

# Borough, Bankside and Walworth Community Council

## THEME “Health and Fitness”

*A tour of the newly opened Castle leisure centre will be available for attendees at 6pm.  
Meet in front of the Castle Centre, 22 Elephant and Castle, London SE1 6SQ.*

*Stalls by: Castle Centre, Delancey (Elephant and Castle shopping centre), Connect  
disability network)*

Wednesday 29 June 2016

7.00 pm

Amigo Hall, St George’s Cathedral, Lambeth Road, London SE1 7HY  
(intersection with St George’s Road)

### Membership

Councillor Eleanor Kerlake (Chair)  
Councillor Samantha Jury-Dada (Vice-  
Chair)  
Councillor Masie Anderson  
Councillor James Coldwell  
Councillor Helen Dennis  
Councillor Karl Eastham  
Councillor Paul Fleming

Councillor Lorraine Lauder MBE  
Councillor Maria Linforth-Hall  
Councillor Rebecca Lury  
Councillor Vijay Luthra  
Councillor Darren Merrill  
Councillor Adele Morris  
Councillor David Noakes  
Councillor Martin Seaton

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: Tuesday 21 June 2016



## Order of Business

**Item Title**  
**No.**

1. **PRELIMINARY BUSINESS**

Item No.	Title	Time
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**1.1. INTRODUCTION AND WELCOME**

Stalls by:  
 The Castle Leisure Centre  
 Delancey  
 Connect, the communications disability network

Announcement: Sally Redway (artist) will be sketching the meeting.

**1.2. APOLOGIES**

**1.3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

**1.4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

**1.5. MINUTES (Pages 1 - 11)**

To agree as a correct record the minutes of the meeting held on 14 March 2016.

**1.6. LOCAL TRAFFIC AND PARKING AMENDMENTS (Pages 12 - 32)**

**Note:** This is an executive function for decision by the community council.

Members to approve for implementation the local traffic and parking amendments, detailed in the appendices to the report, subject to the outcome of any necessary statutory consultation and procedures.

**1.7. WEBBER STREET - INTRODUCTION OF LOADING BAY, PERMIT HOLDER BAYS AND RELOCATION OF SOLO MOTORCYCLE BAY (Pages 33 - 62)**

**Note:** This is an executive function for decision by the community council.

Members to approve for implementation the local traffic and parking amendments, detailed in the appendices to the report, subject to the outcome of any necessary statutory consultation and procedures.

Item No.	Title	Time
1.8.	<b>NEIGHBOURHOOD FUND ALLOCATIONS</b> (Pages 63 - 75)	
	<b>Note:</b> This is an executive function for decision by the community council.	
	Councillors to allocate the Neighbourhoods Fund 2016-17 from the list of applications outlined in Appendix 1 of the report.	
1.9.	<b>FEEDBACK FROM THE CONSULTATION BOOTHS AT THE PREVIOUS MEETING</b>	
	<ul style="list-style-type: none"> <li>• Walworth Town Hall, regeneration update (chair /vice-chair)</li> <li>• Post Office, feedback</li> <li>• East Street, written response</li> </ul>	
1.10.	<b>NEIGHBOURHOOD PLANNING</b> (Pages 76 - 100)	
	Councillors to comment on the recommendations contained in the report.	
2.	<b>COMMUNITY ENGAGEMENT ITEMS</b>	7:50pm
	<b>2.1. COMMUNITY ANNOUNCEMENTS</b>	
	<b>2.2. PETITIONS AND DEPUTATIONS</b>	
	The chair to advise on any deputations or petitions received.	
	<b>2.3. PUBLIC QUESTION TIME</b> (Pages 101 - 105)	
	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.	
	<b>2.4. UPDATE ON LOCAL POLICING</b>	
	BREAK - AN OPPORTUNITY FOR ATTENDEES TO SPEAK TO COUNCILLORS AND OFFICERS	
3.	<b>THEME - "HEALTH AND FITNESS"</b>	8:10pm

Item No.	Title	Time
<b>3.1. FREE SWIM AND GYM</b>	Councillor Maisie Anderson, Cabinet Member for Public Health, Parks and Leisure	
<b>3.2. THEME - FOOD / NUTRITION ITEM</b>	<ul style="list-style-type: none"> <li>• Walworth Garden Farm</li> <li>• Silver fit</li> <li>• Southwark Good Gym</li> </ul>	
<b>3.3. THEME - WORKSHOPS AND FEEDBACK</b>		
<b>4. OTHER OFFICIAL COUNCIL BUSINESS</b>		8:55pm
<b>4.1. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY</b>	<p>Each community council may submit one question to a council assembly meeting that has previously been considered and noted by the community council.</p> <p>Any question to be submitted from a community council to council assembly should first be the subject of discussion at a community council meeting. The subject matter and question should be clearly noted in the community council's minutes and thereafter the agreed question can be referred to the constitutional team.</p> <p>The community council is invited to consider if it wishes to submit a question to the ordinary meeting of council assembly in 13 July 2016.</p>	

Date: Tuesday 21 June 2016

## **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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### **BABYSITTING/CARERS' ALLOWANCES**

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

### **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 Monday 14 March 2016 at 7.00 pm at Walworth Academy, Shorncliffe Rd, London SE1 5UJ

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**PRESENT:** Councillor Martin Seaton (Chair)  
 Councillor Eleanor Kerslake (Vice-Chair)  
 Councillor Maisie Anderson  
 Councillor Karl Eastham  
 Councillor Samantha Jury-Dada  
 Councillor Lorraine Lauder MBE  
 Councillor Maria Linforth-Hall  
 Councillor Darren Merrill  
 Councillor Adele Morris

**OTHER MEMBERS PRESENT:** Councillor Mark Williams

**OFFICER SUPPORT:** Nicky Costin (Business Unit Manager, Regulatory Services)  
 Andrea Allen (Senior Project Manager)  
 Lisa York (Markets and Street Trading Manager)  
 Pauline Bonner (Community Council Development Officer)  
 Gerald Gohler (Constitutional Officer)

### **1. PRELIMINARY BUSINESS**

#### **1.1 WELCOME AND INTRODUCTIONS**

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

#### **1.2 APOLOGIES**

There were apologies for absence from Councillors Neil Coyle, Helen Dennis, Paul Fleming, Rebecca Lury and David Noakes.

Councillors Maria Linforth-Hall and Adele Morris gave apologies for having to leave the meeting early.

### **1.3 DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

### **1.4 ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

There were no urgent items of business.

The vice-chair announced that the following information stalls were available:

- Community sports
- Southwark Credit Union
- East Street market
- Bianca Road regeneration
- Social research on people who participate actively in local democracy
- Community Action Southwark

The Vice-Chair also announced that the Southwark Civic Awards scheme for 2016 was now open for nominations. The awards recognised excellence in active citizenship. Nominations of individuals, projects, organisations and businesses across the borough deserving of being honoured were encouraged. The closing date for nominations was Tuesday 29 March 2016. Nomination forms were available from the Mayor's Office and on the council's website.

### **1.5 MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 30 January 2016 be agreed as a correct record and signed by the chair.

## **2. COMMUNITY ENGAGEMENT ITEMS**

### **2.1 COMMUNITY ANNOUNCEMENTS**

#### **Metropolitan Police**

Sergeant Smith informed the meeting that police in Newington ward were focusing on particular addresses to tackle drug dealers, and had bi-monthly meetings with Tenants' and Residents' Associations. In response to a question from the floor about a perceived reduction in the presence of officers on the ground around the Brandon estate and lack of feedback, Sgt Smith urged residents to attend the ward meetings. He went on to say that in response to fatal stabbing in the area, the police and their local partners had founded the anti-knife forum to work together to deter young people around Elephant and Castle from getting involved with knives. In answer to a question from the floor, the meeting heard

that there was now a £20,000 reward in relation to this fatal stabbing. Those with any information should call 020 8721 4812.

## 2.2 PETITIONS AND DEPUTATIONS

There were none.

## 2.3 PUBLIC QUESTION TIME

The following public questions were put to the meeting:

1. Why do street cleaners not use brooms and shovels; half the dirt remains on pavements?
2. Residents run out of recycling and rubbish bags, and do not receive new ones despite telephoning to order them. (This was raised by several speakers.)

Councillor Darren Merrill, cabinet member for environment and the public realm gave an initial response: recycling bags should be delivered every two to three months. If this was not happening, he encouraged residents to contact the council to flag this up. He would also be looking into this issue.

3. A question about housing in the face of central government austerity, which was also submitted in writing:

“With an increase of private developments, community centres being closed and an increase in housing costs/rents. With the recent changes to housing benefits and caps, how do you expect people to manage knowing you have put everyone in the same category, not taking into account personal, uncontrollable circumstances and events that happen? With the private housing, with some being council owned, how much is the average rent for these council properties for the average household, not those who have bought their property from the offset?”

In answer to another question from the floor regarding street cleaning in the area, Councillor Darren Merrill responded that in past years the council had managed to keep the number of street cleaners constant despite significant cuts to the council’s budget. This year some cuts in the numbers of cleaning operatives had to be made, but the council felt confident to be able to provide the same level of service with the smaller teams. This would be monitored closely.

The following other questions were submitted in writing and accepted by the chair:

4. “Every year around March, one can tell that budgets are coming to year end, because there’s a rash of new speed bumps being built. As a cyclist, I hate these because:
  - a. They don’t slow traffic down, they just make it stop/start more and emit up to 60% more emissions (Transport Research Laboratory Report).
  - b. They cause drivers to try to get past you between bumps and drive aggressively.
  - c. They are uncomfortable to ride over at 20mph (the limit), especially with



laden panniers.

- d. They damage vehicles and buildings.

When will speeding priorities change, focusing on: driver education/training, air quality and speed limit enforcement? Building speed bumps in cul-de-sacs (happening on my street) is utterly pointless.”

5. “Elephant and Castle Development

- a. How much did Southwark Council sell the land for?
- b. How much did Southwark Council receive via Section 106?
- c. Out of all the houses being provided, how many are/will be council and what is the weekly/average rent of these council properties?
- d. How much has Southwark council sold the Aylesbury Estate for and to who?”

6. “Parking within Burgess Park / First Place Nursery.

There is a current epidemic of parking enforcement within the car park where a specific bay is used to enforce parking fines. Based on my findings, this bay is firstly unmarked and everyone who parks there is fined, however those who contest do not pay, and those who don't [contest], pay. Southwark parking has been making a large profit out of this and yet have done nothing to mark it to inform/make drivers aware of the restriction. Based on the fact that we can now prove that this is a covert operation and unjust, I would like to see this enforcement discontinued and all drivers who have paid in the past to be given a refund for this. I would also like to be informed and evidence of the discontinuing of the enforcement and all those who have paid to be contacted.”

7. “Walworth Place:

- a. On market days in particular we have vans parked up on both sides of the road and very often we have the occasional car in the middle of it all.
- b. Rubbish is always spilled out onto the road, every single day of the week. This is unacceptable. These are on-going issues. What is the council going to do to improve these issues.”

8. “On the newly installed, galvanised steel trunking that runs parallel to the balconies on the underside at Comus House, Congreve Street, London SE17 1TG: Why is it that some of the trunking runs have no end caps at end of their runs? Designed to stop the ingress of foreign matter. Does not comply to IP3X or IP4X. IP index of protection.”

9. “Could there be a multi-storey car park at Elephant Park to help support East Street market and the surrounding areas and also generate income for Southwark Council?”

10. “Is it possible to build a multi-storey car park in the Heygate area (Elephant Park)? Such a scheme could generate income for Southwark council, as well as boost the mood of the community in Southwark.”

11. “What is the annual sales of East Street?”

12. "Who is the owner of the Town Hall?"
13. "Why is it that Southwark residents are not able to enter new training/job career schemes, unless they are out of work and claiming benefits?"
14. "What is being done to address the new housing bill being proposed?"

### 3. OFFICIAL COUNCIL BUSINESS

#### 3.1 COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY

##### RESOLVED:

That the decision on a question to be put to the July meeting of council assembly be deferred to the June meeting of the community council.

#### 3.2 CLEANER GREENER SAFER 2016-17: CAPITAL FUNDING ALLOCATION

Andrea Allen, Senior Project Manager, introduced this item by informing the meeting that over 100 applications had been received for Cleaner Greener Safer funding for the Borough, Bankside and Walworth Community Council area. Some funding decisions had already been taken at the previous meeting on 30 January 2016.

The chair reminded organisations who applied for funding to invite their ward councillors to their meetings when discussing their projects.

##### RESOLVED:

That the following amounts of 2016-17 Cleaner Greener Safer capital funding be allocated:

##### Cathedrals Ward

Ref	Proposal name	Award
533816	Charlotte Sharman edible playground	£5,400
534997	Revealing Crossbones	£6,480
535122	Lamlash Garden completion project	£16,715
700076	Rochester Playground fencing and lighting	£12,265
535542	Redman Green children's play area	£18,000

##### East Walworth ward

Ref	Proposal name	Award
700100	Henshaw Street re-design	£10,000

#### 3.3 ALLOCATION OF NEIGHBOURHOODS FUND 2016-17

Councillors discussed that, as in previous years, they had received more applications than funding was available. Cathedrals ward councillors were holding back some money, as one of the projects they wished to fund was still under discussion.

