourhood Area improves social, economic and environmental issues?**

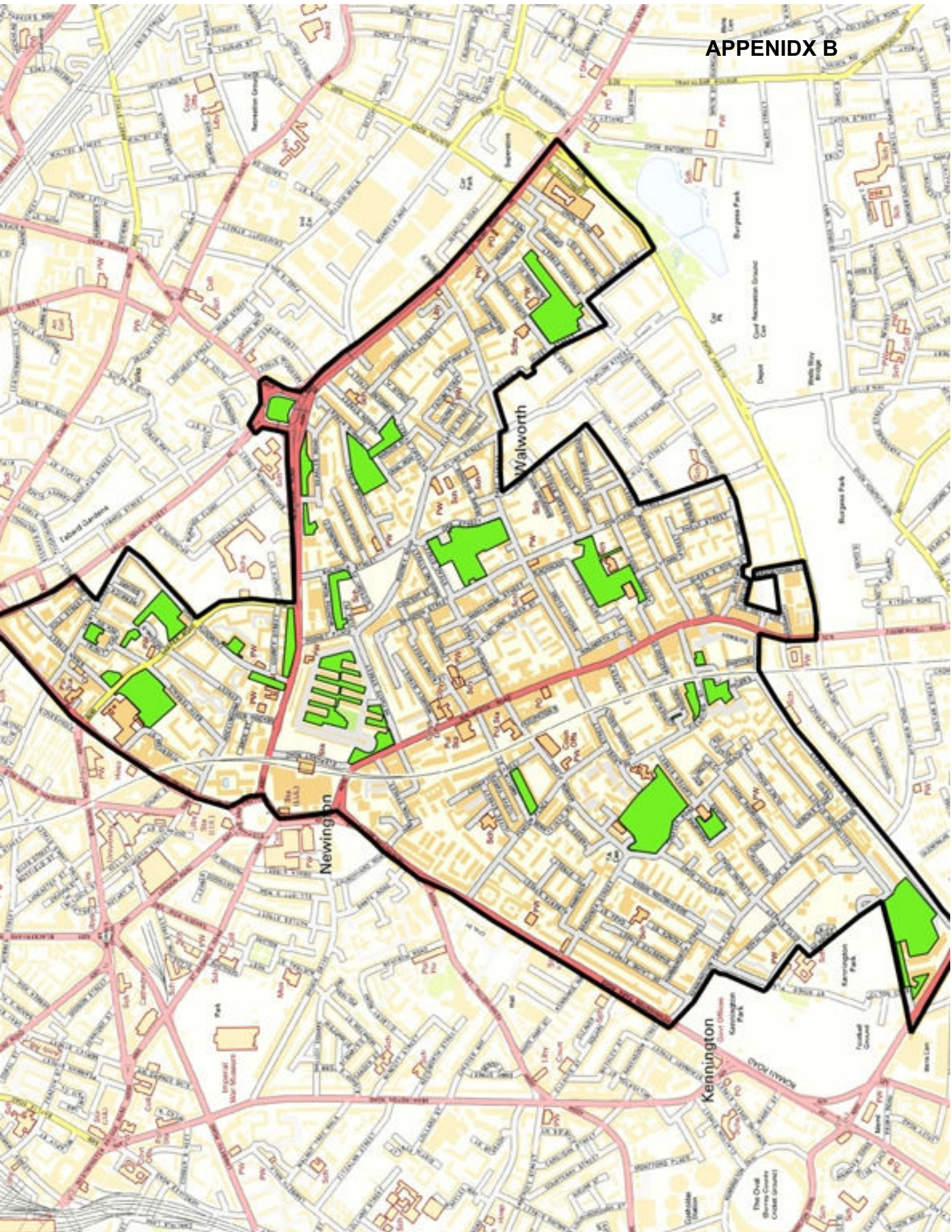
The starting point for preparing our plan is a wealth of material from 3 community conferences at the Elephant and Castle organised by our member groups and detailed in Q 8. These workshops identified issues and priorities on the local economy, the environment – open space, biodiversity, air quality and sustainable transport – and social infrastructure – housing, community facilities and community assets.

The approach we take to preparing a plan will be guided by Locality's route map.

#### **17. How will this Neighbourhood Forum prepare a plan that complies with the Development Plan?**

We will seek professional guidance to ensure the neighbourhood plan is consistent with the strategic elements of the Development Plan..

APPENDIX B





<b>Item No.</b> 12.	<b>Classification:</b> Open	<b>Date:</b> 2 April 2014	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Keyworth Street and Thomas Doyle Street public realm improvements	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council approve the implementation of the above scheme (subject to statutory consultation) in line with the positive public consultation outcome outlined in the attached consultation summary (Appendix A).

## BACKGROUND INFORMATION

2. In accordance with Part 3H paragraph 16 of the Southwark constitution, community councils have the executive function to determine whether to implement non-strategic traffic and highway schemes.
3. The scheme on Keyworth Street and Thomas Doyle Street is classified as non-strategic.
4. Full details of all results associated with the study can be found in Appendix A the 'consultation report'.
5. It is proposed that the following measures be implemented:
  - a) **Keyworth Street**
    - Change traffic route to one-way (southbound) for motor vehicles between Thomas Doyle St and Ontario Street
    - Stop non emergency motorised vehicle access between Thomas Doyle St and Borough Road
    - Remove on-street parking bays
    - Provide new cycle parking, seating and lighting throughout the street
    - Provide additional and replacement tree planting in high quality pits and planting beds that will support long and healthy growth
    - Introduce meandering routes for motor vehicles which, in association with other improvements, will encourage them to proceed at relatively low speeds

### b) Thomas Doyle Street

- Change traffic route to one-way (south bound) for motor vehicles between Rotary Street and Keyworth Street junction
- Raised table treatment between junction with Rotary Street and Keyworth Street.

- New tree planting, lighting, cycle stands and street furniture.
- Narrowing of carriageway width.

For more detail of scheme proposals, please refer to Appendix B.

## **KEY ISSUES FOR CONSIDERATION**

6. Keyworth Street is currently an unattractive, low motor vehicle trafficked section of public highway that runs through the heart of the London South Bank University (LSBU) campus. Southwark council have been working closely with LSBU to bring forward acceptable design proposals for the enhancement of Keyworth Street that is to be funded by LSBU.
7. LSBU is an important partner in the on-going regeneration of the Elephant & Castle area and continues to invest significant amounts of money in the enhancement of its campus in order to be more competitive in attracting new students to the university and to Southwark. The urban environment is proved to play an important role in attracting students as it directly influences the student experience. Therefore LSBU have made available up to £2m for Southwark to significantly enhance the public highway in Keyworth Street.
8. The proposed design and network alterations will reduce the number of motor vehicles driving along Keyworth Street whilst retaining a pedal cycle contra-flow route. The overall design of the street seeks to convey a sense of pedestrian priority throughout the space whilst still allowing for necessary vehicular traffic. The curved nature of the realigned vehicular route means an increase of footway widths is achievable outside of main university building entrances so easing congestion.
9. Existing dead, dying or diseased trees will be removed and replaced with semi-mature trees planted in high quality rooting zones ensuring long-term vitality and enhancement to the appearance of the street.
10. Through retaining the cycle contra-flow along Keyworth Street the route will become an attractive and quiet alternative to London Road for cyclists wishing to travel between the Elephant and Castle and St. George's Circus.
11. A three week public consultation exercise has been carried out seeking the views of local residents, businesses and university staff and students. The council has written to all residents within a 150m distance of Keyworth Street and sought comments via a freepost questionnaire. A consultation event was held at LSBU's Enterprise Centre on Tuesday 11 March, attended by the design team, to provide a further opportunity for stakeholders and the general public to discuss the proposals.
12. Full details of the consultation strategy, results, conclusions and recommendations can be found in Appendix A.
13. Appendix B outlines the design elements of the proposed scheme.

## **Policy implications**

14. The recommendations contained within this report are consistent with the

council's streetscape design policies and with the policies of the transport plan 2011, particularly:

Policy 1.1 – pursue overall traffic reduction

Policy 2.3 – promote and encourage sustainable travel choices in the borough

Policy 4.2 – create places that people can enjoy

Policy 5.1 - Improve safety on our roads and to help make all modes of transport safer.

### **Community impact statement**

15. The implementation of any transport project creates a range of community impacts. All transport schemes aim to improve the safety and security of vulnerable groups and support economic development by improving the overall transport system and access to it.
16. The policies within the transport plan which are listed within this report have been subject to an equality impact assessment.
17. This scheme is particularly geared towards improving the environment for pedestrians and cyclists. It also will have a significant effect on the student population in the area.

### **Resource implications**

18. This report is for the purposes of consultation only and there are no resource implications associated with it.
19. It is, however, noted that this project is funded solely by a financial contribution provided by London South Bank University and approval of contract sum is subject to LSBU internal sign-off requirements.

### **Consultation**

20. Ward members were consulted prior to commencement of the study.
21. Informal public consultation was carried out in March 2014, as detailed above.
22. This report provides an opportunity for approval of the scheme to proceed to the detailed design and implementation stage, subject to statutory consultation.
23. If approved for implementation this will be subject to statutory consultation required in the making of any permanent traffic management orders. If there are any unresolved objections to the statutory consultation then a further report will be brought to the community council to consider and determine those objections prior to any implementation.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Transport Plan 2011	Southwark Council Environment Public Realm Network Development 160 Tooley Street London SE1 2QH  Online: <a href="http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011">http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011</a>	Matthew Hill  020 7525 3541

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix A	Keyworth Street and Thomas Doyle Street public realm improvements – Consultation Summary
Appendix B	Final scheme proposals

**AUDIT TRAIL**

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Matthew Hill, Public Realm Programme Manager	
<b>Version</b>	Final	
<b>Dated</b>	21 March 2014	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	Yes	No
<b>Date final report sent to Constitutional Team</b>		21March 2014

## Consultation report

### Keyworth Street highways and public realm improvements

On 27 February 2014, Southwark Council began a two week period of public consultation on the proposed highway and public realm improvements to Keyworth Street (SE1). The purpose of the consultation was to identify the level of public support for the proposed changes to the highway and public realm areas on Keyworth Street, which involve:

- Changing the majority of Thomas Doyle St and Keyworth St to one-way for motor vehicles with a contra-flow for pedal cyclists
- Closing the section of Keyworth St between Thomas Doyle St and Borough Rd to motor vehicles and remove the existing parking there. However, two-way access for pedal cyclists will be retained
- Providing new cycle parking, seating and lighting throughout the street
- Providing additional and replacement tree planting in high quality pits and planting beds that will support long and healthy growth
- Introducing meandering routes for motor vehicles which, in association with other improvements, will encourage them to proceed at relatively low speeds

The key objectives of these proposed changes are to create a street environment that is friendly and conducive to pedestrians, cyclists and related activities and which accommodates motor vehicles but is designed in a way that encourages them to give the other users and uses priority and to proceed appropriately.

A letter was sent out to 1133 local residents within a 15m distance of Keyworth Street outlining the proposal. A questionnaire was also sent out which asked the questions;

- 1) Do you support the council's proposal for enhancing Keyworth Street?
- 2) Which aspects of the proposed changes (listed above) do you agree with?
- 3) A space was provided for further comments. Two visualisations and plans, showing the scheme's transport impacts and an Illustrative Master plan, were also included.

The letter also invited residents to a meeting which was held on Tuesday 11th March at The Clarence Centre (SE1) and was attended by Southwark Council, London South Bank University and the design team. This meeting was arranged to give local residents the opportunity to view further plans and images of the proposed scheme and also to ask any questions that they may have.

## Results

A total of 37 completed questionnaires (a response rate of 3.5%) were returned via the post and at the event. The results for each of the questions are as follows:

- 1) 97% of people who responded stated that they supported the principal of the proposal.
- 2) 91% of respondents agreed with the proposal to change the majority of Thomas Doyle Street and Keyworth Street to one-way for motor vehicles with contra-flow for pedal cyclists.
- 3) 94% of people agreed with the proposal to make a section of Keyworth Street between Thomas Doyle Street and Borough Road closed to motor vehicles with existing parking remove, retaining two-way access for cyclists.
- 4) 94% of respondents agreed to the proposal to provide new cycle parking, seating and lighting throughout the street.
- 5) 97% of people agreed that introducing meandering routes for motor vehicles which, in association with other improvements, will encourage them to proceed at relatively low speeds.

As these results clearly demonstrate, whilst the overall response rate was low, amongst those who did respond there was a strong level of support for all elements of the scheme. The low response rate could be explained by the fact that of the 1133 properties leafleted, the vast majority are not immediately adjacent to Keyworth Street and indeed are located the other side of London Road, and many residents may feel the proposals do not directly affect them. Most people that use Keyworth Street are the students and staff of the university itself. The university are strongly in support of the

scheme, and are funding it. The public consultation was not aimed directly at students and the Council relied on the university to undertake any engagement with the staff and students.