**RESOLVED:**

That the following amounts of Neighbourhoods Fund be allocated:

**Cathedrals ward**

<b>Ref.</b>	<b>Name of group</b>	<b>Name of project / activity</b>	<b>Amount awarded</b>
558392	Southwark Neighbourhood Watch Association	Finding Solutions: Anti Social Behaviour	<b>£2,150</b>
539876	Southwark Playhouse	Elders Company	<b>£540</b>
554663	Bankside Open Spaces Trust	Red Cross Outreach and Events	<b>£5,000</b>
558454	Bankside Open Spaces Trust	Marlborough Sports Garden Holiday and Netball Programme	<b>£5,000</b>
558515	Lant and Bittern Streets TRA	Community BBQ and Safer Redman Green	<b>£5,000</b>
557656	Mint Street Music Festival Team	Mint Street Music Festival 2016	<b>£2,939</b>
558387	Mint Street Music Festival Team / Plane Tree Arts	Great Suffolk Street Mardi Gras	<b>£1,091.91</b>

**Chaucer ward**

<b>Ref.</b>	<b>Name of group</b>	<b>Name of project / activity</b>	<b>Amount awarded</b>
558794	Faces in Focus	Counselling and Self-advocacy for Young People 11-25	<b>£2,500</b>
558430	Millwall Community Trust	Girls & Women's Music to Football Programme	<b>£5,000</b>
556868	Southwark Explorers Club	Southwark Explorers' Club	<b>£900</b>
558468	Walworth Amateur Sport Programme	Supporting Community Sport Clubs	<b>£333</b>
557588	Decima Street Tenants Resident Association	9 <sup>th</sup> Annual Decima Street TRA Fun Day & Festival	<b>£1,000</b>
553158	Futures Theatre Company	Exposure	<b>£4,733</b>

551720	Lawson Tenants & Residents Association	Young Stars	<b>£2,710</b>
554960	Leathermarket JMB Parents Group	Family Cultural Trips	<b>£1,000</b>
558325	Mental Fight Club	Volunteer Development Programme	<b>£4,524</b>
558141	Mobile Gardeners CIC	Edible Elephant	<b>£1,400</b>
557349	St George's Festival	St George's Festival – A Quest for Community	<b>£5,000</b>

#### East Walworth ward

Ref.	Name of group	Name of project / activity:	Amount awarded
558468	Walworth Amateur Sport Programme	Supporting Community Sport Clubs	<b>£350</b>
558367	Bee Urban	The Bike Surgery	<b>£1,320</b>
550499	Burgess Sports	Multi-sport programme	<b>£5,000</b>
552382	East Walworth Wanderers	Community Football Club	<b>£7,200</b>
556823	Friends of Nursery Row Park	Classrooms without walls: Park-based learning	<b>£4,507.48</b>
558499	Uncle-Aug CIC	Community Drummers & Dancers	<b>£1,000</b>

#### Faraday ward

Ref.	Name of group	Name of project / activity	Amount awarded
557194	2Inspire	Inspired to Grow	<b>£4,075</b>
557835	Artic (ART In Communities)	Touching Lives	<b>£9,000</b>
550499	Burgess Sports	Multi-sport programme	<b>£2,000</b>
558310	From THAT to THIS	Skill For Llife	<b>£6,100</b>
550499	Southwark Tigers	Tiny Tigers	<b>£3,000</b>
558292	St. Peter's Church	Party in the Park	<b>£5,325</b>

#### Newington ward

<b>Ref.</b>	<b>Name of group:</b>	<b>Name of project / activity:</b>	<b>Amount awarded</b>
558794	Faces in Focus	Counselling and Self-advocacy for Young People 11-25	<b>£2,500</b>
556868	Southwark Explorers Club	Southwark Explorers' Club	<b>£500</b>
558468	Walworth Amateur Sport Programme	Supporting Community Sport Clubs	<b>£334</b>
558339	Brandon 2 TRA	Community Arts Cafe	<b>£3,000</b>
558367	Bee Urban	The Bike Surgery	<b>£1,320</b>
552809	Camberwell After School Project	Community Fun Day for Parents and Children	<b>£3,000</b>
555874	Friends of Pasley Park	Pasley Park Summer fete	<b>£3,555</b>
559338	InSpire	InSpired Spaces	<b>£6,387.50</b>
539577	Latin American Disabled People's Project	LADPP Community Integration Project	<b>£3,000</b>
558141	Mobile Gardeners CIC	Edible Elephant	<b>£1,400</b>
557697	The Walworth Society	Low Line – West Walworth	<b>£5,000</b>

### **3.4 SECURE CYCLE PARKING (BIKE HANGAR)**

Councillors discussed the proposals contained in the report.

#### **RESOLVED:**

That the following comments be submitted as the official comments by the community council to the cabinet member for environment and the public realm:

- The Blackwood Street hangars should be moved to Aylesbury Road.
- The Rothsay Street hangars consultation has seen some opposition, so requests from residents on the Haddonhall Estate for hangars in Prioress Street and Potier Street should be considered as alternatives.
- The hangar in Manciple Street is outside someone's door – this should be investigated.
- Members support the proposals on Hillingdon Street and Doddington Grove.
- Members welcome the proposal to move the hangar in Fielding Street from the

street to in front of the allotments.

- In terms of the hangars on De Laune Street and Sharsted Street, the works around the Northern Line extension should be taken into account.
- The Penton Place and Penrose Street consultation results were quite finely balanced and the number of responses low. Further consultation may be needed.

### **3.5 LOCAL TRAFFIC AND PARKING AMENDMENTS**

Councillors discussed the proposals clarifying that Gray Street did not lose parking, the bay was being re-sited. Brook Drive was currently going through a review of the "C2" controlled parking zone.

The meeting heard that councillors were making a decision on whether or not the proposals would go out to statutory consultation, rather than making the decision on the schemes.

#### **RESOLVED:**

1. That the following local traffic and parking amendments be approved for implementation, as detailed in the appendices to the report, subject to the outcome of any necessary statutory consultation and procedures:
  - Fielding Street – Convert single yellow lines to double yellow lines with an 'at any time' loading restriction adjacent to Empress Street and outside Nos. 11 to 15 to improve traffic flow and access.
  - Gray Street - Relocate permit holder only bays and convert existing single yellow line to double yellow lines to improve traffic flow and access.
2. That the following parking amendment be rejected for implementation, as the streets are already subject to the review of the "C2" controlled parking zone:
  - Brook Drive / Pastor Street - Provide two new car club bays and convert one pay & display bay into a disabled parking bay.

The meeting went into a break from 8.05pm and resumed at 8.25pm. At this point Councillors Maria Linforth-Hall and Adele Morris left the meeting.

## **4. THEME - "COME AND MAKE A DIFFERENCE"**

### **4.1 CONSULTATION BOOTHS - WALWORTH ROAD TOWN HALL**

Councillor Mark Williams, cabinet member for regeneration and new homes, introduced this item, and set out the scope of the consultation. The council had three options of how to proceed with the old Walworth Town Hall building which had been damaged by the fire in 2014:

1. Go ahead with the current plans and try to find the £16m shortfall (bearing in mind that securing the building cost the council £50,000 per quarter).

2. Approach Department for Culture, Media and Sports and Historic England to ask for permission to remove some of the heritage features inside in order to decrease the cost of the refurbishment, and to get more usable space from the building.
3. Sell the building (either on a long lease or sale of the freehold) and use the money to build a new, purpose-built town hall and library building.

Councillor Williams emphasised that the council did not have a preferred option.

#### **4.2 CONSULTATION BOOTHS - EAST STREET**

Nicky Costin, from regulatory services, gave a presentation about what the council was trying to achieve with the £200,000 funding for the market that were available. He touched on the challenges faced by markets, among them the introduction of Sunday trading, multi-national discount stores, pound shops and on-line shopping.

Meetings had taken place with traders and their representatives over a 6-month period. Each trader has also been individually consulted. There had been two trials which had taken place in January and February 2016. Traders had clustered their stalls back to back for the first trial. The stalls had been placed in the middle of the road. In the second trial the traders had placed their stalls on one side of street facing the shops. Both trials had mixed feedback from the traders and the public.

Other on-going issues were fly-tipping and the electrics. Officers envisaged using a mixture of gazebos and refurbished stalls in future. They would also try to do some branding, and encourage young traders.

There were four questions in the consultation pack in the booths, on which he asked people to leave their feedback.

#### **4.3 CONSULTATION BOOTHS - WALWORTH ROAD POST OFFICE**

The Vice-Chair explained that the Post Office was looking to turn the Walworth Road post office into a franchise office, which meant a private business would be taking over the site. There would be no guarantee of services being provided at the same location or of the levels of staffing and service being maintained. This created concerns. There had been a productive meeting of concerned parties organised by the Walworth Society, which the Post Office had declined to attend. There was also a petition going around in support of the campaign for a better Post Office and against the closure of Crampton Street sorting office, which people should also think about.

The meeting then split into consultation booth workshops, and reconvened at 9.25pm.

The meeting heard that there was a public meeting about the future of Walworth Town Hall on 5 April 2016 at 7pm at St Peter's in Liverpool Grove.

The chair thanked everyone for attending.

Meeting ended at 9.30pm

**CHAIR:**

**DATED:**



<b>Item No.</b> 1.6	<b>Classification:</b> Open	<b>Date:</b> 29 June 2016	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Local traffic and parking amendments	
<b>Ward(s) or groups affected:</b>		Chaucer, East Walworth and Faraday	
<b>From:</b>		Head of Highways	

## RECOMMENDATIONS

1. It is recommended that the following local traffic and parking amendments, detailed in the appendices to this report, are approved for implementation subject to the outcome of any necessary statutory consultation and procedures:
  - 1.1 Rockingham Street – install double yellow lines to prevent inconsiderate parking and maintain traffic flow, install new permit holder bay and extend existing shared use bay.
  - 1.2 Harper Road – install double yellow lines to prevent inconsiderate parking and maintain traffic flow.
  - 1.3 Portland Street – remove existing shared use parking bay and install double yellow lines to provide access to the off street yard for large vehicles.
  - 1.4 Hatfields – extend existing permit holders (C1) parking bay to increase permit parking availability.
2. It is recommended that the objections received against a non-strategic traffic management matter are considered and determined as follows:
  - 2.1 Larcom Street – reject objection and instruct officers to convert existing single yellow line to permit holders (M1) parking bay.

## BACKGROUND INFORMATION

3. Paragraph 15 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
  - determination of objections to traffic management orders that do not relate to strategic or borough-wide issues.

4. This report gives recommendations for local traffic and parking amendments involving traffic signs, waiting restrictions and road markings and determination of objections to a proposed traffic management order.
5. The origins and reasons for the recommendations are discussed within the key issues section of this report.

#### **KEY ISSUES FOR CONSIDERATION**

6. A local parking amendment (LPA) is a small project to change an existing parking restriction or to introduce a new one.
7. These tend to be carried out in locations where we have had a request to look at dangerous or obstructive parking and where small lengths of restrictions could provide a solution.
8. Local parking amendments are batched together and carried through a quarterly programme. During the first quarter of 2016-17, the council is proposing four LPA's as summarised in figure 1.
9. The rationale for each proposal is discussed in the associated Appendix. A detailed design of the proposal is included.

<b>Location</b>	<b>Proposal</b>	<b>Appendix</b>
Rockingham Street	To install double yellow lines to prevent inconsiderate parking and maintain traffic flow, install new permit holder bay and extend existing shared use bay	1
Harper Road	To install double yellow lines to prevent inconsiderate parking and maintain traffic flow	2
Portland Street	To remove existing shared use parking bay and install double yellow lines to provide access to the off street yard for large vehicles	3
Hatfields	To extend the existing permit holders (C1) parking bay to increase permit parking availability	4

**Figure 1**

10. Statutory consultation has recently been carried out on an item approved by the community council on 30 January 2016. During the statutory consultation, objections to the proposals were received.
11. The detail of the objections is summarised in figure 2. The associated appendix contains detail on the objections and a detailed design of the proposal.

<b>Location</b>	<b>Proposal</b>	<b>Appendix</b>
Larcom Street	To convert existing single yellow lines to permit holders (M1) parking bay.	5

**Figure 2**

### **Policy implications**

12. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011,
- 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**

13. The policies within the transport plan are upheld within this report have been subject to an equality impact assessment
14. 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.
15. The introduction of yellow lines at junctions gives benefit to all road users through the improvement of inter-visibility and therefore road safety.
16. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighbouring properties at that location. However this cannot be entirely preempted until the recommendation have been implemented and observed.
17. With the exception of those benefits and risks identified above, the recommendations are not considered to have a disproportionate effect on any other community or group.
18. 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 refuse vehicles.
  - Improving road safety, in particular for vulnerable road users, on the public highway.

### **Resource implications**

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

### **Legal implications**

20. Traffic management orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
21. 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).
22. 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.

23. Should any objections be received they must be properly considered in light of administrative law principles, human rights law and relevant statutory powers.
24. 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 provision of suitable and adequate parking facilities on and off the highway.
25. 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**

26. For the recommendations in paragraph 1, the implementation of changes to parking requires the making of a traffic order. The procedures for making a traffic order are defined by national regulations which include statutory consultation and the consideration of any arising objections.
27. Should the recommendations be approved the council must follow the procedures contained with parts II and III of the regulation which are supplemented by the council's own processes. This process is summarised as:
  - a) publication of a proposal notice in a local newspaper (Southwark News).
  - b) publication of a proposal notice in the London Gazette.
  - c) display of notices in roads affected by the orders.
  - d) consultation with statutory authorities.
  - e) making available for public inspection any associated documents (eg. plans, draft orders, statement of reasons) via the council's website or by appointment at 160 Tooley Street, SE1.
  - f) a 21 day consultation period during which time any person may comment upon or object to the proposed order.
28. Following publication of the proposal notice, any person wanting to object must make their objection in writing, state the grounds on which it is made and send to the address specified on the notice.
29. Should an objection be made that officers are unable to resolve so that it is withdrawn, it will be reported to the community council for determination. The community council will then consider whether to modify the proposal, accede to or reject the objection. The council will subsequently notify all objectors of the final decision.

30. For the recommendations in paragraph 2, this report is for the community council to determine an objection already received.

### Programme Timeline

31. If these item are approved by the community council they will be progressed in line with the below, approximate timeline:

- Traffic orders (statutory consultation) – July to August 2016
- Implementation – September to October 2016

### BACKGROUND DOCUMENTS



Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Network development Highways 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>	Leah Coburn 020 7525 4744

### APPENDICES

No.	Title
Appendix 1	Rockingham Street – install double yellow lines
Appendix 2	Harper Road – install double yellow lines
Appendix 3	Portland Street – install single yellow lines
Appendix 4	Hatfields – extend existing permit holders (C1) parking bay
Appendix 5	Larcom Street – objection determination – install permit holders (M1) parking bay

## AUDIT TRAIL

<b>Lead Officer</b>	Matthew Hill, Head of Highways	
<b>Report Author</b>	Paul Gellard, Senior Engineer	
<b>Version</b>	Final	
<b>Dated</b>	14 June 2016	
<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 Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	14 June 2016	

		Local parking amendment
Reference	16/17_Q1_001	<b>Location overview</b> 
Location	Rockingham Street	
Proposal	To Install double yellow lines adjacent to junctions with Bath Terrace, Tiverton Street and off street parking areas to improve traffic flow and access at any time. To install new permit holder bay and extend existing shared use bay.	
Community council meeting	Borough, Bankside and Walworth	
Community council date	29 June 2016	
Ward(s) affected	Chaucer	

### Local parking amendment

A local parking amendment (LPA) is small project to change an existing parking restriction or to introduce a new one.

These tend to be carried out in locations where we have had a request to look at dangerous or obstructive parking and where small lengths of restrictions could provide a solution.

### Request

On 19 January 2016 the council received a request from a resident of the Rockingham Tenants and Resident Association raising concerns about obstructive and dangerous parking on Rockingham Street.

The parking design team has been informed that a meeting has taken place with the residents association along with parking operations and police & community safety. Residents have raised concerns that parking is becoming an urgent safety issue with motorists parking dangerously and inconsiderately in Rockingham Street blocking vehicular access.

### Location

Rockingham Street is part of the Newington (D) controlled parking zone which operates Monday to Friday 8.30am – 6.30pm. It is within short walking distance to many leisure attractions.

With the parking zone effectively free and unrestricted in the evening and weekends, this allows vehicles to park on single yellow lines making the street an attractive parking location for non-residents.

### Investigation and conclusions

An officer was unable to visit this location after the CPZ operational hours but did visit this location on 17 March 2016. It was noted on the site visit that all the single yellow lines would provide an option for parking outside of CPZ operation times and that this could create an access problem for emergency vehicles.

The highway width in Rockingham Street varies between 7.7 metres and 4.2 metres and there are certain sections in the road where double yellow lines are required to improve safety for all road users.

It was noted during the visit that there is scope to increase permit parking and to provide additional resident parking spaces.

### Further rationale for double yellow lines

- Ensuring adequate visibility between road users is important for safety. Visibility should generally be

sufficient to allow road users to see potential conflicts or dangers in the advance of the distance in which they will be able to brake and come to a stop.

- Vehicles that are parked at a junction have the effect of substantially reducing visibility between road users and reducing stopping sight distances (SSD). This is the viewable distance required for a driver to see so that they can make a complete stop before colliding with something in the street, e.g. pedestrian, cyclist or a stopped vehicle.
- It is noted that almost two thirds of cyclist killed or seriously injured in 2013 were involved in collisions at, or near, a road junction, with “T” junctions being the most commonly involved.
- Children and those in wheelchairs (whose eyelevel is below the height of a parked car) are disproportionately affected by vehicles parked too close to a junction. The Guide Dogs for the Blind Association (Guide Dogs) strongly recommend that yellow lines are implemented at junctions as these are potentially more dangerous.
- The Highway Code makes it clear that motorists must not park within 10 metres of a junction, unless in a designated parking bay. However the council has no power to enforce this without the introduction of a traffic order and subsequent implementation of waiting restrictions (yellow lines).
- The proposal to install yellow lines at this junction is in accordance with the council’s adopted Southwark Streetscape Design Manual (SSDM) design standard on Highway Visibility (DS114 – Highway Visibility)

#### **Recommendation**

Based on our investigation and conclusions, officers are recommending the replacement of single yellow lines with double yellow lines on the north and south sides of the road and at the junctions with Bath Terrace, Tiverton Street and housing estate entrances. There will be no reduction in permit holder bays as a result of this proposal.

It’s also recommended to provide new permit holders (D) bay and extend an existing shared use parking bay.

A detailed design drawing of the proposal is attached.

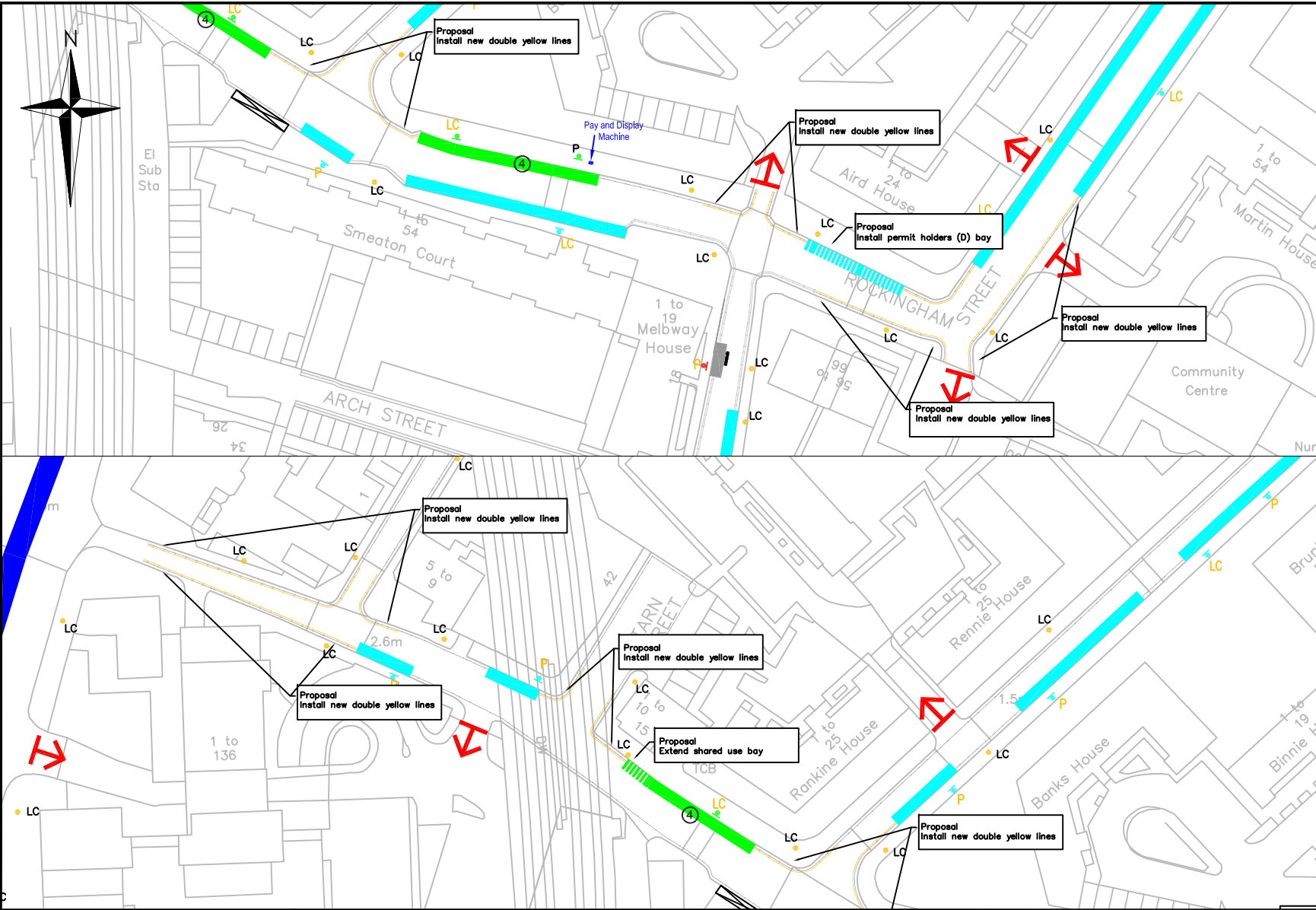
#### **Next steps**

Should the community council approve this local parking amendment, it is expected that statutory consultation will commence in August 2016.

Following the statutory consultation period, the council will make arrangements to install the restrictions (road marking and signage at the location).

Should objections be received during the statutory consultation period, these will be presented at the next community council meeting for determination.





- Legend**
- Proposed double yellow lines
  - Existing double red line
  - Existing single red line
  - Existing double yellow lines
  - Existing single yellow line
  - Existing permit holders only
  - Existing shared use

**Highways  
Parking Design**

Environment and Leisure  
Floor 3, hub 1  
Southwark Council  
160 Tooley Street  
PO Box 64529  
London, SE1P 5LX

[www.southwark.gov.uk/parkingprojects](http://www.southwark.gov.uk/parkingprojects)


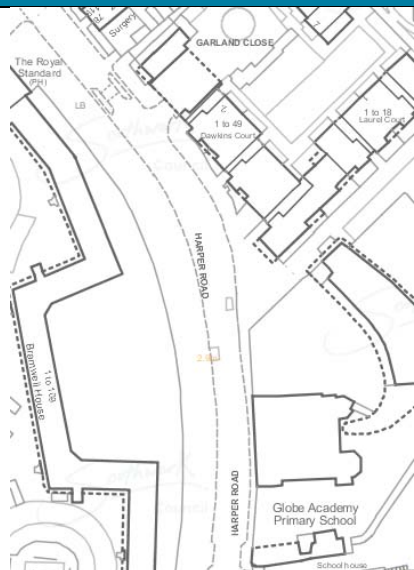


**Project**  
1617 LOCAL PARKING AMENDMENT

**Drawing Title**  
ROCKINGHAM STREET  
PROPOSED DOUBLE YELLOW LINES

Community Council BOROUGH, BANKSIDE AND WALWORTH				
Ward(s) CHAUCER				
Date	Scale	Drn	Chk	App
15/03/16	1:1000@A4	MH	PG	PG
Dwg No.	1617Q1001			Rev
Status	DETAILED DESIGN			A

Rev	Date	Description	Drn	Chk	App

		Local parking amendment
Reference	16/17_Q1_002	<b>Location overview</b> 
Location	Harper Road	
Proposal	To install double yellow lines on the east and northeast side and the southwest side to improve traffic flow and access at any time.	
Community council meeting	Borough, Bankside and Walworth	
Community council date	29 June 2016	
Ward(s) affected	Chaucer	

### Local parking amendment

A local parking amendment (LPA) is small project to change an existing parking restriction or to introduce a new one.

These tend to be carried out in locations where we have had a request to look at dangerous or obstructive parking and where small lengths of restrictions could provide a solution.

### Request

On 29 February 2016 the council received a request from a resident who raised concerns about obstructive and dangerous parking on Harper Road at evenings and weekends.

The resident raised concerns that the Academy occasionally holds functions during the evenings and at weekends, as a result more vehicles are parking in Harper Road, some of which are parking dangerously or inconsiderately on the existing single yellow line restriction.

This type of parking activity can pose a safety risk to all road users.

### Location

Harper Road is part of the Newington (D) controlled parking zone which operates Monday to Friday 8.30am – 6.30pm. It is within short walking distance to many leisure attractions.

With the parking zone effectively free and unrestricted in the evening and weekends, this allows vehicles to park on single yellow lines making the street an attractive parking location for non-residents.