Comment and suggestions submitted as part of the consultation responses are listed below:

### **Introduction of one-way route**

One comment that was received was that a resident current benefits from the ability to drive from Ontario Road through to Thomas Doyle Street and Borough road in order to avoid traffic.

Response: there is a ready alternative main road route provided

2 comments focused on request to introduce traffic lights or a zebra crossing at the Keyworth St / Borough Road junction due to perceived high risk for pedestrians who wish to cross Borough Road safely.

Response: this is noted but outside of the scope of this scheme

### **Servicing of building fronting on to Keyworth Street**

3 Comments were received which made reference to manoeuvring of large vehicles (i.e. deliveries to 10 Keyworth Street) in terms of the size and layout of the roads. There was a comment raising concerns about the access for delivery vehicles to the South Bank Technopark and the Keyworth Hostel.

One comment from a staff member at LSBU was concerned about the loss of the loading bay outside of the Technopark which is apparently replaced by new tree planting.

Response: an alternative loading bay is to be created slightly north on Keyworth Street. The university are satisfied with the loading arrangements.

### **Loss of parking**

3 comments were received regarding the loss of parking specifically:

- Currently enjoy ability to park on Keyworth St as a way to avoid traffic when their parking permit allows.
- Request to reprovide parking bays with a nearby location
- Concern about loss of parking bays outside of the Keyworth St hostel

Response: officers consider there to be sufficient capacity elsewhere within the zone to accommodate the displaced parking.

### **Security**

4 comments made reference to improved lighting for pedestrians walking at night, and also CCTV for greater cycle parking security.

One resident in particular was concerned about the new proposed seating that may attract street drinkers, loitering and anti-social behaviour particularly in the evening when the university buildings close and natural surveillance is removed. The resident felt that such risk would result in them not using Keyworth Street in the evening

Response: new improved lighting is an integral part of the scheme. CCTV is outside of the scope of this project. These concerns will be raised with the Council's Community Safety team to consider appropriate ways of managing such problems if they do arise. On balance, provision of seating is an integral part of improving the streetscape and providing opportunities for informal social interaction in the space. Officers will review the level of seating to be provided in conjunction with the university to balance this benefit and risk.

## Cycle segregation and safety

3 comments were made with reference to improving cyclist facilities and cyclist security. A comment was received on the potential risk which motor vehicles and cyclist may pose to pedestrians and would like to know what the measures will be to help reduce cyclist/pedestrian accidents from a risk.

Response: whilst the scheme is designed to give a greater sense of pedestrian priority, footway and carriageway will continue to be formally and clearly delineated. The 'meandering' design of the street will encourage lower speeds for all vehicles including pedal cycles. The scheme will be subject to independent Road Safety Audit during the detailed design phase.

## Trees

2 comments were received about providing more trees and increasing the level of greenery throughout the scheme perhaps in the form of sustainable urban drainage. 1 comment on the mess that tree will pose particularly in the autumn time.

Response: the provision of well designed and maintained street greenery and trees is integral to the scheme. The potential for tree planting in the street is constrained by the amount of underground public utilities in the street. Substantial design development has already been undertaken to verify that what is proposed is deliverable and optimised and represents a major cost element in the scheme. Opportunities for enhanced amenity planting will be considered in the detailed design stage.

## Design layout

A number of comments were received regarding the design and layout of the scheme such as the inclusion of a dedicated smoking area, the low wall outside the procurement offices (Room Gc09 Technopark, LSBU) which could invite people to sit on this wall chatting and smoking. This is currently a problem and causes noise and health issues with their current single glazing windows. Sufficient waste facilities, a dedicated taxi drop off and pick up point which would be helpful to local businesses and the South Bank University's Technopark were also raised as well as a crossing facility across Borough Road between Keyworth Street and Milcote Street via the use of build outs.

A comment was received which suggested adding a signature piece to the scheme to help lend identity to the area.

Response: all the above issues can be considered in the detailed design stage.

2 comments made suggested making the area for pedestrians only to create more of a calm and relaxed area for example closing off Keyworth Street beyond the Technopark loading areas to make the space inspirational and a place for the public to use for events, and stall for selling food, and displaying arts.

Response: officers considered a range of options during feasibility. Retention of limited motor vehicle access is important for servicing of the university buildings. The space has been specifically designed however to minimise the impact of motor vehicles. Enabling the street to be usable for occasional events was a key design consideration and the design is flexible enough to enable the street to be used for occasional events (e.g. Freshers' Fairs and the like). Given the limited demand for through vehicular access, this can be achieved by temporary road closures without a significant impact on the wider network.

<name>  
<address>  
<address>  
<address>

Date: XXXXX

Dear XXXXX,

## **Re: Proposed Keyworth Street highway and public realm improvements**

### Overview

Southwark Council and London South Bank University are working in partnership to design and deliver a significant programme of highway and public realm improvements to Keyworth Street. The key objective of this project is to transform Keyworth Street into an attractive and exciting space that will benefit both the existing local residential and university community. In particular, we are aiming to create a street environment that is friendly and conducive to pedestrians, cyclists and related activities. We still propose to accommodate motor vehicles but want the design to encourage them to give the other users and uses priority and to proceed appropriately.

The key proposed changes are to

- change the majority of Thomas Doyle St and Keyworth St to one-way for motor vehicles with a contra-flow for pedal cyclists
- close the section of Keyworth St between Thomas Doyle St and Borough Rd to motor vehicles and remove the existing parking there. However, two-way access for pedal cyclists will be retained
- provide new cycle parking, seating and lighting throughout the street
- provide additional and replacement tree planting in high quality pits and planting beds that will support long and healthy growth
- introduce meandering routes for motor vehicles which, in association with other improvements, will encourage them to proceed at relatively low speeds

The enclosed plans and visuals show how these changes will affect the layout of Keyworth Street and transform the physical environment.

### Consultation

The project team would like to hear your views on these proposals ahead of finalising the designs and seeking approval to formalise changes to the road network. You can provide comments through completing and returning the enclosed freepost questionnaire by the **19<sup>th</sup> March** or attending the consultation event that has been arranged for:



**Tuesday 11<sup>th</sup> March between 4pm and 7.30pm at The Clarence Centre, 6 St George's Circus SE1 6FE**

The event will provide an opportunity to view further plans and images of the proposed scheme and also to ask any questions that you may have. We look forward to either seeing you there or receiving your completed questionnaire by the closing date.

Yours sincerely,

Jon Abbott  
Head of Regeneration North

## Questionnaire: Your thoughts on the proposal for Keyworth Street highway and public realm improvements

By completing this questionnaire you will help inform the council's proposal for making improvements to Keyworth Street. Please follow the folding instructions overleaf and return to us, FREEPOST, by **Wednesday 19<sup>th</sup> March**.

<b>1</b>	<b>Do you support the council's proposal for enhancing Keyworth Street (tick)?</b>	Yes	No
<b>2</b>	<b>Please state whether you agree or disagree with each of the proposed layout changes (circle):</b>		
	Majority of Thomas Doyle St and Keyworth St changed to one-way for motor vehicles with contra-flow for pedal cyclists	Agree	Disagree
	Section of Keyworth St between Thomas Doyle St and Borough Rd closed to motor vehicles with existing parking removed. Two-way access for cyclists retained	Agree	Disagree
	New cycle parking, seating and lighting throughout the street	Agree	Disagree
	Additional and replacement tree planting in high quality pits and beds	Agree	Disagree
<b>3</b>	<b>Please provide any other comments that you may have below</b>		

If you would like to be kept up to date on regeneration projects within the Elephant and Castle, please provide your details below (please print in capital letters) and you will be added to our mailing list.

<b>Name(s)</b>	
<b>Full address (including postcode)</b>	
<b>Email address</b>	

For further info and updates please visit [www.southwark.gov.uk/elephantandcastle](http://www.southwark.gov.uk/elephantandcastle)

Please answer all the questions overleaf. When completed please fold as shown below and post it to us (no stamp required) to arrive no later than **Wednesday 19th March**.

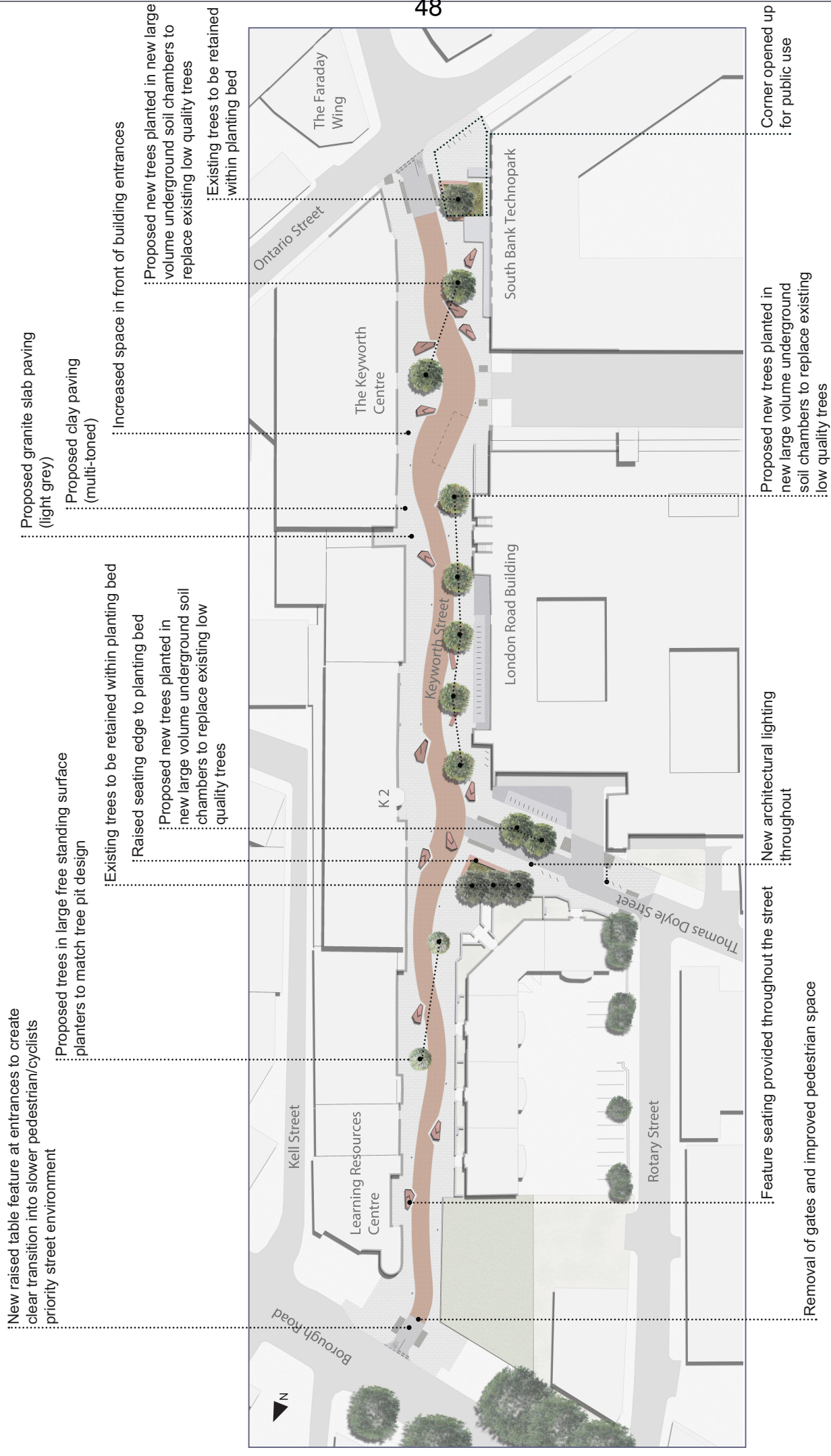
c) Third, fold back on this line and tuck in flap

**NO  
STAMP  
REQUIRED**

**FREEPOST RSCE-TGHU-CUZB  
Southwark Council  
Regeneration North Team  
5<sup>th</sup> Floor, Hub 1  
160 Tooley Street  
London  
SE1 2QH**

a) First, fold back on this line

b) Second, fold back on this line



! New raised table feature at entrances to create clear transition into slower pedestrian/cyclists priority street environment

! Proposed trees in large free standing surface planters to match tree pit design

! Existing trees to be retained within planting bed

! Raised seating edge to planting bed

! Proposed new trees planted in new large volume underground soil chambers to replace existing low quality trees

! Proposed granite slab paving (light grey)

! Proposed clay paving (multi-toned)

! Increased space in front of building entrances

! Proposed new trees planted in new large volume underground soil chambers to replace existing low quality trees

! Existing trees to be retained within planting bed

! Feature seating provided throughout the street

! Removal of gates and improved pedestrian space

! New architectural lighting throughout

! Proposed new trees planted in new large volume underground soil chambers to replace existing low quality trees

! Corner opened up for public use



<b>Item No.</b> 13.	<b>Classification:</b> Open	<b>Date:</b> 2 April 2014	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Upper Ground – creation of two new disabled bays and a pick up/set down bay.	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATION

1. That the following non-strategic parking arrangements, detailed in the drawings attached to this report, are approved for implementation subject to any necessary statutory procedures:

Upper Ground – between Hatfields and Rennie Street:

- remove two existing C1 permit holder only parking bays
- provide two new disabled bays
- provide a bay to allow vehicles to pick-up / set-down
- introduce no waiting and no loading restrictions along all other (non parking) kerb lengths, signed as a restricted parking zone

## BACKGROUND INFORMATION

2. Part 3H of the Southwark constitution delegates decision making for non-strategic traffic management matters to the community council.
3. Paragraph 16 of Part 3H of the Southwark constitution sets out that the community council will take decisions on the following local non-strategic matters:
  - the introduction of single traffic signs
  - the introduction of short lengths of waiting and loading restrictions
  - the introduction of road markings
  - the setting of consultation boundaries for consultation on traffic schemes
  - the introduction of destination disabled parking bays
  - statutory objections to origin disabled parking bays
4. This report gives recommendations for the creation of two new disabled parking bays and a pick up/set down bay and introduce no waiting and no loading restrictions in a section of Upper Ground.
5. The origin and reasons for the recommendations are discussed within the key issues section of this report.

## KEY ISSUES FOR CONSIDERATION

6. The proposals made are related to the development of Sea Containers House which was given planning permission (11-AP-1955) on 24 November 2011 and allows for the re-development of premises to include hotel and office accommodation through the construction of a new 9 storey building and includes new access arrangements, car and cycle parking, ground floor retail units and public realm improvements.

### Parking matters

7. The development is located within Bankside C1 parking zone.
8. The planning permission has a condition (no.14) that requires that a minimum of 10% (36) of the hotel bedrooms are made accessible to wheelchair users.
9. The two disabled parking bays are therefore part of meeting this condition, with other disabled bays located elsewhere within the development.
10. The removed two permit holder only parking bays are to be re-provided in Hatfields within the permit parking zone.
11. The pick-up / set-down bay is in fulfillment of Policy 1.12 which encourages hotels to be built in areas of high public transport accessibility as it would be used by coaches and taxis.
12. In accordance with the council's streetscape design manual the above parking layouts will be delivered through the introduction of a restricted parking zone which has the benefit of improving the visual appearance of the street through the elimination of yellow lines. It is, however, noted that areas not permitted for parking will be subject to a no waiting and no loading restriction.

### Policy implications

13. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly:
  - Policy 1.2 – Require car free development in areas of good access to public transport that is located in a controlled parking zone.
  - Policy 6.5 - Provide essential parking for residents with mobility difficulties.
  - Policy 7.1 – Maintain and improve the existing road network making the best use of it through careful management and considered improvements.

### Community impact statement

14. The policies within the transport plan upheld within this report have been subject to an equality analysis.

15. The recommendations are area based and will therefore have greatest effect upon those people living in the vicinity of the area.
16. The blue badge parking bays give direct benefit to disabled motorists.
17. The introduction of a pick up/set down bay will encourage public transport usage instead of private transport.
18. The recommendations are not considered to have a disproportionate effect on any community or group.
19. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
  - Providing disabled parking for those who are in need of it.
  - Improving road safety by reducing the flow of private vehicular traffic to the development.

### **Resource implications**

20. All costs arising from implementing the recommendations will be fully met by the developer.

### **Legal implications**

21. Traffic management orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
22. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
23. These regulations also require the council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
24. Should any objections be received they must be properly considered in the light of administrative law principles, human rights law and the relevant statutory powers.
25. By virtue of section 122, the council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
26. These powers must be exercised so far as practicable having regard to the following matters:
  - a) the desirability of securing and maintaining reasonable access to premises.
  - b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve amenity.
  - c) the national air quality strategy.

- d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers.
  - e) any other matters appearing to the Council to be relevant.
27. By virtue of sections 45 - 46, the council may, by order designate parking places on highways in their area for vehicles or vehicles of any class specified in the order; and the authority may make charges (of such amount as may be prescribed under section 46) for vehicles left in a parking place so designated.
28. The exercise by council of functions under this section shall not render council subject to any liability in respect of the loss of or damage to any vehicle in a parking place or the contents or fittings of any such vehicle.

### Consultation

29. No informal (public) consultation has been carried out.
30. Should the community council approve the recommendations, statutory consultation will take place as part of the making of the traffic management order. This process is defined by national regulations.
31. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
32. Any person wishing to comment upon or object to the proposed order will have 21 days in which to do so.
33. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark constitution.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm 160 Tooley Street, London SE1 2QH  Online: <a href="#">Southwark transport plan 2011 - Southwark Council</a>	Robson Mupani 020 7525 4741



**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Planning application decision notice – Sea Containers House (application number 11-AP-1955)
Appendix 2	Existing layout
Appendix 3	Existing parking bays
Appendix 4	Proposed layout

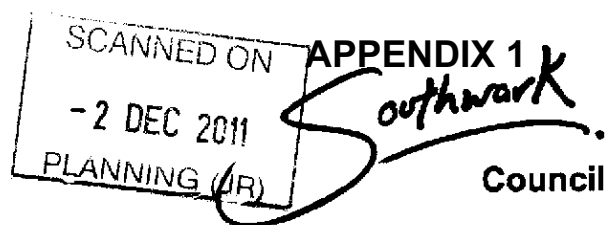
**AUDIT TRAIL**

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Robson Mupani, Development Control Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 March 2014	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	21 March 2014	

TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

**PLANNING PERMISSION WITH LEGAL AGREEMENT**

**Applicant** Archlane Ltd  
**Date of Issue of this decision** 24/11/2011

**LBS Registered Number** 11-AP-1955**Planning Permission was GRANTED for the following development:**

Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above; refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bedroom hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant (Class A3), cafe (Class A3), service (Class A2) and retail uses (Class A1) together with new service bay, landscaping, new access arrangements and associated car and cycle parking.

**At:** SEA CONTAINERS HOUSE, UPPER GROUND, LONDON SE1 9PD

**In accordance with application received on** 14/06/2011 **Your Ref. No.:**  
**and revisions/amendments received on** 23/08/2011  
 30/08/2011

**and Applicant's Drawing Nos.** A10075 D 0001 Rev P1, D 0098 P1, D 0099 P4, D0100 P4, D 0101 P1, D 0102 P1, D 0103 P1,  
 D 0104 P1, D 0105 P1, D 0106 P1, D 0107 P2, D 0108 P1, D 0109 P1, D 0110 P2, D 0111 P1,  
 D 0112 P1, D 0113 P1, D 0114 P1, D 0115 P1, D 0116 P1, D 0201 P1, D 0202 P1, D 0203 P2,  
 D 0204 P2, D 0205 P2, D 0206 P3, D 0207 P2, D 0208 P1, D 0210 P1, D 0211 P1,  
 D 0220 P1, D 0230 P1, D 0240 P1, D 0260 P1, D 0300 P1, D 0301 P1, D 0302 P1, D 0303 P1,  
 D 0212 P1, D 0400 P1  
 F 0098 P1, F 0099 P1, F 0100 P1, F 0101 P1, F 0102 P1, F 0103 P1, F 0104 P1, F 0105 P1, F 0106 P1, F  
 0107 P1, F 0108 P1, F 0109 P1, F 0110 P1, F 0111 P1, F 0112 P1, F 0113 P1, F 0114 P1,  
 F 0115 P1, F 0116 P1, F 0201 P1, F 0202 P1, F 0203 P1, F 0204 P1, F 0300 P1, F 0301 P1,  
 F 0302 P1, F 0303 P1.

Construction Management Plan, Phase 1 Environmental Assessment, Summary of Consultation, Air Quality Assessment, Draft Servicing Management Plan, Framework Travel Plan (August 2011), Transport Assessment, Noise & Vibration Report, Tree Survey & Arboricultural Report, Utilities Statement, Energy Strategy, Sustainability Statement, Pedestrian Level Wind Microclimate Assessment, Flood Risk Assessment, Planning Statement, Daylight, Sunlight & Overshadowing Report, Design & Access Statement, Heritage, Townscape & Visual Impact Assessment - Addendum, Office Market Commentary, Report on Structural Limitations, Note on Wheelchair accessible hotel rooms, Indicative Information by Townsend Landscape Architects, Response to GLA comments on Heritage, Landscape and Visual Impact.

**Reasons for granting permission.****a) Saved Policies of the Southwark Plan (2007)**

Policy 1.1 (Access to Employment Opportunities) advises that for all developments creating over 1000sq.m new or improved floorspace, the LPA will seek to enter into planning obligations in relation to training, employment opportunities, childcare, and facilities for those with disabilities.

Policy 1.4 (Employment Sites outside Preferred Office and Industrial Locations) advises that for all developments located outside POLs and PILs which have an established B Class Use, subject to certain criteria, development will be permitted provided there is no net loss of floorspace in Class B, subject to a number of exceptions.

Policy 1.7 (Development within Town and Local Centres) seeks to ensure that most new development for retail and other town centre uses are accommodated within existing town and local centres. Within the centres, developments providing a range of uses will be permitted providing a defined set of criteria is met.

Policy 1.12 (Hotels and Visitor Accommodation) which states that hotels would be encouraged in areas with high

public transport accessibility and that they would not be permitted where they would result in an over dominance of visitor accommodation in the locality.

Policy 2.5 (Planning Obligations) seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance.

Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 3.19 (Archaeology) advises that planning applications within Archaeological Priority Zones (APZ) should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Policy 3.20 (Tall Buildings) advises that permission may be granted for buildings that are significantly taller than their surroundings or have a significant impact on the skyline, where they have excellent public transport accessibility and are located within the Central Activities Zone),

Policy 3.22 (Important Local Views) advises that the Local Planning Authority will seek to protect and enhance identified views, panoramas, prospects and their settings. Developments that would impact negatively on important local views will not be granted.

Policy 3.28 (Biodiversity) requires biodiversity to be taken into account in the determination of planning applications and the inclusion in developments of features which enhance biodiversity will be encouraged.

Policy 3.31 (Flood Defences) advises that permission will not be granted for development sited adjacent to the River Thames unless it is set back at a suitable distance from the river wall to allow for the replacement/repair of flood defences and for any future raising to be undertaken in a suitable and cost effective manner.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policy 7.4 (Bankside and Borough Action Area) sets out policies to support this unique place in London as a thriving location for a wide range of activities, where culture, history, business, residential communities and a diverse built environment co-exist.

#### b) Policies of the Southwark Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable Development which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 3 Shopping, Leisure and Entertainment which defines a hierarchy of town and local centres which reflect their sizes and roles.

Strategic Policy 10 Jobs and Businesses which seeks to protect business floorspace and supports the provision of additional floorspace in defined locations in the borough.

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

#### c) The London Plan 2011

Policy 2.10 Central Activities Zone – strategic priorities, Policy 2.11 Central Activities Zone – strategic functions, Policy 2.13 Opportunity Areas and Intensification Areas, Policy 2.15 Town Centres, Policy 4.1 Developing London's economy, Policy 4.2 Offices, Policy 4.3 Mixed use development and offices, Policy 4.5 London's Visitor Infrastructure, Policy 4.7 Retail and town centre development, Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions, Policy 5.5 Decentralised energy networks, Policy 5.6 Decentralised energy in development proposals, Policy 5.7 Renewable energy, Policy 6.1 Strategic approach (Transport), Policy 6.13 Parking, Policy 7.4 Local character, Policy 7.5 Public realm, Policy 7.6 Architecture, Policy 7.7 Location and design of tall and large buildings, Policy 7.11 London View Management Framework, Policy 7.12 Implementing the London View Management Framework and Policy 8.2 Planning obligations

#### d) Planning Policy Statements

PPS 1: Planning for Sustainable Communities; PPS4: Planning for Economic Growth, PPG 13: Transport; PPS5: Planning for the Historic Environment, PPS 22 Renewable Energy; PPG 23: Planning and Pollution Control; PPG 24: Planning and Noise; PPS 25: Development and Flood Risk;

e) **Relevant SPD's/SPG's**

Including Section 106 Planning Obligations SPD (July 2007), Draft London Bridge, Borough and Bankside SPD (February 2010), Revised London View Management Framework 2010 (SPD to the London Plan).