### Investigation and conclusions

An officer was unable to visit this location after the CPZ operational hours but did visit this location on 17 March 2016. It was noted on the site visit that all the single yellow lines would provide an option for parking outside of CPZ operation times and that this could demonstrate an access problem for emergency vehicles.

The highway width in Harper Road varies between 8.2 metres and 9 metres and there are certain sections in the road where double yellow lines are required to improve safety for all road users, particularly on the bend in the road where sight lines are reduced and close to the width restriction south of Falmouth Road.

### Recommendation

Based on our investigation and conclusions, officers are recommending the replacement of single yellow lines with double yellow lines on the north and south sides adjacent to the width restriction and on the east side of Harper Road.

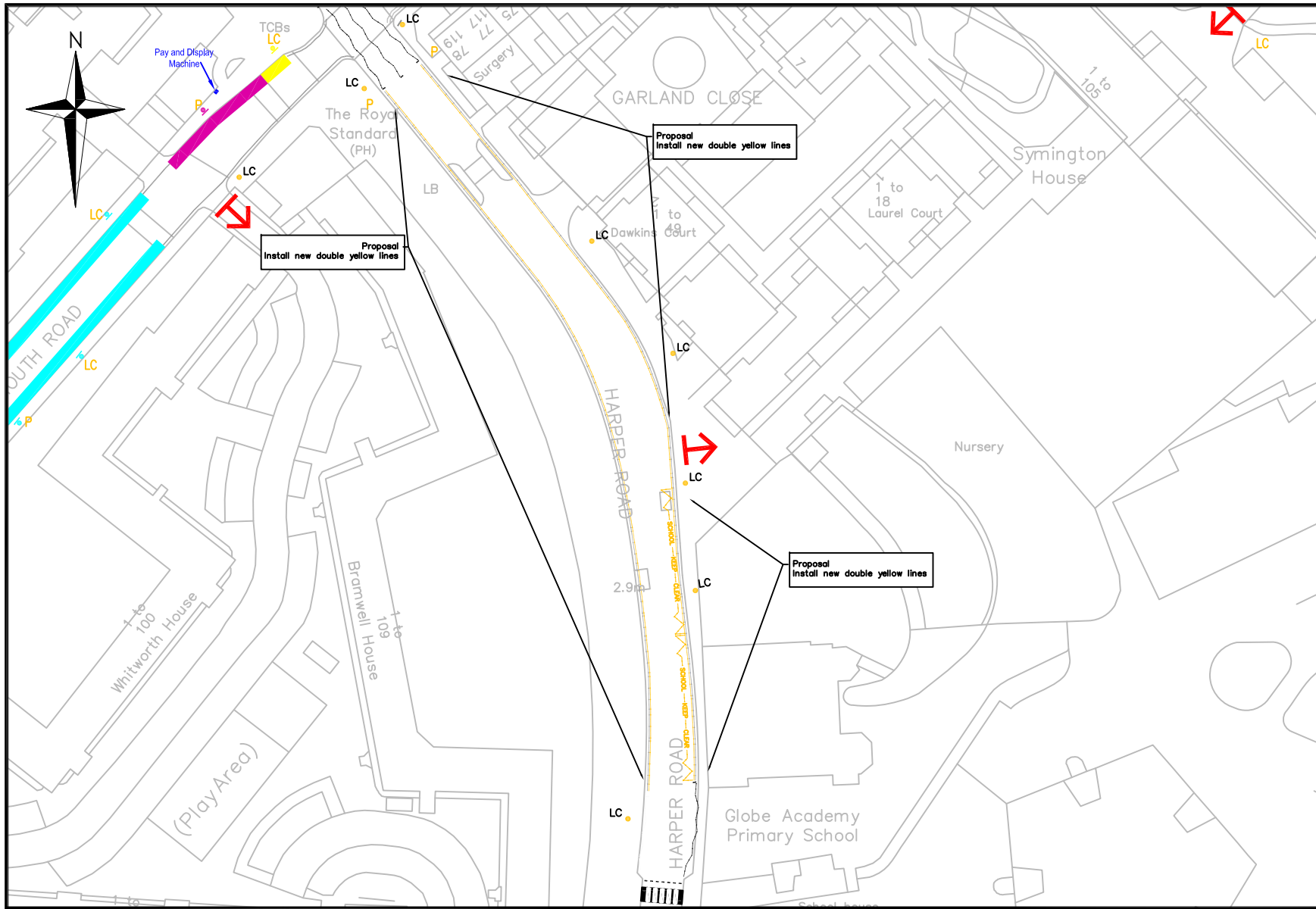
A detailed design drawing of the proposal is provided within this document.

### Next steps

Should the community council approve this local parking amendment, it is expected that statutory consultation will commence in August 2016.

Following the statutory consultation period, the council will make arrangements to install the restrictions (road marking and signage at the location).

Should objections be received during the statutory consultation period, these will be presented at the next community council meeting for determination.



**Legend**

	Proposed double yellow lines
	Existing double red line
	Existing single red line
	Existing double yellow lines
	Existing single yellow line
	Existing permit holders only

**Highways  
Parking Design**

Environment and Leisure  
Floor 3, hub 1  
Southwark Council  
160 Tooley Street  
PO Box 64529  
London, SE1P 5LX

[www.southwark.gov.uk/parkingprojects](http://www.southwark.gov.uk/parkingprojects)


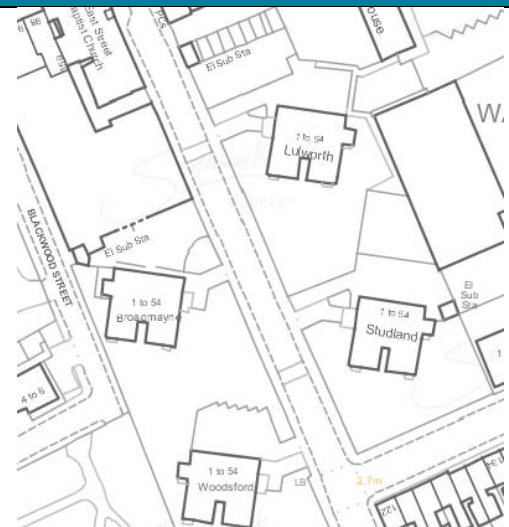


**Project**  
1516 LOCAL PARKING AMENDMENT

**Drawing Title**  
HARPER ROAD  
PROPOSED DOUBLE YELLOW LINES

Community Council <b>BOROUGH, BANKSIDE AND WALWORTH</b>					
Ward(s) <b>CHAUCER</b>					
Date	Scale	Drn	Chk	App	
04/04/16	1:500@A4	MH	PG	PG	
Dwg No. 1617Q1002				Rev	
Status DETAILED DESIGN				A	

Rev	Date	Description	Drn	Chk	App

		<h2 style="text-align: center;">Local parking amendment</h2>	
<b>Reference</b>	1617Q1_010	<b>Location overview</b>	
<b>Location</b>	Portland Street		
<b>Proposal</b>	To remove existing shared use parking bay and to install double yellow lines outside Broadmayne		
<b>Community council meeting</b>	Borough, Bankside and Walworth		
<b>Community council date</b>	29 June 2016		
<b>Ward(s) affected</b>	Faraday		

### Local parking amendment

A local parking amendment (LPA) is small project to change an existing parking restriction or to introduce a new one.

These tend to be carried out in locations where we have had a request to look at dangerous or obstructive parking and where small lengths of restrictions could provide a solution.

### Request

On 04/04/2016 the council received a request to suspend parking bays in a section of Portland Street from Cheryl Phillips: Project Manager with the Council's Housing Asset Management Team.

This is to facilitate access and egress for the proposed works contractor's construction site office, storage and welfare compound which is necessary to deliver these essential works to the Portland estate blocks at Studland, Lulworth, Broadmayne and Woodsford. Access to and from the site will be required for the 130 weeks commencing on 25/04/16.

### Location

Portland Street falls within the Controlled Parking Zone (CPZ) M2, the zone is operational Monday – Saturday, 8.00am – 6.30pm and applies to a network of streets within the zone.

The on-street parking is largely prioritised for zone (M2) permit holders. There are sections on single yellow lines in the street, whilst these are controlled and enforced during the CPZ times, outside the day/hours, the restriction does not apply and any motorist is entitled to park on the yellow line.

Portland Street is located in the north of the borough. Whilst the street is largely residential, it is noted that there are many commercial properties, such as shops and restaurants within short walking distance. This makes the street an attractive parking location for non-residents.

### Investigation and conclusions

This is to facilitate access and egress for the proposed works contractor's construction site office, storage and welfare compound which is necessary to deliver these essential works to the Portland estate blocks at Studland House, Lulworth House, Broadmayne and Woodsford. Access to and from the site will be required for the 130 weeks commencing on 25/04/16.

The proposal is to suspend 4 number bays (27.8 meters) between light column no.5 and no.6 and install double yellow lines and a dropped kerb.

### Recommendation

Based on our investigation and conclusions, officers are recommending, as shown in drawing below, the proposal is

to remove 27.8 metres of shared use parking and install double yellow lines on the north side.

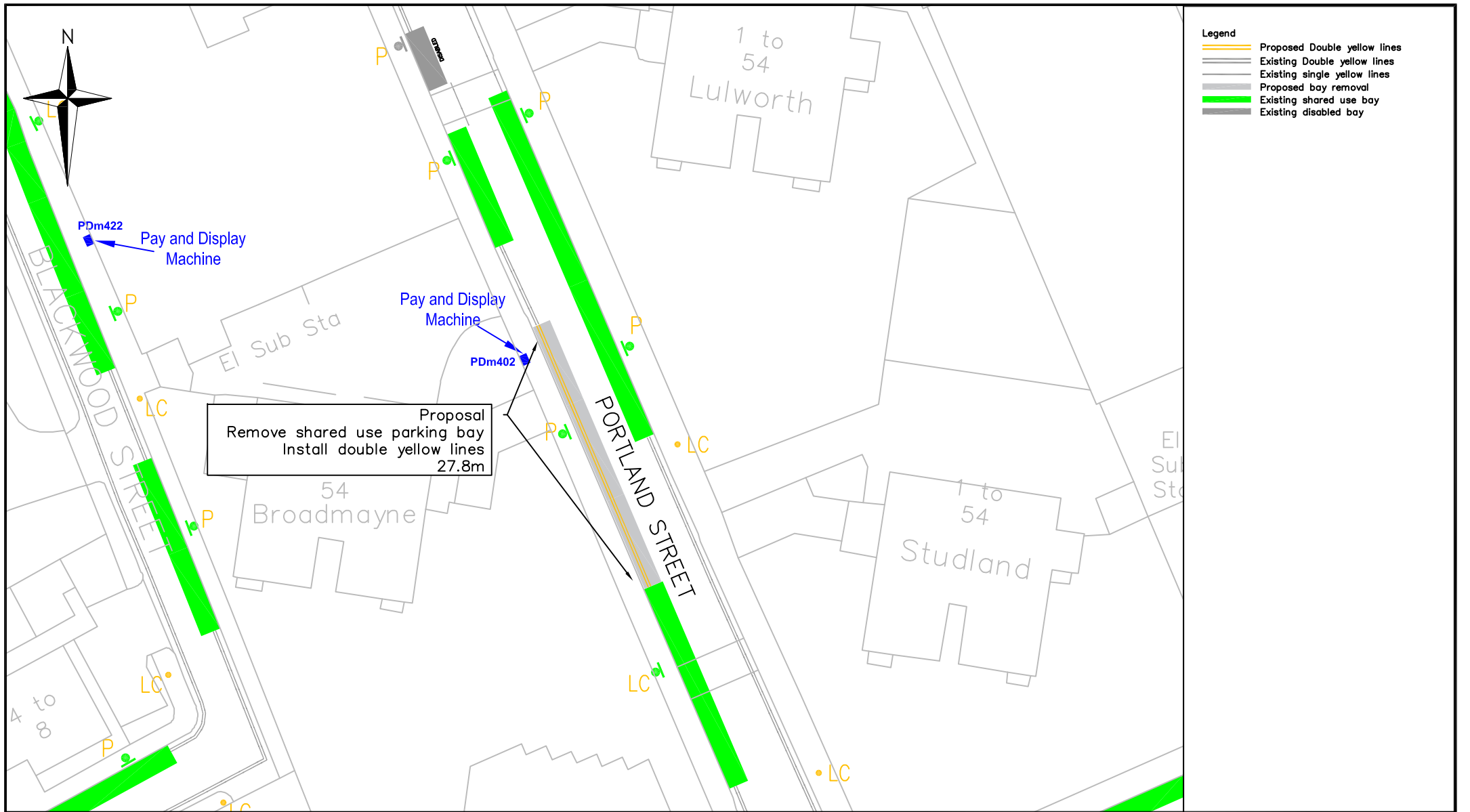
A detailed design drawing of the proposal is provided within this document.

#### **Next steps**

Should the community council approve this local parking amendment, it is expected that statutory consultation will commence in August 2016.

Following the statutory consultation period, the council will make arrangements to install the restrictions (road marking and signage at the location).