The proposal would result in the net loss of a substantial quantum of office floorspace, which on balance has been considered acceptable on the basis of material planning considerations which would outweigh the normal policy provisions to protect office floorspace. The location of the site makes it ideal for hotel use, and criteria in relation to high public transport accessibility and town centre location are met. The hotel could not be considered to harm the character of the area as it would remain very mixed, with a wide range of uses. The provision of Class A uses are welcomed and supported by policy.

The proposal would provide an extensive improvement of the streetscape together with new active frontages which would improve the experience for pedestrians, and provide for natural surveillance. The new western pedestrian route would increase the overall permeability of the area and allow for connectivity to the River Thames.

The impact of the scheme in design terms is considered acceptable, and the various additions and extensions would not harm any defined strategic or local views. Some concerns do relate to the detailed design and use of materials, but it is considered that the attachment of suitably worded conditions could address these concerns. Further, there would be no harm to the setting of the Old Barge House Conservation Area.

The impacts of the scheme in relation to daylight, sunlight and outlook are considered acceptable, and it is considered that no harmful impacts would arise.

The scheme would not be expected to cause any unacceptable impact to local highway or transport conditions.

It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

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**Reason:**

For the avoidance of doubt and in the interests of proper planning.

**3 Archaeological Evaluation**

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Saved Policy 3.19 of the Southwark Plan 2007 and Strategic Policy 12 of the Core Strategy 2011.

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TP(Permit)

**SOUTHWARK COUNCIL**

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**4 Archaeological Mitigation**

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Saved Policy 3.19 of the Southwark Plan 2007 and Strategic Policy 12 of the Core Strategy 2011.

**5 Archaeological Reporting**

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Saved Policy 3.19 of the Southwark Plan (July 2007) and Strategic Policy 12 of the Core Strategy 2011.

**6 Environmental Management Plan**

Before any work hereby authorised begins, details of an Environmental Management Plan and Code of Practice (which shall oblige the applicant/developer and its contractors to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site) which shall include the following information:

- A detailed specification of demolition (including method and foundation piling) and construction works for each phase of development including consideration of environmental impacts and the required remedial measures;
- A detailed specification of engineering measures, acoustic screening and sound insulation measures required to mitigate or eliminating specific environmental impacts;
- Details of arrangements for publicity and promotion of the scheme during construction;
- Details setting out when the River Walk would need to be closed, and details steps to ensure that the closure would be minimised;
- A commitment to adopt and implement the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance.
- A Delivery and Servicing Plan (all construction access routes and access details also need to be approved by TfL).

shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the demolition and construction work shall be undertaken in strict accordance with the approved Management Plan and Code of Practice.

**Reason**

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 - High Environmental Standards of The (Draft) Core Strategy 2011, Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity, 3.6 Air Quality and 3.10 Hazardous Substances of The Southwark Plan 2007 and PPS23 Planning and Pollution Control.

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Before any work hereby authorised begins, the owner/developer shall procure at their own cost the services of a suitably qualified and competent consultant in the relevant field, and a Contaminated Land Assessment and associated remediation strategy, together with a timetable of works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given, which shall include:

a) Submission of a detailed site investigation in accordance with the approved methodology to establish the possible or actual presence of contamination and/or pollution in, on, under or over the site, to assess the nature and extent of the contamination or pollution including the actual or potential pollution of the ground and surface water environment. The method and extent of the site investigation shall be in accordance with established code of practice and should be agreed with the Local Planning Authority (Environmental Protection) before commencement of the investigation;

b) Submission of a comprehensive report containing the detailed findings of the investigation carried out together with a risk assessment of any pollutant or hazard identified in the report (using the source, pathway and receptor principle), a remediation scheme setting out the measures necessary to remove, neutralise or otherwise deal with the contamination and/or pollution (including measures to prevent and monitor pollution of ground water and surface water) so that the site may be used for the purposes for which it is being redeveloped. The remediation scheme shall be implemented at the owner/developer's cost in compliance with the reasonable conditions, stipulations, phasing timetable and other relevant matters subject to which such approval is granted.

At any time after the implementation of the approved remediation scheme, if the Local Planning Authority is reasonably satisfied that further remediation works are necessary to remove, neutralise or otherwise deal with any residual contamination and/or pollution in, on, under or over the site, the Local Planning Authority may by written notice require the owner/developer to carry out the remediation steps specified in the said notice which shall also specify the date by which the said remediation steps shall be carried out and completed. The failure on the part of the owner/developer to carry out and complete the said remediation steps to the reasonable satisfaction of the Local Planning Authority by the date specified in the said notice shall be deemed to be a breach of the owner's/developer's obligation under this consent. This does not affect any action that may be deemed necessary under Part II A of the Environmental Protection Act 1990 or other relevant legislation.

c) Submission of (following completion of remediation work) a detailed consultant validation report confirming that all reasonable skill, care and due diligence has been taken in the carrying out of the investigation, compiling the report, findings and remediation scheme, and ensuring the scheme has been properly implemented (see CLR11 for guidance). Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the validation report together with the necessary documentation detailing what waste materials have been removed from the site.

Once the validation report at c) is submitted to and approved in writing by the Local Planning Authority the condition will be fully discharged.

**Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Saved Policies 3.1 Environmental Effects, 3.2 Protection of Amenity and 3.10 Hazardous Substances of The Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy and PPS23 Planning and Pollution Control.

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**8 Design - mock ups with sample materials**

Notwithstanding the drawings hereby approved, mock-ups of the cladding to the existing building and the new office building as well as samples of all their external facing materials, to be used in the carrying out of this permission shall be presented on site prior to the commencement of any works above grade level and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

**Reason:**

In order that the materials make an appropriate high quality response to the context, including from river prospects and heritage assets, and so that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and Strategic Policy 12 Design & Conservation of the Core Strategy (2011).

**9 Design - details**

Prior to the commencement of any works above grade, 1:10 and 1:20 scale drawings of the glazed link stair and set-back 9<sup>th</sup> floor as well as samples of its external facing materials including non-reflective highly transparent glass, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and Strategic Policy 12 Design & conservation of the Core strategy (2011).

**10 Design - details**

Prior to the commencement of any works above grade, 1:10 and 1:20 scale drawings of the 12th floor roof extension as well as samples of all its external facing materials, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and Strategic Policy 12 Design & Conservation of the Core strategy (2011).

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Prior to the commencement of any works above grade, 1:5/10 section and detail-drawings through:

- the facades (which should include details of the ventilation extracts);
- parapets;
- roof edges;
- the entrance doors;
- the service entrance/gate on Upper Ground;
- junctions with the existing buildings; and
- heads, cills and jambs of all openings;

of the existing building and the new office building to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and Strategic Policy 12 Design & Conservation of the Core strategy (2011).

**12 Design - facade depth**

Notwithstanding the details on the drawings hereby approved, section drawings, floorplans and elevations of the south and east elevations of the new office building showing the depth of the stone facade relative to the glass panels shall be submitted prior to the commencement of any works above grade; the drawings are required to demonstrate an appropriate facade depth relative to the west elevation. The development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and SP12 Design & Conservation of the Core Strategy (2011).

**13 Landscaping**

Prior to the commencement of any works above grade, landscape-drawings, at 1:50, 1:10 and 1:5 scale drawings of the layouts, planting schedules, trunk girth and species, materials and edge details to be used in the carrying out of this permission including all the publically accessible spaces on the ground floor shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason:**

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the existing building and the public spaces around it in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007 and Strategic Policy 12 Design & conservation of the Core strategy (2011).

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**14 Wheelchair accessibility and access**

Before any works above ground level in connection with the hotel are carried out, a detailed access management plan shall be submitted to and approved by the Local Planning Authority, such plan to include as a minimum: details of proposed management measures to assist all disabled people to access and use the hotel and its facilities; details of the facilities by which non-ambulant disabled persons may gain access to and move within the building; detailed drawings showing the location and layout of at least 10% of the hotel bedrooms which are to wheelchair accessible standards, the structural requirements for which shall be provided upon implementation and retained as such for as long as the building is in use, with 5% fully fitted-out and available from first occupation; and a monitoring programme to allow for future fit-out of the other 5% of rooms as demand requires.

**Reason**

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Saved policies 3.11 Efficient use of land and 3.11 Urban design of the Southwark Plan 2007 and policy 7.2 An inclusive environment of the London Plan 2011.

**15 Green/brown roof**

Prior to the commencement of the relevant part of the work, details of the green and/or brown roofs (including a specification and maintenance plan) to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, it in accordance with Policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

**16 Biodiversity and ecological mitigation measures**

Before the first occupation of the buildings hereby permitted, an Environmental Action Plan detailing proposed ecological mitigation measures, including proposals for bat and bird boxes, including a minimum of 10 swift bricks and 10 bat bricks, shall be submitted to and approved in writing by the Local Planning Authority and the measures pursuant to this condition shall be carried out and thereafter permanently maintained in accordance with any such approval given.

**Reason**

To ensure the proposal protects and enhances biodiversity in accordance with Saved Policy 3.28 Biodiversity of The Southwark Plan 2007 and Strategic Policy 11 Open Spaces and Wildlife of the Core Strategy 2011.

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The retail uses [Classes A1- A3 use] hereby permitted (excluding the hotel restaurant which falls within use Class C1) shall not be carried on outside of the hours 0700 hours to 2330 hours Mondays to Saturdays, and between 0800 hours and 2300 hours on Sundays and Bank Holidays.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

**18 Hours of use - hotel bar and restaurant**

The hotel bar and hotel restaurant hereby permitted shall not be open to any person who is not staying as a guest at the hotel outside of the hours of 0700 to 2330 on any day.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

**19 Hours of use (roof terrace)**

The roof top hotel bar terrace hereby permitted shall not be accessed or used for any purpose including use as a roof terrace or balcony or for the purpose of sitting or standing outside of the hours 0900 hours to 2200 hours on any day.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

**20 Energy**

The energy strategy shall be provided in accordance with the submitted details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development is occupied.

**Reason:**

To ensure the development complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Policy 5.1 Climate change mitigation, Policy 5.2 Minimising carbon dioxide emissions and Policy 5.7 Renewable energy of the London Plan 2011.

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**21 BREEAM**

Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the BREEAM excellent rating has been met for the new office building, and that an overall rating of at least VERY GOOD would be achieved for the hotel and office refurbishment.

**Reason**

To ensure the proposal complies with Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

**22 Refuse storage**

Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and commercial units and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies 3.2 Protection of Amenity and 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

**23 Service Management Plan**

Prior to occupation, a Service Management Plan detailing how all elements of the site are to be serviced (including servicing hours) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

**24 Travel Plan**

- a) Prior to occupation of the buildings, the applicant shall submit in writing and obtain the written approval of the LPA to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.
- b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the use of non-car based travel is encouraged in accordance with Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

Continued overleaf...

TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

www.southwark.gov.uk

**PLANNING PERMISSION WITH LEGAL AGREEMENT**

LBS Reg. No. 11-AP-1955

Date of Issue of this decision 24/11/2011

**25 Electric vehicle charger points**

Prior to the fit out of the basement, details of the installation (including location and type) of the electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

To encourage more sustainable travel in accordance with Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

**26 Cycle Storage- details to be submitted**

Prior to the commencement of any works above grade, revised details (1:50 scale drawings) of an alternative cycle storage facility should be provided for the secure storage of cycles [for the retail, hotel and offices] shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 - Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**27 Parking Management Plan**

Prior to occupation, a Parking Management Plan detailing how the basement disabled car parking spaces would be made available and offered to disabled users of the hotel, office and retail accommodation should be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

**28 Flood Risk**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) for Sea Containers House (dated 9 June 2011) and the outlined mitigation measures detailed within the FRA.

**Reason:**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Continued overleaf...

TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No. 11-AP-1955****Date of Issue of this decision 24/11/2011****29 Air Pollution**

Before any work hereby authorised begins, an addendum to the Air Quality report shall be submitted showing how the scheme will minimise the exposure of River Court residents exposure to air pollution from the proposed CHP plant and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

**Reason**

To ensure River Court residents do not suffer a loss of amenity by reason of pollution in accordance Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

**30 Roof terrace screening**

Before practical completion of the development hereby approved, details of the screening to the roof terraces (to the office and to the roof top bar) hereby approved shall be submitted and approved by the Local Planning Authority. The screening shall be erected before first occupation of any part of the buildings and be retained and maintained thereafter in accordance with the approval given.

**Reason**

In order that the privacy of the surrounding residents may be protected from overlooking from use of the roof area in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of Core Strategy 2011.