Should objections be received during the statutory consultation period, these will be presented at the next community council meeting for determination.



- Legend**
- Proposed Double yellow lines
  - Existing Double yellow lines
  - Existing single yellow lines
  - Proposed bay removal
  - Existing shared use bay
  - Existing disabled bay

Proposal  
Remove shared use parking bay  
Install double yellow lines  
27.8m

Highways  
Parking Design

Environment and Leisure  
Floor 3, hub 1  
Southwark Council  
160 Tooley Street  
PO Box 64529  
London, SE1P 5LX

[www.southwark.gov.uk/parkingprojects](http://www.southwark.gov.uk/parkingprojects)



Project  
**1617 LOCAL PARKING AMENDMENT**

Drawing Title  
**PORTLAND STREET  
REMOVE SHARED USE PARKING BAY  
INSTALL DOUBLE YELLOW LINES**

Community Council  
**BOROUGH, BANKSIDE AND WALWORTH**

Ward(s)  
**FARADAY**


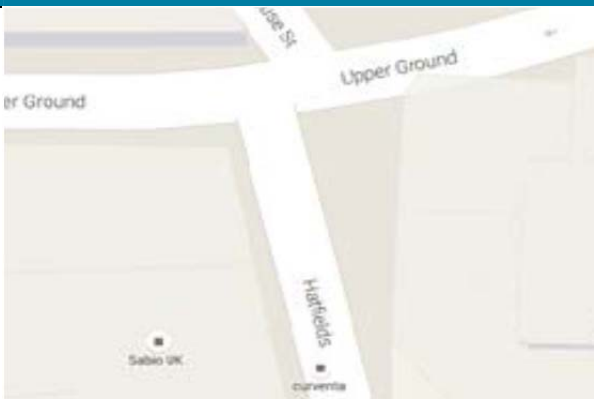
Date	Scale	Drn	Chk	App
14/04/16	1:500 @ A4	MH	PG	PG

Dwg No. **1617Q1010**

Status **DETAILED DESIGN**

Rev	Date	Description	Drn	Chk	App

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 <b>Local parking amendment</b>		
<b>Reference</b>	Development control	<b>Location overview</b>
<b>Location</b>	Hatfields – between Upper Ground & Stamford Street	
<b>Proposal</b>	Creation of 2 permit holder (C1) parking bays	
<b>Community council meeting</b>	Borough, Bankside and Walworth	
<b>Community council date</b>	23 March 2016	
<b>Ward(s) affected</b>	Cathedrals	

### Local parking amendment

A local parking amendment (LPA) is a small project to change an existing parking restriction or to introduce a new one.

These tend to be carried out in locations where we have had a request to look at dangerous or obstructive parking and where small lengths of restrictions could provide a solution.

#### Request

The developer, South Bank tower, was granted planning permission (11-AP-1071) on 11 October 2011 which allowed for the re-development of the existing premises to provide extra commercial and residential units known as Kings Reach Tower. The permission was linked to another one (11-AP-1955) dated 24 November 2011 for Sea Containers House which resulted in the loss of two permit holder only parking bays on Upper Ground. The removal of accesses off Hatfields created space for the two parking bays to be provided adjacent to the two existing permit bays.

Hatfields

- Re-provision of two permit holder only bays.

#### Location

Hatfields falls within Controlled Parking Zone C1, the zone is operational Monday – Sunday, 8.00am – 11.00pm and applies to a network of streets within the zone.

The on-street parking is largely prioritised for zone (C1) permit holders. There are sections on single yellow lines in the street. Whilst these are controlled and enforced during the CPZ times, outside the zone day/hours the restriction does not apply and any motorist is entitled to park on the yellow line.

#### Investigation and conclusions

Re-providing the two permit holder parking bays would help residents greatly as parking spaces are limited within the CPZ.

#### Recommendation

The council is recommending the re-provision of two permit holder only bays as a result of reconfiguration of the accesses to the development on Hatfields.

A detailed design drawing of the proposal is provided within this document.

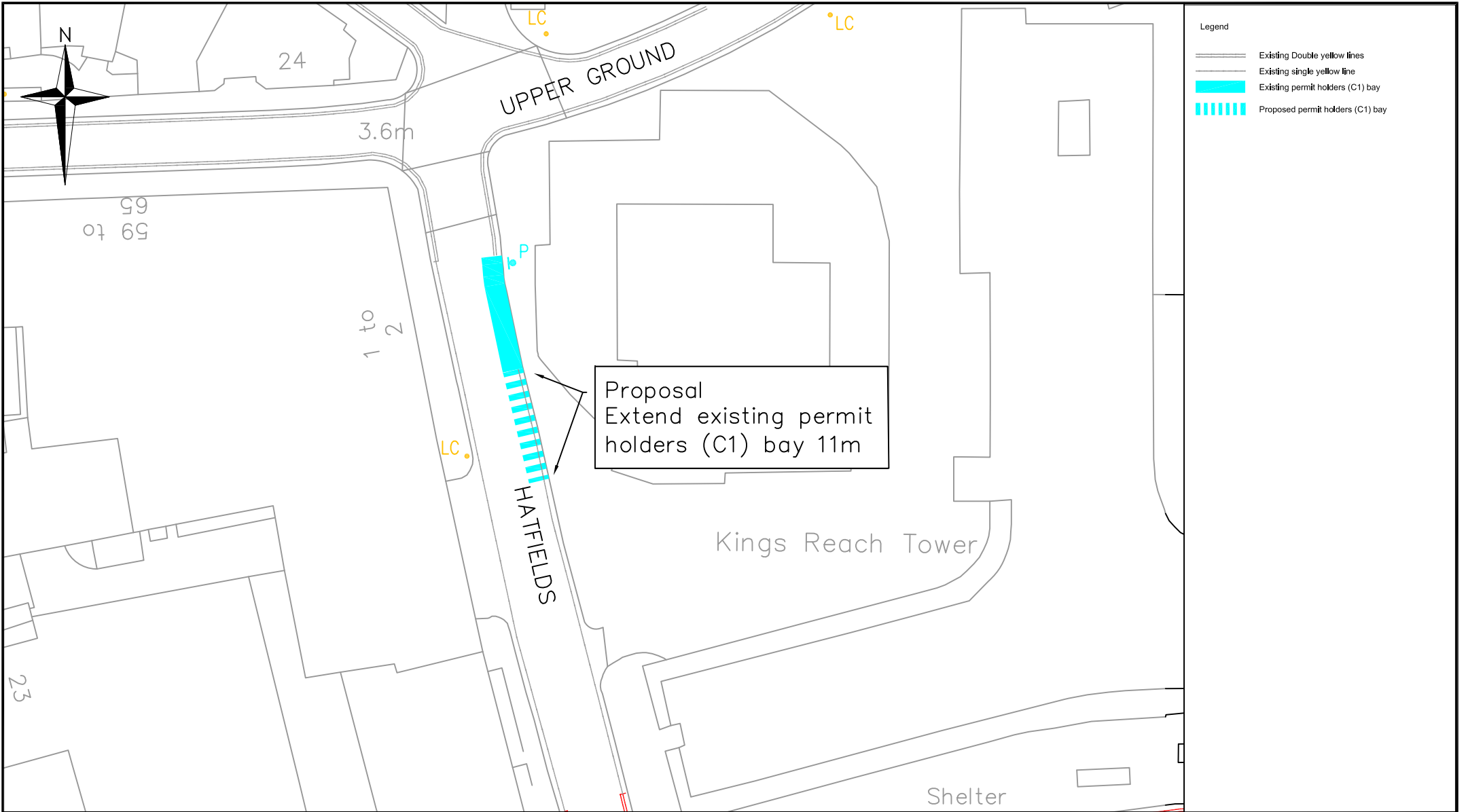
#### Next steps

Should the community council approve this local parking amendment, it is expected that statutory consultation will commence August 2016.



Following the statutory consultation period, the council will make arrangements to install the two parking bays.

Should objections be received during the statutory consultation period, these will be presented at the next community council meeting for determination.





Public Realm Projects Parking Design  Environment and Leisure Floor 3, hub 1 Southwark Council 160 Tooley Street PO Box 64529 London, SE1P 5LX  <a href="http://www.southwark.gov.uk/parkingprojects">www.southwark.gov.uk/parkingprojects</a>		Project 1617 LOCAL PARKING AMENDMENT	Community Council BOROUGH, BANKSIDE AND WALWORTH										
		Drawing Title HATFIELDS EXTEND EXISTING PERMIT BAY	Ward(s) CATHEDRALS										
			Date 14/06/16	Scale 1:500 @ A4	Drn MH	Chk RM	App RM						
			Dwg No. DC					Rev A					
		Status DETAILED DESIGN					Rev A	Date	Description	Drn	Chk	App	
<small>© Crown copyright and database rights 2014 Ordnance Survey (0)100019252</small>													

 <b>Local parking amendment Determination of statutory objection</b>		
<b>Reference</b>	15/16_Q3_003	<b>Location overview</b>
<b>Location</b>	Larcom Street - outside No.34 to 38	
<b>Proposal</b>	To convert existing single yellow line to permit holders (M1) parking bay.	
<b>Community council meeting</b>	Borough, Bankside and Walworth	
<b>Community council date</b>	29 June 2016	
<b>Ward(s) affected</b>	East Walworth	

### Background

At the meeting held 27 January 2016, the Borough Bankside and Walworth community council approved this proposal, to convert existing single yellow line to permit holders (M1) parking bay for statutory consultation.

The parking design team was contacted by a local resident requesting that the council look at providing additional permit parking for residents.

Larcom Street is part of Walworth (M1) parking zone where all kerbside parking spaces is prioritised and allocated. All remaining kerbside space is restricted by single or double yellow lines. The single yellow lines operate during zone hours of Monday to Friday 8.30am – 6.30pm.

Statutory consultation was carried out between 14 April 2016 and 05 May 2016. During this period, the council received one objection.

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:

- determination of objections to traffic management orders that do not relate to strategic or borough-wide issues

### Summary of objection(s)

The objection received is attached to this report and can be summarised as:

- Removing the loading gap will cause problems for residents
- Forcing refuse vehicle to stop in flow of traffic
- Delivery drivers/ removals vehicles will have to haul their goods for the majority of the street because of inadequate space between the parked cars to reach the kerb

Officers wrote to the objector acknowledging receipt of their representation. They were also advised that their objection would be sent to the Borough, Bankside and Walworth community council for determination.

### Recommendation and next steps

It is recommended that the objection made against the proposal to convert the single yellow line to permit holders (M1) parking bays be considered and rejected, as the proposal will provide additional permit parking for residents.

The single yellow line was installed when the CPZ was introduced in 2001, by converting it to permit holders this means the parking could become more spread out throughout the street, providing more areas for loading and unloading instead of it being confined to outside No.s 34-38. Whilst it was often done historically, it is no longer normal practice to provide 'loading gaps' in parking zones in residential areas. Loading is permitted in the parking bays.

Officers will also check if the disabled bays are still required, if not they can be returned to permit bay use but this requires a separate investigation and consultation.

It is also recommended that officers be instructed to write to the objector to explain the decision and proceed with making the traffic order and implement the works.

The extent of the proposed restrictions is shown in the plan overleaf.

## Objection 1

**From:**

**Sent:** Thursday, May 05, 2016 12:01 AM

**To:** traffic orders

**Subject:** Local parking issues Larcom Street H/ND/TMO1516-042

Dear Sir/Madam

I am writing to make my objections known about the proposal to remove the yellow line outside of 32-38 Larcom Street.

Ref :H/ND/TMO1516-042

The yellow line is situated half way along the street between the residents bays and is classed as a loading gap by government guideline's.

The purpose of which is to allow for vehicles to stop without blocking the flow of traffic on the single lane carriageway on this one way street.

Removal of the loading gap will only cause further problems for us residents, such as:-

forcing the dustmen to block the flow of traffic the whole way down the road while they empty the bins.

Delivery drivers/ removals vehicles will have to haul there goods for the majority of the street because of inadequate space between the parked cars to reach the kerb.

Forcing Taxi's to either stop in the flow of traffic and cause further problems and arguments with impatient drivers, or to drop the passengers at the end of the road. Given that they could be one of the elderly residents of Larcom St on the way back from the supermarket with bags of shopping, that have to have the use of a taxi because they can no longer afford to keep a car.

I think these very real problems should be taken into consideration before any action is taken.

I think the suggestion of the removal of the yellow line is in very poor judgment and it would only gain enough space for three cars, when other options are available.

I therefore strongly object to it being changed to residents bays.

If more parking is required then maybe some thought could be given to putting a width restriction at the Walworth road junction to stop lorries from driving down Larcom street. This would then allow the residents bays to be pushed all the way to the corners at 75D,58 and the vicarage, without having to worry about large vehicles hitting the parked cars as they try to negotiate the corners, as recently happened to the Vicars car.

At present the "unsuitable for large vehicles" sign is located at the junction of Larcom street and Ethal street, this sign serves no purpose in this location because by the time the lorries get to it, it is too late for them to reverse back onto the Walworth road and they cannot turn around because it's a one way.

So they ignore the sign and continue to drive down Larcom street anyway.

Fitting a width restriction will remove their ability to even turn into the street and then avoid the risk getting stuck once further up the road.

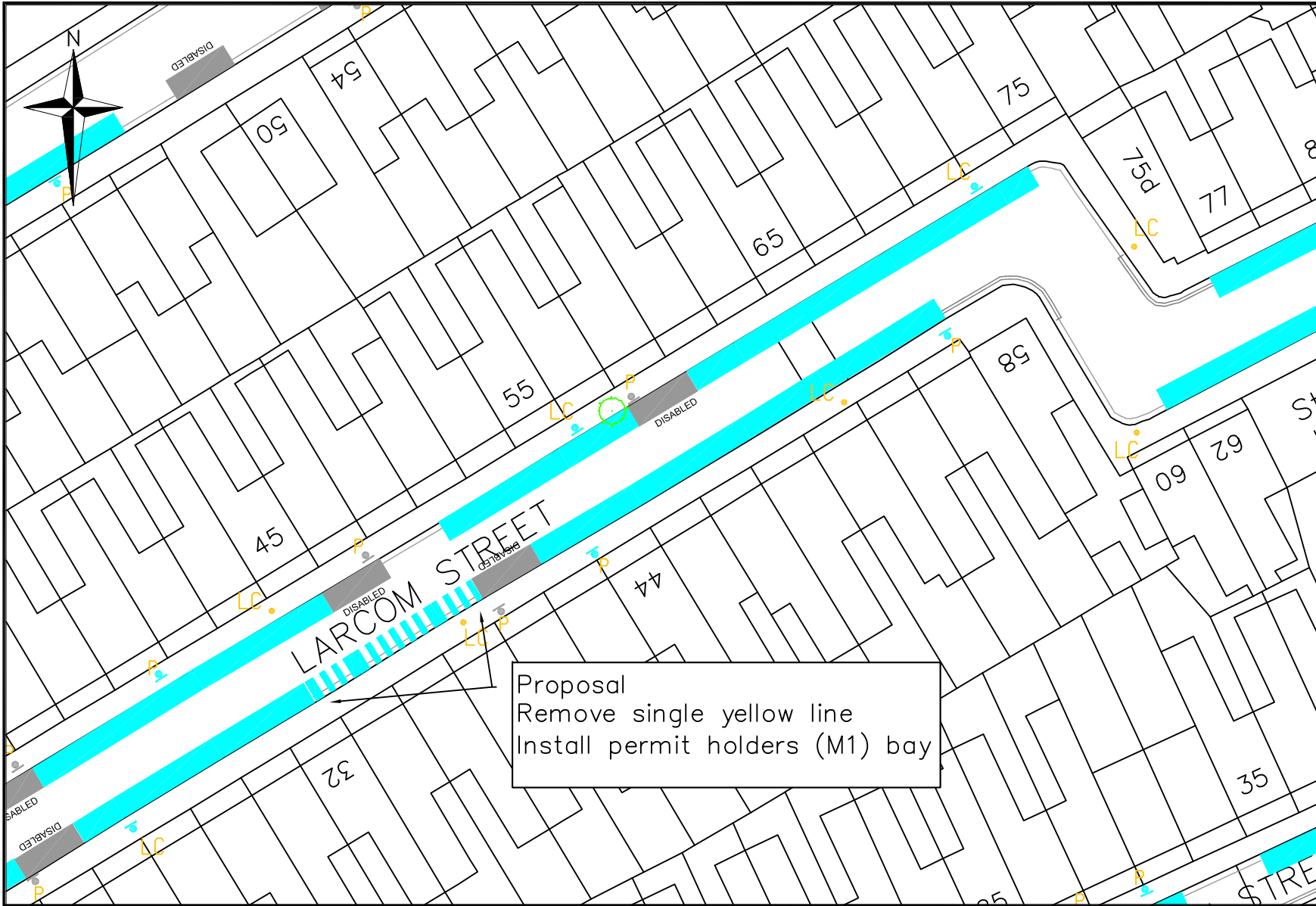
Another alternative that would gain three parking spaces would be to remove the Disabled parking bays outside numbers 33, 47 and 40 Larcom Street. All three bays were the result of one resident living at all three addresses over the years and insisting she had her own bay.










She now no longer resides in Larcom street but the bays have never been removed.

As far as i know there are no people at those houses that are registered as disabled and have the use of a vehicle.


This would be a far simpler solution and a cheaper option because it would only require the removal of the signs and a couple of white lines.

Yours truly



- Legend**
-  Existing single yellow line
  -  Existing double yellow line
  -  Proposed permit holders bay
  -  Existing permit holders bay
  -  Existing short stay bay
  -  Existing disabled bay
  -  Existing loading only bay
  -  Existing motorcycle bay
  -  Existing bus stop

Proposal  
Remove single yellow line  
Install permit holders (M1) bay

<p>Public Realm Projects Parking Design</p> <p>Environment and Leisure Floor 3, hub 1 Southwark Council 160 Tooley Street PO Box 64529 London, SE1P 5LX</p> <p><a href="http://www.southwark.gov.uk/parkingprojects">www.southwark.gov.uk/parkingprojects</a></p>		Project	Community Council															
		1516 LOCAL PARKING AMENDMENT	BOROUGH. BANKSIDE AND WALWORTH															
		Drawing Title	Ward(s)															
		LARCOM STREET PROPOSED PERMIT BAY EXTENSION	EAST WALWORTH															
		Date	Scale	Drn	Chk	App												
		10/10/2015	1:500 @ A4	MH	PG	PG												
		Dwg No.	1516Q3003			Rev												
		Status	DETAILED DESIGN			A												
							<b>Rev</b>	<b>Date</b>	<b>Description</b>		<b>Drn</b>	<b>Chk</b>	<b>App</b>					

<b>Item No.</b> 1.7	<b>Classification:</b> Open	<b>Date:</b> 29 June 2016	<b>Meeting Name:</b> Borough Bankside and Walworth Community Council
<b>Report title:</b>		Webber Street – Introduction of loading bay, permit holder bays and relocation of solo motorcycle bay	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Head of Highways	

### RECOMMENDATION

1. It is recommended that the following non-strategic traffic and parking arrangements, detailed in the drawings attached to this report, are approved for implementation subject to any necessary statutory procedures;
  - Valentine Place
    - Provide 12m loading bay (where Valentine Row meets Valentine Place)
    - Remove solo motorcycle bay (to be relocated in Webber St)
  - Webber Street
    - Removal of a single yellow line along the frontage of the existing vehicular crossover.
    - Removal of four (4) permit holder bays
    - Provide double yellow lines across the new vehicular crossover into the car park
    - Provide new 12m loading bay
    - Reprovide solo motorcycle bay (relocated from Valentine Place).

### BACKGROUND INFORMATION

2. Part 3H of the Southwark constitution delegates decision making for non-strategic traffic management matters to the community council.
3. Paragraph 15 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 introduction of disabled parking bays
  - the setting of consultation boundaries for consultation on traffic schemes.
4. This report gives recommendations for amending the existing traffic regulation order for waiting restrictions and parking places. It also recommends the

introduction of loading bays, permit holder bays and relocation of solo motorcycle bay.

5. The origin and reasons for the recommendations are discussed within the key issues section of this report.
6. Webber St forms part of Quietway (QW2) which runs between Waterloo and Greenwich. Quietways provide cyclists with continuous, direct routes between key locations on lightly trafficked roads.

### **KEY ISSUES FOR CONSIDERATION**

7. The proposals relate to the re-development of 1, 3-5 Valentine Place and 27-31 Webber Street which was given planning permission (13/AP/3791) on 25 September 2014 and allows for the provision of commercial and residential accommodation, car parking and public realm improvements.
8. This development will have commercial units on both the northern and southern side of the plot with no provision for on plot servicing. Highways officers support the proposals to provide dedicated loading bays to ensure the highway network is kept free from obstruction.

### **Parking matters**

9. The development is located in parking zone C2 where no waiting, loading or stopping in the highway is allowed during operational hours (Mon-Fri: 8am - 6.30pm) except in a marked bay.
10. The relocation of the solo motorcycle bay and provision of loading bays are requirements of the s106 agreement Schedule 1
11. The loading only bays would be for the commercial (use classes A1/A3), business units (use class B1) and other retail units within the vicinity to ensure access to daily deliveries is provided in safe way.
12. As part of the Hampton Hotel development on Gray Street some permit holder bays were relocated to Webber St temporarily. However, these bays have been retained and formalized as part of the Quietway (QW2) scheme. This proposal will remove three bays east of Valentine Place (northern side of Webber St).
13. One temporarily relocated bay to the west of Valentine Place (northern side of Webber St) will also be removed to ensure visibility between vehicles exiting Valentine Place and Webber Street.
14. Double yellow lines (no waiting at anytime) will be introduced in front of the new vehicular crossover on Webber Street.

### **Policy implications**

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

Policy 1.6 – Seek to support loading requirements in CPZ areas

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**

16. The policies within the transport plan upheld within this report have been subject to an equality analysis.
17. The recommendations are area based and will therefore have greatest effect upon those people living in the vicinity of the area.
18. The recommendations are not considered to have a disproportionate effect on any community or group.

### **Resource implications**

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

### **Legal implications**

20. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

27. 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

28. No informal (public) consultation has been carried out.
29. 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.
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. Any person wishing to comment upon or object to the proposed order will have 21 days in which to do so.
32. 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>	George Hutchful 020 7525 5473

### APPENDICES

No.	Title
Appendix 1	Decision Notice
Appendix 2	Unilateral Undertaking S106 (Schedule 1)
Appendix 3	Existing layout
Appendix 4	Proposed layout

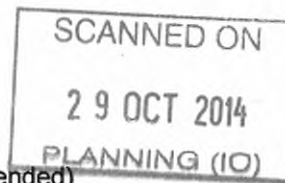
## AUDIT TRAIL

<b>Lead Officer</b>	Matt Hill, Head of Highways	
<b>Report Author</b>	George Hutchful, Highway Development Engineer	
<b>Version</b>	Final	
<b>Dated</b>	16 June 2016	
<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 Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	16 June 2016	

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**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



APPENDIX 1



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**PLANNING PERMISSION WITH LEGAL AGREEMENT**

**Applicant** South Square Ltd & Gemaco Int SA  
**Date of Issue of this decision** 25/09/2014

**LBS Registered Number** 13/AP/3791**Planning Permission was GRANTED for the following development:**

Demolition of 1, 3-5 Valentine Place and 27-31 Webber Street and part demolition of 7-19 Valentine Place and 21 Webber Street (facades retained). Redevelopment of the site to provide 62 residential units (max 7 storeys), 3854sqm Class B1 (business) and 138sqm A1/A3 (retail and food and drink) floorspace, together with landscaping and car parking.

**At:** 1, 3-5. 7-19 VALENTINE PLACE AND 21, 27-31 WEBBER STREET, LONDON, SE1 8QH**In accordance with application received on 31/10/2013 Your Ref. No.:****and Applicant's Drawing Nos. Existing Drawings**

EX099, EX100, EX101, EX102, EX103, , EX200, EX201, EX202, EX810, EX811, EX812, EX815, EX816, EX817, EX818, EX819, EX820.

Site Plans and Demolition Drawings

001, 002, DX100 REV A, DX101, DX102, DX200, DX201

Block A Floorplans and Elevations

A100 REV B, A101 REV C, A102 REV B, A103 REV A, A104 REV A, A200, A201.

Block B Floorplans and Elevations

B100 REV E, B101 REV E, B102 REV D, B103 REV C, B104 REV B, B200 REV A, B201 REV A.

Block C Floorplans and Elevations

C100 REV C, C101 REV C, C102 REV C, C103 REV B, C200, C201.

Block D Floorplans and Elevations

D099 REV A, D100 REV A, D101 REV A, D102 REV A, D103 REV A, D104 REV A, D105 , D106, D107, D200, D201, D202.

Block E Floorplans and Elevations

E099 REV B, E100 REV C, E101 REV D, E102 REV D, E103 REV D, E104 REV C, E105 REV B, E200, E201, E202.

Floorplans, Sections and Servicing

099 REV B, 100 REV G, 101 REV F, 102 REV F, 103 REV E, 104 REV C, 105 REV B, 106 REV B, 107 REV B, 110 REV A, 300, 301, 302, 30569/AC/017 REV A, 30569/AC/020.

Planning Documents and Reports

Acoustic Report; Air Quality Assessment; Daylight, Sunlight and Overshadowing Report; Design and Access Statement; Environmental Performance Statement; Financial Viability Assessment; Flood Risk Assessment; Heritage Statement and Structural Appraisal; Planning Statement; Statement of Community Involvement; Transport Assessment; Travel Plan.

**Subject to the following thirty-four conditions:****Time limit for implementing this permission and the approved plans**

- 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:

Site Plans and Demolition Drawings

001, 002, DX100 REV A, DX101, DX102, DX200, DX201

Block A Floorplans and Elevations

A100 REV B, A101 REV C, A102 REV B, A103 REV A, A104 REV A, A200, A201.