**31 Noise from machinery, plant or equipment**

The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

**Reason**

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, Strategic Policy 13 High Environmental Standards and Planning Policy Guidance 24 Planning and Noise.

**32 External tables and chairs**

Prior to occupation, details of the arrangement and location of external tables and chairs, including hours of their use, shall be submitted to and approved by the Local Planning Authority in writing before any such external seating is installed. The development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and in the interests of pedestrian movement in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

Continued overleaf...

TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

www.southwark.gov.uk

**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No.** 11-AP-1955**Date of Issue of this decision** 24/11/2011**33 Restrictions- no telecommunications equipment**

Other than as shown on the submitted drawings, and notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted], no additional external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

**Reason**

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

Signed *Gary Rice*

Head of Development Management

**Your attention is drawn to the notes accompanying this document**

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529, London SE1P 5LX, or by email to [planning.enquiries@southwark.gov.uk](mailto:planning.enquiries@southwark.gov.uk)

checked by

A handwritten signature in black ink, appearing to read 'B. T. Lewis', written over a horizontal line.

TP/1227-22

UPRN: 10009794635

**PLANNING PERMISSION WITH LEGAL AGREEMENT**

LBS Registered Number: 11-AP-1955

Date of issue of this decision: 24/11/2011



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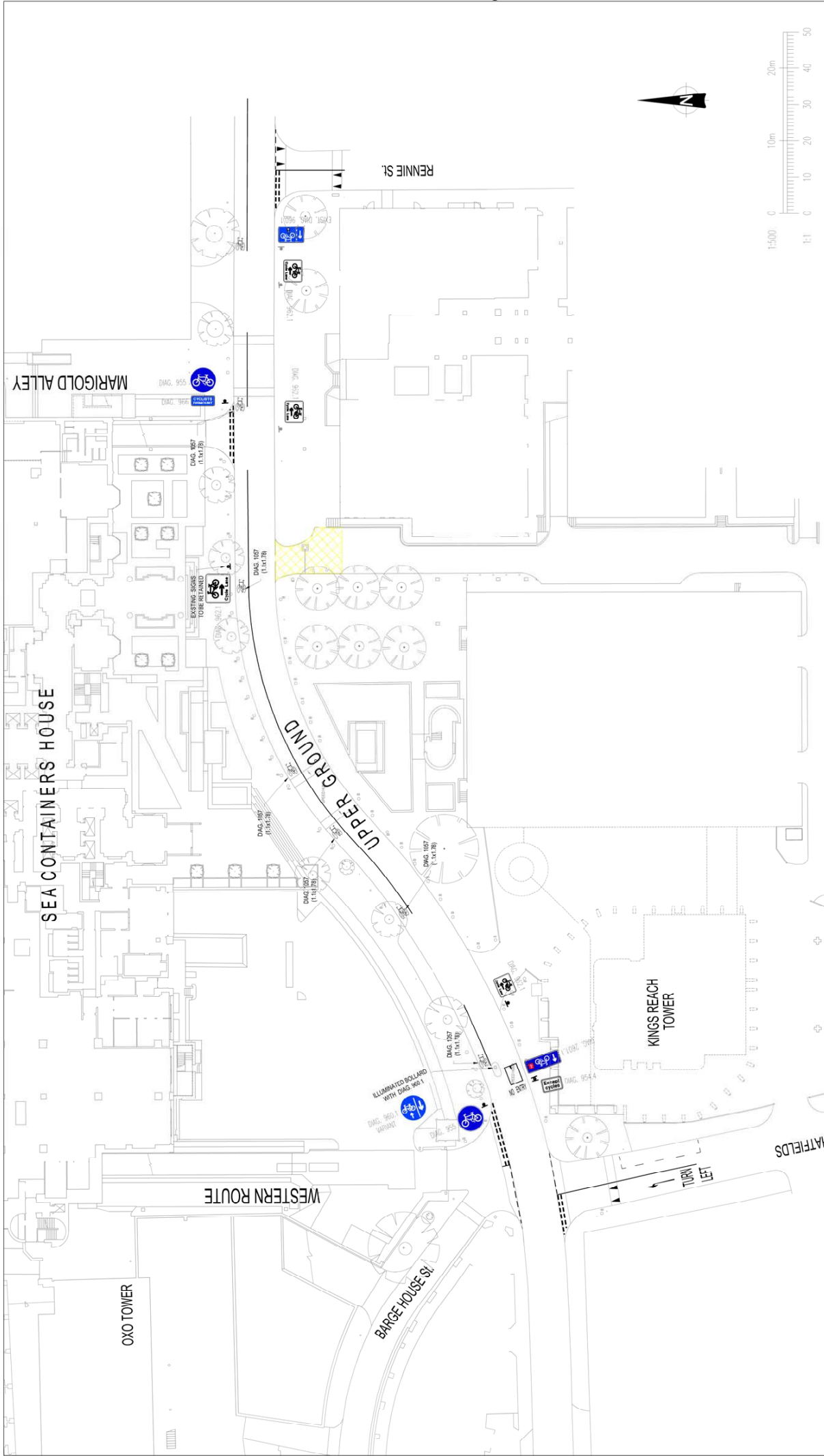
**IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION**

- [1] **APPEAL TO THE SECRETARY OF STATE.** If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.
- [3] **PROVISIONS FOR THE BENEFIT OF THE DISABLED.** Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
- (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
  - (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
  - (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.
- [4] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF PLANNING PERMISSION.** The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.
- [5] **WORKS AFFECTING THE PUBLIC HIGHWAY.** You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [6] **THE DULWICH ESTATE SCHEME OF MANAGEMENT.** Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
- [7] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
- [8] **THE PARTY WALL Etc. ACT 1996.** You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a



neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

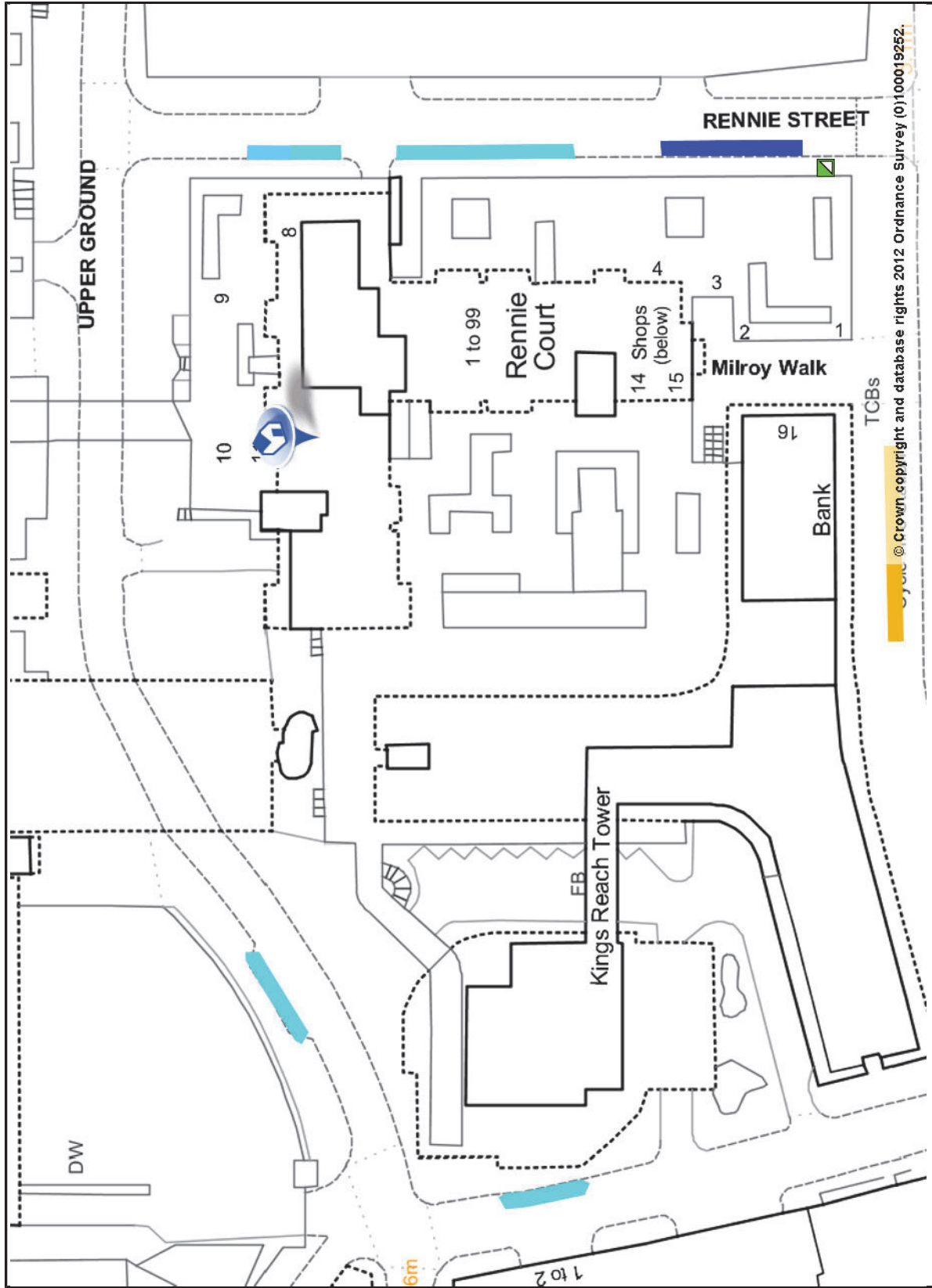
**IMPORTANT:** This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

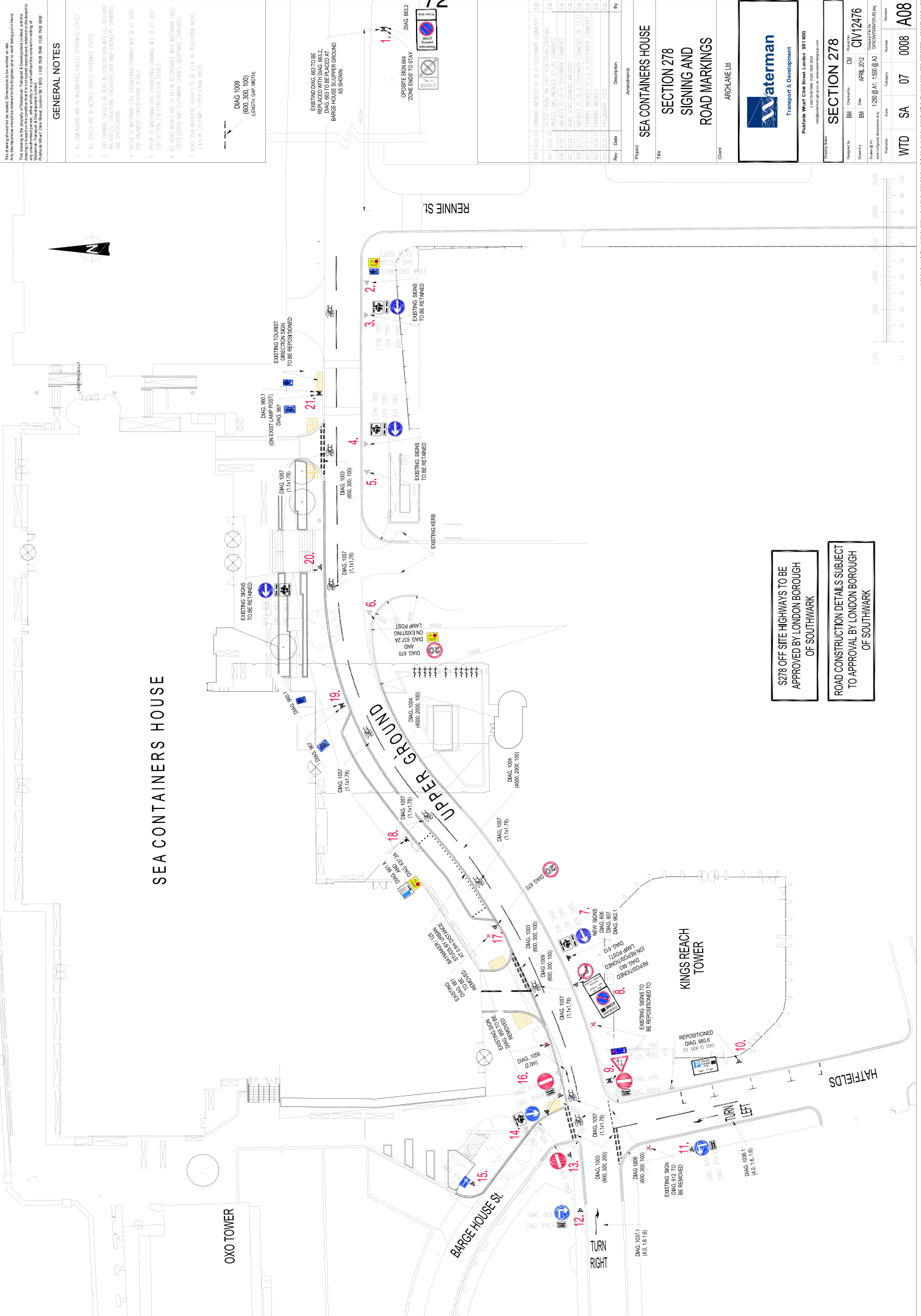


<p>Project</p> <p><b>SEA CONTAINERS HOUSE</b></p>		<p>Drawing Status</p> <p><b>SECTION 278</b></p>	
<p>Title</p> <p><b>SECTION 278 CYCLE TRACK EXISTING SIGNS AND ROAD MARKINGS</b></p>		<p>Designed by</p> <p>BM CM</p>	
<p>Client</p> <p>ARCH-LANE Ltd</p>		<p>Checked by</p> <p>BM</p>	
<p>Project No.</p> <p>CIV12476</p>		<p>Date</p> <p>FEB. 2014</p>	
<p>Scale @ A3</p> <p>work to signed dimensions only</p>		<p>Work Order No.</p> <p>12476SAD0705.dwg</p>	
<p>Zone</p> <p>SA</p>		<p>Category</p> <p>07</p>	
<p>Number</p> <p>0015</p>		<p>Revision</p> <p>A08</p>	
<p>By</p>		<p>WTD</p>	
<p>Description</p> <p>Amendments</p>		<p>GENERAL NOTES</p>	
<p>Rev</p>		<p>Date</p>	
<p>AW1 23.01.14</p>		<p>DRAWING TITLE BLOCK NUMBER CORRECTED</p>	
<p>AW1 24.02.14</p>		<p>PRELIMINARY ISSUE</p>	



Show more on the map	
<b>Parking Zone signs</b>	
Ind. Value with classification	
■ Zone End	
■ Zone Entry	
■ Zone Entry and Zone End	
■ Zone Entry and Zone Entry	
<b>Parking bays</b>	
Ind. Value with BAY_TYPE	
■ Ambulance	
■ Car club	
■ Coach (short stay)	
■ Coach paid (phone or cash)	
■ Cycle hire	
■ Disabled	
■ Disabled (short stay)	
■ Doctor	
■ Electric vehicle recharging	
■ Loading only	
■ Loading only (goods vehicles)	
■ Motorcycle	
■ Paid (meter)	
■ Paid (phone or cash)	
■ Paid (phone)	
■ Permit holders only	
■ Permit holders or paid (phone or cash)	
■ Permit holders or paid (phone)	
■ Permit holders or short stay	
■ Short stay	
■ Taxi	
■ Unrestricted parking	
<b>Community councils</b>	
■ Community Council boundaries	





**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
3. THE DIMENSIONS SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT UNITS AND SPECIFICATIONS, INCLUDING THE UNITS AND DIMENSIONS OF MATERIALS AND SPECIFICATIONS.
4. REFER TO MATERIALS AND SPECIFICATIONS DRAWING NO. 01/000 FOR FURTHER CONSTRUCTION DETAILS.
5. REFER TO MATERIALS AND SPECIFICATIONS DRAWING NO. 01/000 FOR FURTHER CONSTRUCTION DETAILS.
6. ALL ROAD MARKINGS SHOULD BE IN ACCORDANCE WITH MATERIALS AND SPECIFICATIONS AND SOUTHWAH CONTRACT DOCUMENTS.
7. ROAD SIGN MOUNTING HEIGHTS TO BE 2.1M IN PEDESTRIAN AREAS, 2.4M IN COURTYARD / PEDESTRIAN AREAS.

**SEA CONTAINERS HOUSE**

**SEA CONTAINERS HOUSE**  
**SECTION 278**  
**SIGNING AND ROAD MARKINGS**



Project		Section 278	
Client	Archlane Ltd	Contract No.	CIV/2476
Drawn By	BM	Date	APRIL 2012
Checked By	BM	Scale	1:250 @ A1; 1:500 @ A3
Category	WTD	Sheet No.	07
Scale	SA	Project No.	0008
Revision	A08	Drawn By	BM

**S278 OFF SITE HIGHWAYS TO BE APPROVED BY LONDON BOROUGH OF SOUTHWARK**

**ROAD CONSTRUCTION DETAILS SUBJECT TO APPROVAL BY LONDON BOROUGH OF SOUTHWARK**



<b>Item No.</b> 14.	<b>Classification:</b> Open	<b>Date:</b> 2 April 2014	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Local parking amendments	
<b>Ward(s) or groups affected:</b>		All wards within Borough, Bankside and Walworth Community Council	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATION

1. That the following local parking amendment, detailed in the appendix to this report, is approved for implementation subject to the outcome of any necessary statutory procedures:
  - Sutherland Square / Fielding Street - Remove existing solo motorcycle bay from Sutherland Square and install double yellow lines, relocate bay to Fielding Street.

## BACKGROUND INFORMATION

2. Part 3H of the Southwark constitution delegates decision making for non-strategic traffic management matters to the community council.
3. Paragraph 16 of Part 3H of the Southwark constitution sets out that the community council will take decisions on the following local non-strategic matters:
  - the introduction of single traffic signs
  - the introduction of short lengths of waiting and loading restrictions
  - the introduction of road markings
  - the setting of consultation boundaries for consultation on traffic schemes
  - the introduction of destination disabled parking bays
  - statutory objections to origin disabled parking bays
4. This report gives recommendations for a local parking amendment, involving traffic signs and road markings.
5. The origins and reasons for the recommendations are discussed within the key issues section of this report.

## KEY ISSUES FOR CONSIDERATION

### **Sutherland Square / Fielding Street - 1314Q4008**

6. The parking design team was contacted by the chair of Sutherland Square Residents Association who raised concern about the noise and anti-social behavior by riders using the solo motorcycle bay outside No.30 Sutherland Square.

7. Sutherland Square is part of South Walworth (J) controlled parking zone (CPZ) and was the subject of a substantial highway “Home Zone” project in the past ten years.
8. The issue of noise and anti-social behavior, including riding mopeds on the footway, has been highlighted by the chair who advises that this behavior takes place in the evenings and late at night which is particularly disturbing to the residents of adjacent properties. The motorcycle bay appears to be used almost entirely by a business who use motorcycles as their delivery fleet.
9. Steps have been taken to address the root of the problem through the council’s licensing team but, to date, this has not been effective and (as a bay on the public highway) it may be used by any person so long as they park the correct class of vehicle (ie a motorcycle).
10. The geometry of the road would prevent a car being parked at this location so a permit bay is not being recommended to replace the motorcycle bay. Instead it is recommended that the bay be replaced by double yellow lines. This would help meet the chair’s ambition that the space is used for another purpose in the future eg. cycle parking or street greening (outside the scope of this project).
11. The chair suggested that the solo motorcycle bay could be relocated to Fielding Street. An officer has assessed Fielding Street to ascertain if the road network could support the relocated solo motorcycle bay. A 5m stretch of single yellow line outside Pelier Park is proposed to accommodate the relocated motorcycle bay, this would result in no loss of parking spaces and is not immediately adjacent to any residential frontages.
12. In view of the above it is recommended that, as shown in Appendix 1, that the existing solo motorcycle bay is removed and double yellow lines are installed outside No.30 Sutherland Square and that a new motorcycle bay is installed in Fielding Street outside Pelier Park.

### **Policy implications**

13. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly
  - Policy 1.1 – pursue overall traffic reduction
  - Policy 4.2 – create places that people can enjoy.
  - Policy 8.1 – seek to reduce overall levels of private motor vehicle traffic on our streets

### **Community impact statement**

14. The policies within the transport plan are upheld within this report have been subject to an equality impact assessment.
15. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
16. The introduction of yellow lines at junctions gives benefit to all road users

through the improvement of inter-visibility and therefore road safety.

17. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighboring properties at that location. However this cannot be entirely preempted until the recommendations have been implemented and observed.
18. With the exception of those benefits and risks identified above, the recommendations are not considered to have a disproportionate affect on any other community or group.
19. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
  - Providing improved access for key services such as emergency and refuge vehicles.
  - Improving road safety, in particular for vulnerable road users, on the public highway.

### **Resource implications**

20. All costs arising from implementing the recommendations will be fully contained within the existing public realm budgets.

### **Legal implications**

21. Traffic management orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
22. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
23. These regulations also require the council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
24. Should any objections be received they must be properly considered in the light of administrative law principles, human rights law and the relevant statutory powers.
25. By virtue of section 122, the council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
26. These powers must be exercised so far as practicable having regard to the following matters
  - a) the desirability of securing and maintaining reasonable access to premises
  - b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve or improve amenity
  - c) the national air quality strategy

- d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers
- e) any other matters appearing to the council to be relevant.

### Consultation

27. No informal (public) consultation has been carried out.
28. Where consultation with stakeholders has been completed, this is described within the key issues section of the report.
29. Should the community council approve the items, statutory consultation will take place as part of the making of the traffic management order. The process for statutory consultation is defined by national regulations.
30. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
31. The notice and any associated documents and plans will also be made available for inspection on the council's website or by appointment at its Tooley Street office.
32. Any person wishing to comment upon or object to the proposed order will have 21 days in which do so.
33. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark constitution.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm projects Parking design 160 Tooley Street London SE1 2QH  Online: <a href="http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011">http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011</a>	Tim Walker 020 7525 2021

### APPENDICES

No.	Title
Appendix 1	Sutherland Square – relocate existing solos motorcycle bay and install at any time waiting restriction (double yellow lines)



## AUDIT TRAIL

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Tim Walker, Senior Engineer	
<b>Version</b>	Final	
<b>Dated</b>	21 March 2014	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	21 March 2014	



<b>Item No.</b> 15.	<b>Classification:</b> Open	<b>Date:</b> 2 April 2014	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Mint Street Road Closure	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATION

1. That the Borough, Bankside and Walworth Community Council comment upon the following recommendation that is due to be made to the cabinet member for environment, transport and recycling:
  - Make permanent the experimental closure of Mint Street at its junction with Weller Street and complete the necessary statutory procedures.

## BACKGROUND INFORMATION

2. In accordance with Part 3H paragraph 19 and 21 of the Southwark constitution, community councils are to be consulted on the detail of strategic parking/traffic/safety schemes. In practice this is carried out following public consultation.
3. Following the trial closure of Mint Street to vehicular traffic that was implemented in October 2012, the council reconsulted local residents and businesses to ascertain if the trial closure should become permanent.
4. During the course of the last 12 months, the council has evaluated the impact on traffic flows in surrounding streets. The results indicate that there has been a significant reduction in traffic volume traversing local streets in the area.
5. The community council is now being given opportunity to make final comment on the scheme following public consultation.
6. Full details of all results associated with the study can be found in Appendix A the 'consultation report'.
7. The cabinet member was notified of the consultation results on the 15 November 2013.

## KEY ISSUES FOR CONSIDERATION

8. Informal public consultation took place with all residents and businesses within the consultation area from 27 September 2013 until 28 October 2013.
9. Full details of the consultation strategy, results, conclusions and recommendations can be found in Appendix 1.

### **Policy implications**

10. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly:

Policy 1.1 – pursue overall traffic reduction

Policy 2.3 – promote and encourage sustainable travel choices in the borough

Policy 4.2 – create places that people can enjoy

Policy 5.1 - Improve safety on our roads and to help make all modes of transport safer.