Block B Floorplans and Elevations

B100 REV E, B101 REV E, B102 REV D, B103 REV C, B104 REV B, B200 REV A, B201 REV A.

Block C Floorplans and Elevations

C100 REV C, C101 REV C, C102 REV C, C103 REV B, C200, C201.

Block D Floorplans and Elevations

D099 REV A, D100 REV A, D101 REV A, D102 REV A, D103 REV A, D104 REV A, D105, D106, D107, D200, D201, D202.

Block E Floorplans and Elevations

E099 REV B, E100 REV C, E101 REV D, E102 REV D, E103 REV D, E104 REV C, E105 REV B, E200, E201, E202.

Floorplans, Sections and Servicing

099 REV B, 100 REV G, 101 REV F, 102 REV F, 103 REV E, 104 REV C, 105 REV B, 106 REV B, 107 REV B, 110 REV A, 300, 301, 302, 30569/AC/017 REV A, 30569/AC/020.

Reason:

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

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 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 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 4 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 5 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground 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.

**Reason**

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 6 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

- 7 Prior to works commencing, full details of all proposed tree planting on Valentine Row shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

**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 in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No.** 13/AP/3791**Date of Issue of this decision** 25/09/2014

- 8 The existing trees adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of any building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**Reason**

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
 loading and unloading of plant and materials;  
 storage of plant and materials used in constructing the development;  
 the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  
 wheel washing facilities;  
 measures to control the emission of dust and dirt during construction;  
 a scheme for recycling / disposing of waste resulting from demolition and construction works;  
 cycle safety measures including skirts on any HGV's in connection with the site;  
 hours of works.

**Reason:**

To ensure that 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 Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 10 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

**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 off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 11 Prior to the commencement of the authorised use, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, which is (insert address), shall be submitted to and approved in writing by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 12 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority:
- 1) a preliminary risk assessment which has identified:
    - all previous uses;
    - potential contaminants associated with those uses;
    - a conceptual model of the site indicating sources, pathways and receptors;
    - potentially unacceptable risks arising from contamination at the site;
  - 2) a site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
  - 3) the results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
  - 4) a verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved

**Reason**

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic industrial usage.

- 13 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

**Reason**

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

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**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 14 The works of demolition hereby permitted shall not be begun until contracts have been entered into by the developer to ensure that the demolition is, as soon as possible, followed by the erection of the building permitted by this planning permission and the Local Planning Authority have given their agreement in writing to the programme within those contracts.

**Reason**

To ensure that premature demolition does not take place before development works start in order that the visual amenities of the area are safeguarded, in accordance with Policy 3.16 Conservation Areas of the Southwark Plan (2008).

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 15 Before any above grade work hereby authorised begins, detailed drawings scale 1:100 of a hard landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 16 Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level rating 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;  
Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (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 agreed standards at (a) have been met.

**Reason**

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

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TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 17 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'Excellent' rating 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;  
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 agreed standards at (a) have been met.

**Reason**

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 18 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles (segregated between residential and commercial) 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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 19 1m x 1m sample panels of the proposed brickwork to the all blocks, including mortar colour and finishes, 1mx1m sample panels of the cladding to all Block B as well as samples of all external facing materials including balconies, doors and windows, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; 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 Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; 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. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 20 1:5/10 section detail-drawings through:  
 the facades;  
 double-height entrance;  
 parapets;  
 roof lights;  
 roof edges;  
 heads, cills and jambs of all openings; and  
 junctions with existing buildings  
 to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before above-grade works in connection with this permission is carried out; 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 Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 21 1:50, 1:10 and 1:5 scale drawings of the landscaping scheme including layouts, planting schedules, materials and edge details to be used in the carrying out of this permission including the green roofs as well as detailed maintenance plan for the landscaping. The landscaping details shall include trees to be provided on Valentine Row. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 22 Before the first occupation of the buildings hereby approved, details of the arrangements for the storing of both domestic and commercial refuse respectively shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities 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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction 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.** 13/AP/3791**Date of issue of this decision** 25/09/2014

- 23 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been 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 The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 24 Prior to their occupation the wheelchair accessible units hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

**Reason**

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 25 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax

Living rooms- 30dB LAeq, T +

A reduced standard for living rooms - 35 dB LAeq, T + , can be used to secure appropriate development.

\*- Night-time 8 hours between 23:00-07:00

+Daytime 16 hours between 07:00-23:00.

A validation test shall be carried out on a relevant sample of premises following completion of the development but prior to occupation. The results shall be submitted to the LPA for approval in writing.

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 26 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing by, the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

**Reason**

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

- 27 Prior to the commencement of any A3 use within Block B or Block D, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant, standard of dilution expected and any external flue has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 28 The use hereby permitted for A1/A2/A3 purposes shall not be carried on outside of the hours 08:00 to 22:00 on Monday to Saturday or 10:00 to 18:00 on other days.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity 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. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 29 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Alan Baxter & Associates LLP (dated October 2013) and the following mitigation measures within the FRA:
- flood resistant and resilient measures should be incorporated within the proposed development, wherever possible, as recommended within the submitted FRA (Sections 1.0 and 6.0)
  - the development permitted by this planning permission shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro-geological context of the development, has been submitted to, and approved by, the Local Planning Authority; the surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates, in line with the Greater London Authority's London Plan (Policy 5.13) and the 'standards' within the associated Sustainable Design and Construction Supplementary Planning Guidance (SPG) (Section 2.4.4), as also referred to within the submitted FRA (Sections 1.0 and 7.0).

**Reason**

To reduce the impact of flooding on the development and occupants; to reduce the impact of flooding to and from the development and third parties.

- 30 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

**Reason**

There is always the potential for unexpected contamination to be identified that could present an unacceptable risk to Controlled Waters.

- 31 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason**

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into contaminated sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

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. 13/AP/3791****Date of Issue of this decision 25/09/2014**

- 32 Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

**Reason**

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.

- 33 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

**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.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 34 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 that 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 Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions and through revisions during the course of the application.

Continued overleaf...

TP(Permit)

**SOUTHWARK COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

[www.southwark.gov.uk](http://www.southwark.gov.uk)**PLANNING PERMISSION WITH LEGAL AGREEMENT****LBS Reg. No.** 13/AP/3791**Date of Issue of this decision** 25/09/2014Signed *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, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

UPRN: 200003496665

TP/1390-102



**PLANNING PERMISSION WITH LEGAL AGREEMENT**

LBS Registered Number: 13/AP/3791

Date of issue of this decision: 25/09/2014



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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/pes](http://www.planningportal.gov.uk/pes). 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.

## Community Infrastructure Levy (CIL) Liability Notice



### Regulation 65, Community Infrastructure Levy Regulations (2010), as amended (2011) and (2012)

Date of Liability Notice: 25/09/2014

Issued by: Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX  
To: South Square Ltd & Gemaco Int SA  
c/o agent

Liability Notice Reference: MCIL/13/AP/3791

For other recipients, see end of notice

- **CIL Liability**

This notifies you that you will be liable to pay £238,675.43 of Community Infrastructure Levy to The London Borough of Southwark as CIL collecting authority on commencement of development on planning permission:

Reference: 13/AP/3791

Site: 1, 3-5, 7-19 VALENTINE PLACE AND 21, 27-31 WEBBER STREET, LONDON, SE1 8QH

Development: Demolition of 1, 3-5 Valentine Place and 27-31 Webber Street and part demolition of 7-19 Valentine Place and 21 Webber Street (facades retained). Redevelopment of the site to provide 62 residential units (max 7 storeys), 3854sqm Class B1 (business) and 138sqm A1/A3 (retail and food and drink) floorspace, together with landscaping and car parking.

This charge has been levied under Mayor of London CIL charging schedule and s211 of the Planning Act 2008. Further details on payment procedure can be found overleaf.

- **How we calculated this figure**

We calculated this figure from the following information:

Rate: £35 per square metre

Indexation applicable: Yes, 223 November 2011: 235 November 2013

Gross floor space of the development: 10703.8

Net floor space: 6478

Existing floor space: 4225.8

Chargeable area: 6478

#### Are you eligible for relief from CIL?

If you are a charity or intend to use the development for social housing you may be eligible for a reduction (partial or entire) in this CIL liability. Please see the document published by the Department for Communities and Local Government, "Information to assist collecting authorities in making arrangements for the collection and enforcement of the Community Infrastructure Levy" for more information.

#### When will this CIL amount be due for payment?

If the payment procedure is followed correctly, this CIL amount will be payable

There is currently no installment policy in place, however this may alter but we will contact you if this occurs.

Some, or the entire amount, may also be paid by transferring land to the CIL charging authority or another beneficiary agreed with the charging authority. See the accompanying note "Paying CIL in the Form of Land" for more information.

This payment procedure is to notify the CIL collecting authority before development commences of:

- Who will pay the amount, by assuming liability using CIL Form 1 "Assumption of Liability";
- The date on which you intend to commence development, by submitting a valid commencement notice.

A blank commencement notice for you to complete is enclosed with this notice.

Precise details of your payment arrangements and options will be contained in the demand notice that will be sent following submission of a valid commencement notice.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences. If a valid commencement notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced.

### **Consequences of non payment**

If you fail to follow the payment procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due. Please see the document published by the Department for Communities and Local Government, "Consequences of failing to following the CIL Payment procedure" for more information.

### **The amount of CIL liability in this notice is a local land charge**

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability.

### **New liability notices may be issued**

Any change in the details contained in this notice (including calculation of the chargeable amount or amount of relief granted) will lead to the collecting authority issuing a new liability notice.

### **Do you think we have made a mistake in our calculations?**

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see enclosed note on "Appeals Procedure".

## **Appeal procedure**

### **Introduction**

Appeals can be made against all aspects of the CIL collection and enforcement system, from the CIL collection authority's calculation of the amount due to any enforcement actions it may take. This note sets out the procedure for making such appeals: how to make an appeal, when to make an appeal by, and who to make the appeal to.

### **Community Infrastructure Levy Appeals**

Appeals can be made against all aspects of the Community Infrastructure Levy collection and enforcement system, from the levy collection authority's calculation of the amount due to any enforcement actions it may take. There are two exceptions where an appeal system does not exist, social housing relief and exceptional circumstances relief.

### **Appealing to the Valuation Office Agency (VOA) against a levy collecting authority's calculation of the levy chargeable amount in a liability notice**

#### **Seeking a review of this amount**

If you feel that the amount of Community Infrastructure Levy set out in your liability notice has been calculated incorrectly, you can ask the levy collecting authority to review the calculation. Such a request must be made in writing and within 28 days of the date on which the liability notice was issued.

You may also submit whatever evidence in writing you may feel is appropriate to support your request to the levy collecting authority.

#### **How the levy collecting authority will conduct the review and notify you of the outcome**

When the levy collecting authority receives your request to review the amount, it must ensure that the person conducting the review is senior to the one who carried out the original calculation. The collecting authority must then notify you of the decision of the review within 14 days of receiving your request, including the reasons for the decision. However, where development is commenced before you receive notification of this decision, the review will lapse and the original amount will become due for payment in the manner set out in the demand notice.

#### **Right of appeal against decision made by the collecting authority following a review of the chargeable amount:**

If you are dissatisfied with the decision of the collecting authority's review or have not been notified within 14 days, you may appeal to the Valuations Office Agency (VOA). This appeal must be made no later than 60 days beginning with the day on which the liability notice was issued. However, you may not appeal to the VOA on how the Community Infrastructure Levy amount due was calculated if development has commenced. This appeal will also lapse if development commences before you have been told of the outcome of the appeal.

#### **Appeals against the apportionment of liability for the levy**

You may appeal to the VOA against any apportionment of liability carried out by the levy collecting authority. Any such appeal must be made within 28 days of receiving notice of such a decision by the levy collecting authority. Where an appeal is allowed, any demand notices (including surcharges) relating to the development in question will be suspended pending the outcome of the appeal.

## **Appeals to the Planning Inspectorate concerning enforcement actions regarding the levy**

### **First steps – contact the collecting authority**

If you feel that a levy enforcement action is unwarranted or has been taken in error, you are encouraged in the first instance to contact the levy collecting authority. This is because it may be a lot quicker and easier to resolve the issue by contacting the levy collecting authority first before taking more formal action. However, you should be aware that a formal appeal can be lodged no later than 28 days after the date of your notification by the collecting authority.

### **Formally appealing against a surcharge**

#### **Grounds for appeal:**

You may appeal against a surcharge imposed by the Community Infrastructure Levy collecting authority on the following grounds to the Planning Inspectorate within 28 days of the surcharge being imposed:

- the claimed breach which led to the imposition of the surcharge did not occur;
- the collecting authority did not serve a liability notice in respect of the chargeable development to which the surcharge relates; or
- that the surcharge has been calculated incorrectly.

Appealing against a surcharge will suspend its effect until the Planning Inspectorate has decided the appeal in question.