### **Community impact statement**

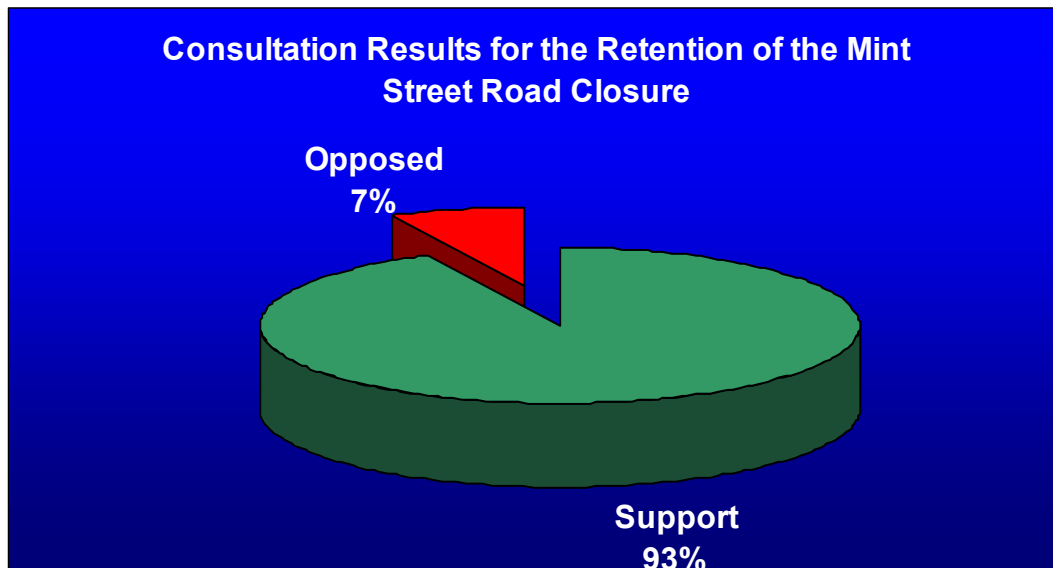
11. The implementation of any transport project creates a range of community impacts. All transport schemes aim to improve the safety and security of vulnerable groups and support economic development by improving the overall transport system and access to it

### **Resource implications**

12. This report is for the purposes of consultation only and there are no resource implications associated with it.
13. It is, however, noted that this project is funded by the borough's strategic transport LIP programme in both 2012/2013 (£16,000 budget) and 2013/2014 (£5,000 budget), funded by TfL.

### **Consultation**

14. Ward members were consulted prior to commencement of the study.
15. Informal public consultation was carried out in September/October 2013, as detailed above.
16. This report provides an opportunity for final comment on the scheme and recommendation that will be presented to the cabinet member.
17. If the closure is approved on a permanent basis, the traffic order can be made permanent with no further consultation since no formal objections were received during the experimental period.
18. There was strong support for retaining the scheme on a permanent basis, as summarised graphically below. Further details are contained in Appendix 1.



#### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment Public Realm Network Development 160 Tooley Street London SE1 2QH  Online: <a href="http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011">http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011</a>	Matthew Hill  020 7525 3541

#### APPENDICES

No.	Title
Appendix 1	Mint Street Road Closure Public Consultation Summary

**AUDIT TRAIL**

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Matthew Hill, Public Realm Programme Manager	
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<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	Yes	No
<b>Date final report sent to Constitutional Team</b>		20 March 2014

# London Borough of Southwark



## Mint Street Road Closure

### Public Consultation Summary

November 2013

## London Borough of Southwark

### Mint Street Road Closure

## Public Consultation Summary

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## 1.0 Introduction

### 1.1 Background

1.1.1 This document report has been produced by the London Borough of Southwark Public Realm Projects Group, to provide a summary of the consultation exercise relating to the permanent closure of Mint Street. The measures are being drafted by the Public Realm Projects Team, with the project manager for this scheme being Chris Mascord (Senior Engineer).

1.1.2 The area under consideration is located within the SE1 district of Southwark (Borough) in the north of the borough. See figure 1 below.

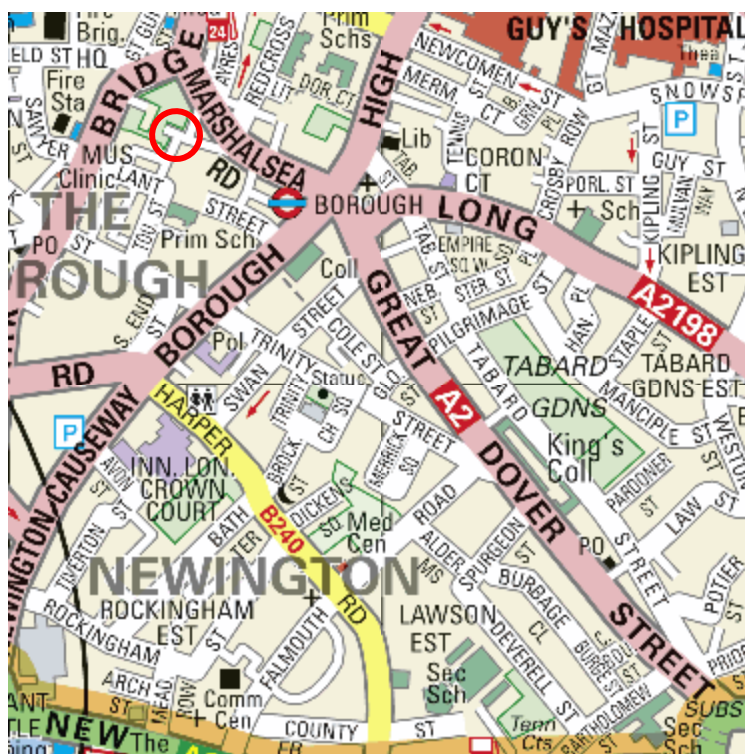


Figure 1: Location of proposed scheme

### 1.2 Project and Objectives

1.2.1 The measures proposed in this consultation are part of the Council's ongoing commitment to make Southwark's streets safer and more accessible for all. The proposed measures will assist to enhance the environment for all road users, reducing traffic speeds and improving pedestrian safety.

1.2.2 Following the trial closure of Mint Street to vehicular traffic that was implemented in October 2012, the council is now reconsulting local residents and businesses to ascertain if the trial closure should become permanent.

- 1.2.3 During the course of the last 12 months, the council has evaluated the impact on traffic flows in surrounding streets. The results indicate that there has been a significant reduction in traffic volume traversing local streets in the area.
- 1.2.4 The closure has resulted in a 96% decrease in traffic travelling west along Mint Street between Marshalsea Road and Caleb Street and a 94% reduction in traffic traversing south along Weller Street.

### **1.3 Consultation Procedure**

- 1.3.1 Active community participation was encouraged through the use of a consultation letter and questionnaire (see Appendix A – Consultation Documents).
- 1.3.2 The consultation document included a covering letter asking residents if they would like to make the experimental road closure of Mint Street permanent and questionnaire/comment form that could be sent to the Public Realm Projects Group with a pre-paid address reply.
- 1.3.3 The consultation document was delivered to the same geographical area as the previous consultation that outlined the experimental closure proposal. (See Appendix D – Location Plan and Extents of Consultation).
- 1.3.4 The distribution area was large enough to gain views from the wider community that may be considered to be affected by the experimental road closure. A mailing list was established for the area by way of the Council's GIS database. In addition, the consultation documents and plans were supplied to the Council's established list of statutory consultees including London Buses, cycle groups and the Metropolitan Police. Please see Appendix C of list of addresses within the distribution area.
- 1.3.5 The consultation documents were delivered by Royal Mail to 374 addresses detailed within the distribution list. The documents were delivered on the 27<sup>th</sup> September 2013, with a return deadline of the 28<sup>th</sup> October 2013, allowing 4 weeks for the consultation period.

## **2.0 Consultation Responses**

### **2.1 Response Rate and Distribution**

- 2.1.1 A total of 42 responses were received during the consultation period, equating to an 11% response rate.
- 2.1.2 One questionnaire was received from a Statutory Consultee (Southwark Living Streets)

### **2.2 Questionnaire Analysis**

- 2.2.1 The questionnaire element of the consultation document contained the following key questions and associated tick box options:

**Q1.** Are you a resident or business?

**Q2.** Do you support the permanent closure of Mint Street?

2.2.2 The following is a summary of replies received:

**Question 1 - Are you a resident or business?**

	Resident	Business
Replies	39	3
Total	93%	7%

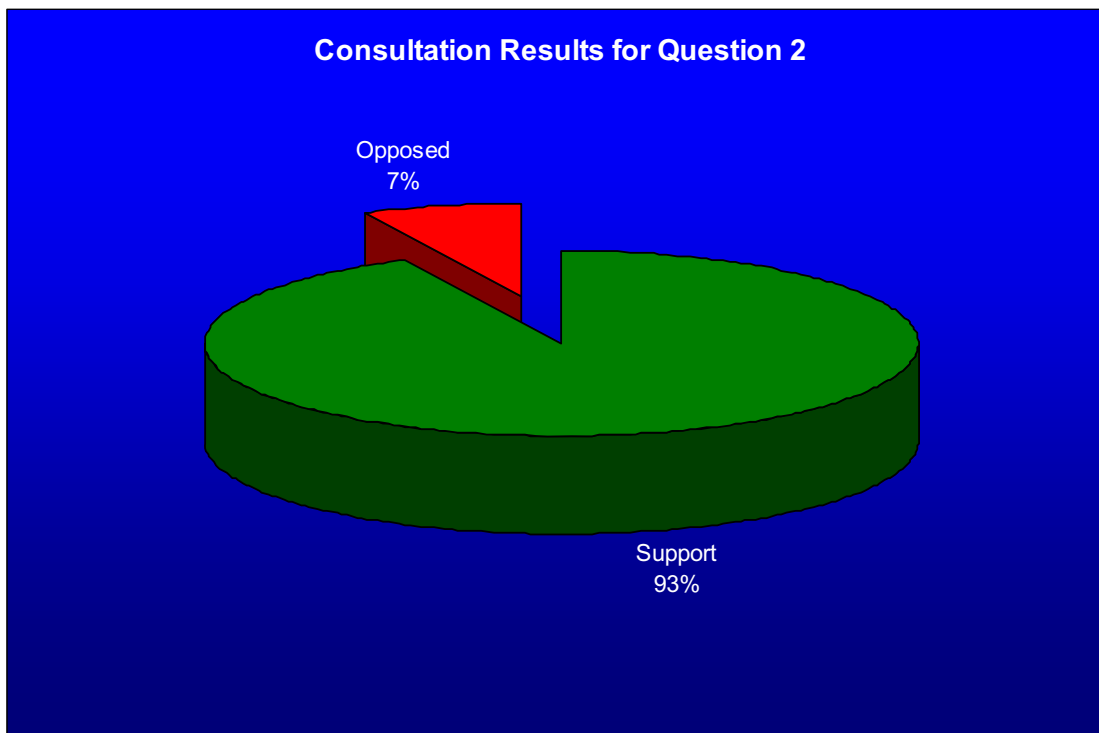
**Table 1: Returned questionnaire results for question 1**

2.2.3 Table 1 indicates that the majority of responses received throughout the consultation period were from local residents, with only three businesses formally replying.

**Question 2 – Do you support the proposals?**

	Support	Opposed	No Opinion
Replies	39	3	0
Total	93%	7%	0%

**Table 2: Returned questionnaire results for question 2**



**Figure 2: Graphical representation of consultation data for question 2**

2.2.4 Table 2 and figure 2 indicate a majority of support for question 2, with 93% requesting the closure of Mint Street to remain (become permanent).

### 2.3 Additional Comments

2.3.1 The questionnaire element of the consultation document invited consultees to attach any additional comments they may have on the proposals when returning the reply-paid questionnaire.

2.3.2 The majority of respondents (93%) indicated full support for the retention of the Mint Street road closure. Many respondents indicated that there had been a significant improvement in safety and noise reduction associated with the prohibition of through traffic in Mint Street and Weller Street.

2.3.3 Many respondents indicated that Mint Street and Weller Street were much safer following the trial closure and therefore the retention of the closure on a permanent basis is essential, particularly as the roads are frequented by school children.

2.3.4 Many respondents indicated that noise levels had been reduced and the speed of vehicles using both roads (local traffic) had been significantly curtailed.

2.3.5 A number of residents commented that motorcyclists can still get through the closure (through gaps in the bollards).\*

\* In response, the aim of the closure was to prevent vehicle traffic and be implemented in a cost effective manner. The use of bollards across the

carriageway prevents vehicle traffic and is an extremely cost effective solution (agreed by the SSDM Manager), but still allows for pedal cyclists to traverse through (as per the borough cycling strategy). Unfortunately there is little that can be done to prevent indiscriminate driving by motorcyclists with out also compromising access for cyclists.

Currently the central bollards in the carriageway are lockable and can be used by emergency services for access. Installing a permanent physical barrier would prevent emergency service access and it would still be possible for motorcyclists to traverse around the structure using the footways.

The council is aware of these concerns and will periodically ensure that the mobile CCTV enforcement vehicle is present to issue penalty charge notices to motorcyclists that disregard the vehicle access prohibition.

- 2.3.9 Analysis of the additional comments from respondents that objected to the scheme highlighted the following concerns:

***A resident that objected to the scheme highlighted that it was an inconvenience to residents who drive that now have to sit in traffic to get home.\****

\* In response, residents that drive too and from their homes only have a short diversion as a result of the road closure. The responses from the majority of residents in the area indicate that there has been a significant step change in both improvements to road safety and environmental factors such as a reduction in noise pollution following the closure of Mint Street. The main benefits of the scheme (safety for pedestrians), is also in line with the borough's road user hierarchy. As a result of the scheme it can also be argued that the closure potentially encourages a modal shift to more sustainable forms of transport (walking and cycling), as the risk to vulnerable road users has been greatly reduced in these local streets.

***A business owner (in Pickwick Street) objected on the grounds that revenue has declined following the closure of Mint Street, as potential customers can no longer use the route to access the business.\****

\* In response, there is no evidence that the closure of Mint Street has reduced 'access' to the business location. The most direct routes to the business location are still available via Great Suffolk Street and Lant Street. It can also be argued that the route via Marshalsea Road, Mint Street and Weller Street is far more convoluted than using the more direct routes including Southwark Bridge Road into Lant Street and Borough Road into Great Suffolk Street.

- 2.3.10 60% respondents did not submit a further comment.

## 2.4 Levels of Consensus

- 2.4.1 The following majority levels of agreement have been given in relation to the questions contained within the consultation document:

- 93% of consultees support the permanent closure of Mint Street at Weller Street ;
- 7% of consultees are opposed to the retention of the closure.

## **2.5 Statutory Consultee Replies**

- 2.5.1 One statutory consultee provided a reply to the consultation (in support).
- 2.5.2 No objections were received from Ward Members throughout the consultation period.

## **3.0 Recommendations**

- 3.1 Due to the majority of respondents supporting the permanent closure of Mint Street and Southwark's ongoing commitment to make streets in the borough safer for all, it is recommended that the closure is retained on a permanent basis (subject to statutory consultation).





**Borough, Bankside and Walworth Community Council**

**Public Question form**

**Your name:**

**Your mailing address:**

**What is your question?**

**Please give this form to Gerald Gohler, Constitutional Officer.**

### Feedback on queries raised at previous Walworth Community Council meetings

Question	Response
<p>Can bus stop in Rodney Road in front of Trafalgar Place be re-established?</p>	<p>Transport for London agreed that the bus stop on Rodney Road to be closed for a temporary period to allow for the safe construction of the Trafalgar Place development. It will reopen when these works are complete.</p>
<p>Can the council reserve a piece of land for a greenhouse for young people to use?</p>	<p>Development sites have been designated on the adopted policies map (2012) to meet the strategic objectives of the council's Local Plan. The map also sets out all of the current land designations which also include protected open spaces. The council will be preparing a new borough wide Local Plan, and a review of old site designations and the need for new designations will be undertaken.</p> <p>The council currently uses Section 106 planning obligations to ensure that developments make a financial contribution to improving open space provision. In the future development will contribute to open space provision through the community infrastructure levy (CIL). Using these contributions, we will prioritise improving the quality of spaces, improving the range of facilities which are available in open spaces to increase their value to local people, improving their nature conservation value, and improving children's play facilities and incorporating food growing opportunities (such as greenhouses) where appropriate.</p> <p>An open space strategy (2013) has been adopted which provides a framework for the provision of open space. It identifies that allotments and community gardens have an important role to play in the implementation of plans for encouraging local sustainable and community development, and also perform a role in the recycling of green waste. The strategy recognises that there is potential educational and economic value to promoting community food growing opportunities and one of its objectives is for the council to work with schools to make better use of open spaces and to take part in community food growing opportunities. Another objective is for the council to provide a greater range of facilities for teenagers and young people, including a greater range of recreation opportunities and designated areas for hanging out.</p> <p>There are likely to be few opportunities to create new open space within the borough, and any new open</p>

	<p>space created is likely to be better utilised as publicly accessible park space as a result of the increased pressure on limited open space from a growing population. As a result, any new food growing opportunities may be created at existing open spaces. Across the borough, the council will support a range of additional measures to enhance existing open space provision, including encouraging the development of further community gardens, potentially within areas of new development and within housing amenity sites.</p>
<p>Can the council ensure that developers consult with the community?</p>	<p>The council adopted its Statement of Community Involvement (SCI) in 2008 and this sets out how and when the council will involve the community in the alteration and development of town planning documents and applications for planning permission. This ensures there is effective community involvement in the planning process. The SCI sets out the detailed list of consultation methods that we carry out on planning documents and planning applications. It also states that we expect developers to carry out consultation with communities for major schemes before the application is submitted. The council can not prescribe how developers undertake pre-application consultation. However, the SCI sets out a number of community involvement techniques and indicates where the council thinks these are appropriate for consultation on major applications. Developers should submit to the council, as part of the planning application, a consultation statement setting out the methods of community involvement that were used, details of the representations received and how these have been considered and reflected in the submitted application.</p>
<p>“When is the public to know the truth regarding Newington Library and its future. This is a valuable community asset. It shouldn’t be sold to any private developer or private organisation.”</p> <p>AND</p> <p>“What is happening to Newington Library and the museum? The council has been very quiet on this subject.”</p>	<p>There are no plans to sell the library to a private developer or organisation. In the short-term, however, it is uneconomic and impractical to bring the library back into use due to the extensive damage which occurred during the fire to the adjoining Walworth Town Hall building. The council has therefore agreed to provide a temporary Newington Library within the Artworks scheme on Elephant Road. We expect this to open to the public in the summer.</p> <p>In July last year following the fire, Soutwark’s cabinet agreed a project mandate for the redevelopment of the Walworth Town Hall. This included a vision for a bigger and better library to be included in that new development, a new museum to house the Cuming collection and heritage collections, a flexible event / community space including the provision for hosting ceremony’s for the Registrar’s service. That brief has since been consulted on with over 95% of the public agreeing with the vision. The council is now about to</p>

	<p>commence a process to select a design team to take forward these proposals and we expect to consult further on plans during the summer. The cabinet on 18 March further agreed that the Newington Library building will be incorporated into the scope of the project to examine the benefits that the additional floorspace could potentially provide for the delivery of its agreed vision.</p>
<p>“After the council notices were put on the lampposts in East Street for shop owners not to extend their shops onto the pavement, I notice that nothing has been done to enforce these regulations. Some shops have not taken any notice of it, some have extended their shops to more than a third on the pavement and some have created another business completely on the pavement. Between the market traders extending their pitches at the back onto the pavement and the shops, the pavement has become so narrow that it has become difficult to walk on it. What is the council going to do about it?”</p>	<p>Highways licensing and enforcement officers are aware of the recent encroachment onto the pavement in East Street, and have been working with the markets and street trading team to improve the area with regards to pedestrian access through East Street. Officers have licensed many of the premises along there to allow them to use an agreed amount of the pavement if space allows which does provide officers with a means of managing the use of highway. We regularly remind the shop keepers to ensure that they keep within the agreed limits imposed on them. If officers continue to see problems, we can and will take further action including prosecution.</p> <p>Market officers regularly check pitch sizes and issue penalty points for over-sizing. In the past number of weeks a number of traders have been penalised and fined for this offence. Further issues can result in their appearance before licensing committee for revocation of their licence.</p>
<p>“What methods are Southwark council taking to ensure that contractors and subcontractors are rigorously monitored during any major works project, and what is the process by which customers’/residents’ complaints are reviewed? What sanctions and actions are available to the council, if works are found to be sub-standard by contractors and subcontractors?”</p>	<p>Restructure within the major works team has meant there is greater focus and responsibility to ensure good project management going forward.</p> <p>The project teams are responsible for specific contract areas and one individual partnering contractor. The team led by a project manager includes a contract manager, customer relationship officer, lead designer and clerk of works. Key to this approach is joint responsibility within the team for all the projects across their geographic area. No one team member works in isolation and every team member is involved in the full range of projects within their team.</p> <p>With the introduction of our new project management monitor we have the ability to examine in detail performance against forecast cashflows and delivery against key milestones. The major works teams are responsible for setting the standards and ensuring our contractors maintain these standards throughout the project. The team hold a number of meetings with our contracting partners where the standard items of quality and delivery are included on the agenda. These</p>

meetings include:

- Weekly site operational meetings
- Monthly site progress meetings
- Bi-monthly operational core group meetings
- Quarterly strategic core group meetings

There is also a major works monitoring group chaired by the Strategic Director for Housing & Community Services. The group which meets monthly rigorously monitors the delivery of the housing capital programme in terms of expenditure, performance and timeliness of delivery.

Last year officers also set up a major works core group chaired by the Deputy leader of the council and cabinet member for housing management which meets bi-monthly. The meeting is attended by a nominated group of tenants and leaseholders and other residents who feedback their own experience of major works that have been carried out on their homes. Our partner contractors also attend these meetings and are questioned on key performance indicators (KPI's) which include tenant's satisfaction returns, delivery of works and cost control.

Introduction of our new project management system makes it easier to track cost fluctuations, forecasting and comparisons in meeting agreed milestones. This information is used in our regular partnering meetings to enable greater scrutiny on scheme delivery and outturn costs.

Officers are also now seeing benefits of price harmonisation within our partnering contract coming through, this group has moved forward harmonisation on bathrooms and kitchens and is now bringing together tenders for roofs and windows.

As part of the work on local offers we developed a new consultation process called Putting Residents First. Every new scheme started since April 2012 has followed the principles and processes of Putting Residents First.

The 27 point plan of Putting Residents First provides a template for officers, contractors and consultants that sets out very clearly in stages how, from inception to completion, the council and our partners will work with residents to deliver major works to their homes.

Key to this consultation is establishing a residents' project team for each major partnering works project. All residents are informed about the project teams when they are invited to the first consultation meeting.

The project team is established at the first consultation meeting and meets regularly, usually monthly, until the end of the project.

Any TMO, Tenants or Residents' Association on the Estate will be specifically invited to attend and work with the Project Team. The Project Team will be the main focus for consultation during the scheme.

Meetings are organised and serviced by either Southwark's project manager or contracts manager and are attended by the contractor and Southwark's lead designer or external consultant as appropriate.

Officers recognise that not every resident would want to or have time to be involved in a Residents Project Team so within the Putting Residents First schedule we allow for more one to one sessions including:

- Introductory letters and leaflets
- Public meetings and drop in sessions
- Monthly newsletter including performance reviews of cost, time and quality and coffee sessions
- Mid contract reviews with Contractors satisfaction surveys.
- Estate walkabouts
- The council's own tenants satisfaction surveys
- Final project review questionnaire at completion of Defects Liability Period

Officers have introduced a series of correspondence to accompany Putting Residents First these include; introductory letters and leaflets together with monthly news letters.

Since the introduction of the partnering contracts in 2012 the council has been refining the management of its partnering contracts. There have been lessons learnt and we have made changes to ensure strong contract management is in place. These include:

- Project team members and lead designers understanding their respective roles in managing the partnering contract.
- Understanding of the partnering relationship in the context of a strong contract management regime and serving Default notices immediately when poor performance issues come to light.
- Listening to residents, this has seen the introduction of issue logging to take on residents' feedback. Regular review of the issues log have helped to close down issues more effectively and have helped

	<p>to prioritise the urgency of complaints as well as identifying trends.</p> <ul style="list-style-type: none"><li>• Ensuring all pre-site commencement issues are resolved and in place before issuing contracts</li><li>• Monitoring the delivery and quality of workmanship as work progresses, and involving residents more actively in this process.</li><li>• Properly authorising all sub contracting arrangements and raising early concerns where these appeared to be unfair.</li></ul> <p>Under the partnering contract the council has the ultimate sanction to determine a contract but this is a position of last resort, however the council will not baulk at making that ultimate decision where performance does not meet our expected standards.</p>
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**BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL AGENDA DISTRIBUTION  
LIST (OPEN)  
MUNICIPAL YEAR 2013-14**

**NOTE:** Original held by Constitutional Team (Community Councils) all amendments/queries to Gerald Gohler Tel: 020 7525 7420

Name	No of copies	Name	No of copies
<b>To all Members of the Community Council</b>			
Councillor Martin Seaton (Chair)	1	<b>Others</b>	
Councillor Poddy Clark (Vice-Chair)	1		
Councillor Catherine Bowman	1	Elizabeth Olive, Audit Commission	1
Councillor Neil Coyle	1		
Councillor Patrick Diamond	1		
Councillor Dan Garfield	1	<b>Total:</b>	99
Councillor Claire Hickson	1	<b>Dated:</b> 5 June 2013	
Councillor Lorraine Lauder MBE	1		
Councillor Rebecca Lury	1		
Councillor Tim McNally	1		
Councillor Darren Merrill	1		
Councillor Abdul Mohamed	1		
Councillor Adele Morris	1		
Councillor David Noakes	1		
Councillor Geoffrey Thornton	1		
<b>Press</b>			
Southwark News	1		
South London Press	1		
<b>Members of Parliament</b>			
Simon Hughes, MP	1		
<b>Officers</b>			
Constitutional Officer (Community Councils) 2 <sup>nd</sup> Floor Hub 4, 160 Tooley St.	80		