### **Appeals against decisions by collecting authorities to deem that development has commenced**

You may appeal to the Planning Inspectorate against any decision by the levy collecting authority to deem that development has commenced. This appeal must be made within 28 days of receiving notice of such a decision by the levy collecting authority. Where an appeal is allowed, any enforcement decisions relating to the deemed date of commencement, including the imposition of any surcharges, will be suspended pending the outcome of the appeal.

Community Infrastructure Levy (CIL)  
Form 6: Commencement Notice



Please complete using block capitals and black ink.

<b>Details of Development</b>	
A: Planning Application reference / Notice of Chargeable Development:	13/AP/3791
B: Development Commencement Date:	
C: Liability Notice reference:	MCIL/13/AP/3791
Development permitted by A will commence on B. This will trigger the levy liability described in C.	
Site address:	
1, 3-5. 7-19 VALENTINE PLACE AND 21, 27-31 WEBBER STREET, LONDON, SE1 8QH	
Description of development:	
Demolition of 1, 3-5 Valentine Place and 27-31 Webber Street and part demolition of 7-19 Valentine Place and 21 Webber Street (facades retained). Redevelopment of the site to provide 62 residential units (max 7 storeys), 3854sqm Class B1 (business) and 138sqm A1/A3 (retail and food and drink) floorspace, together with landscaping and car parking.	

<b>Details of person sending this notice</b>	
Title:	<input type="text"/> First name: <input type="text"/>
Last name:	<input type="text"/>
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Address 6:	<input type="text"/>
Postcode:	<input type="text"/>
Telephone:	<input type="text"/>
Email address:	<input type="text"/>
Please state you interest in the site:	
<input type="checkbox"/> Liable Party <input type="checkbox"/> Landowner <input type="checkbox"/> Applicant <input type="checkbox"/> Agent	
Other (please give details)	<input type="text"/>

<b>Details of collecting authority to whom the notice is being sent</b>	
Title:	<input type="text"/> First name: <input type="text"/>
Last name:	<input type="text"/>
Address 1:	Southwark Council
Address 2:	Chief executive's department
Address 3:	Planning division
Address 4:	Development management (5th floor - hub 2)
Address 5:	PO Box 64529
Address 6:	LONDON
Postcode:	SE1P 5LX
Telephone:	<input type="text"/>
Email address:	planning.cil@southwark.gov.uk

**Declaration**

By signing this I acknowledge that if the intended date of commencement changes, failure to notify the CIL collecting authority before development commences of this date with a new commencement notice will result in the CIL amount being due for payment in full on the date of commencement. I also acknowledge that failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date may result in the CIL collecting authority imposing a surcharge of 20% of the amount of CIL due for payment, up to a maximum of £2,500. I confirm that a copy of this notice has been served on all persons known to me as an owner of the land on which the chargeable development will be built.

For the purpose of CIL, an owner is an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development.

Signed:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.



**Payment;****“Remaining Units”**

The 42 residential units forming part of the Development other than the Affordable Housing Units;

**“Section 278 Highways Agreement”**

Any agreement between the Owner and the Council pursuant to section 278 of the Highways Act 1980 for securing and authorising the Owner to carry out the Section 278 Highway Works and (unless otherwise agreed between the Owner and the Council) the Section 278 Highways Agreement will include (without limitation) provisions for:

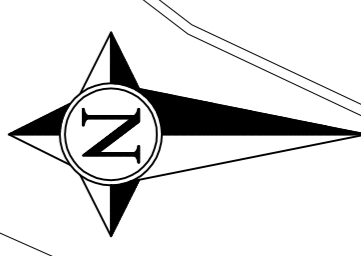
- (a) the Section 278 Highways Works to be secured in the sum of the Section 278 Highways Works Bond;
- (b) the Owner to carry out the Section 278 Highways Works in accordance with the approved Section 278 Highways Works Specification at its own cost and at no cost to the Council; and
- (c) the security relating to the amount of the Section 278 Highway Works to be delivered prior to the commencement of the Section 278 Highway Works;

**“Section 278 Highway Works Bond”**

The cash deposit, bond, guarantee, surety or similar security relating to the Highway Works in a sum equivalent to the estimated cost of the Highway Works plus ten percent Index Linked to be agreed with the Council pursuant to paragraph 9.1 of Schedule 2 to this Deed to be procured by the Owner from a reputable financial institution pursuant to and at the same date as the Section 278 Highways Agreement is completed;

**“Section 278 Highway Works”**

The highway works to relocate a motorcycle parking bay, provide a servicing lay by on Valentine Place, creation of an access on Webber Street and Valentine



**NOTES**

1. THIS DRAWING IS COPYRIGHT.
2. THE CONTRACTOR AND HIS SUBCONTRACTOR ARE TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO MAKING SHOP DRAWINGS OR COMMENCING MANUFACTURE.
3. DO NOT SCALE THIS DRAWING. THE CONTRACTOR IS TO BRING TO THE NOTICE OF THE ENGINEER ANY DISCREPANCIES CONTAINED IN THIS DRAWING PRIOR TO WORK COMMENCEMENT.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST SUB-CONTRACTORS DRAWINGS AND THE SPECIFICATION.
5. ALL SETTING OUT TO BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS. ANY DISCREPANCIES BETWEEN THE ENGINEERS AND THE ARCHITECTS DRAWINGS TO BE REFERRED TO THE ARCHITECT BEFORE PROCEEDING. DIMENSIONS MUST NOT BE SCALED.

**HEALTH & SAFETY:**

ALL WORKS TO BE CARRIED OUT BY A CONTRACTOR COMPETENT TO UNDERTAKE THE CONSTRUCTION OF WORKS AS INDICATED ON THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE JOB SPECIFIC RISK ASSESSMENT. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

Drawing Status	
P1	ISSUED FOR INFORMATION
P2	AMENDED TO SOUTHWARD COMMENTS 14/19
P3	AMENDED TO SOUTHWARD COMMENTS 20/19
P4	AMENDED TO SOUTHWARD COMMENTS 20/19

**INFORMATION**

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 www.crestnicholson.com  
 Address: VALENTINE PLACE LONDON  
 Site: 52/78 EXISTING ROAD MARKINGS TRAFFIC REGULATION ORDER LAYOUT  
 Scale: 1:200  
 Drawing No: 144991A-3305  
 Date: MAY 15  
 Checked: WMS  
 Drawn: ARL  
 Revision: P4

NOTES

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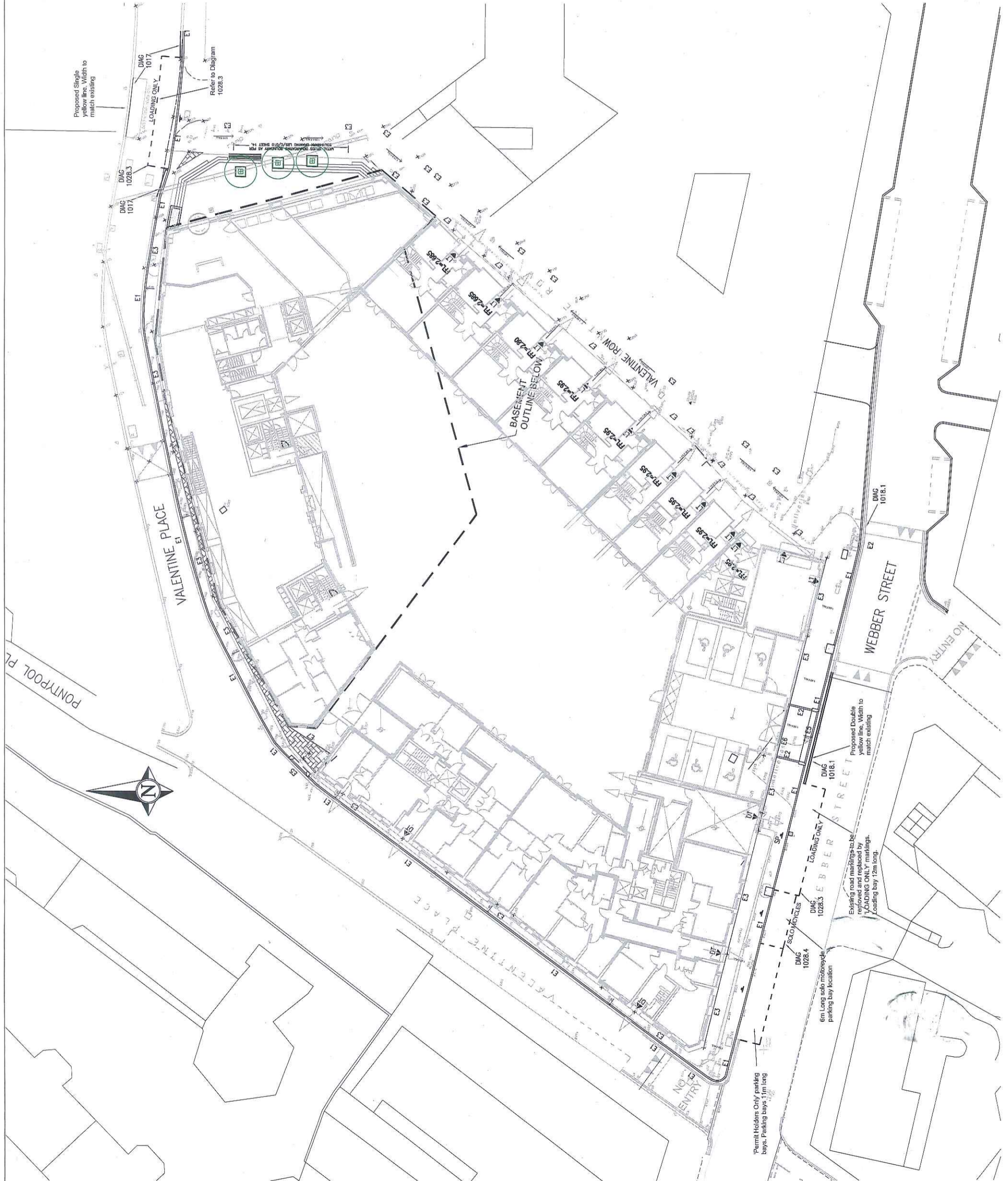
11.05.16 WMS  
 20.04.16 WMS  
 20.04.16 WMS  
 24.03.16 ARL  
 11.05.15 ARL  
 09.05.15 ARL  
 09.05.15 ARL

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Tel: 0203 640 7555  
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 www.crestmichelson.com

Address: VALENTINE PLACE  
 City/Town: LONDON  
 Scale: 1:200  
 Date: 08/05/16  
 Order No: 14499TA-3304  
 Sheet No: P5



<b>Item No.</b> 1.8	<b>Classification:</b> Open	<b>Date:</b> 29 June 2016	<b>Meeting Name:</b> Borough, Bankside and Walworth Community Council
<b>Report title:</b>		Allocation of Neighbourhoods Fund 2016-17	
<b>Ward(s) or groups affected:</b>		Cathedrals and East Walworth wards	
<b>From:</b>		Director of Communities	

### RECOMMENDATIONS

1. That the Borough, Bankside and Walworth Community Council note the programme variation decision dated 3 May 2016 of the director of communities to award £1,000 to the Peabody Estate, Southwark Street. A copy of the report is at Appendix 1.
2. That the Borough, Bankside and Walworth Community Council approve the award of a further £4,000 from the neighbourhoods fund to Mint Street adventure playground, from an unallocated amount of £8,279 for Cathedrals ward. Detailed information about the application is at Appendix 2.
3. That the Borough, Bankside and Walworth Community Council approve the award of a further £4,050 from the neighbourhoods fund for two projects from an unallocated amount of £23,622.52 for East Walworth ward. Detailed information about the applications is at Appendix 2.

### BACKGROUND INFORMATION

4. In May 2016 the director of communities, having consulted the chair of Borough, Bankside and Walworth Community Council, made a programme variation decision to award £1,000 from the Cathedrals ward unallocated neighbourhood fund of £8,279 for a community engagement programme in the Peabody Estate, Southwark Street. A copy of the report is at Appendix 1. The report explains the reason for a programme variation decision having to be made prior to this meeting.
5. Friends of Burgess Park submitted an application within the required timeframe for the Neighbourhoods Fund 2016-17 round. The application was not encompassed in the original application process. This application needs to be formally considered and decision announced at the 29 June 2016 community council meeting.
6. Cathedrals and East Walworth ward councillors have submitted members' proposals for the two following activities, respectively:
  - a. Mint Street adventure playground: Funding for summer activities
  - b. Congreve Street coalition.
7. Decisions on these proposals fall to be considered by the community council for decision. The neighbourhoods fund was introduced in 2015 by merging two former revenue programmes known as cleaner, greener, safer (CGS) revenue and community council fund (CCF).
8. The cabinet member for communities, employment and business authorised the

amalgamation of the CGS revenue fund and CCF, into a single funding programme to create a new neighbourhoods fund for the 2015-16 round and onwards. This decision (IDM) was taken on 12 December 2014. The neighbourhoods fund has a borough-wide funding budget of £630,000 with an allocation of £30,000 per ward.

9. The purpose of introducing the neighbourhoods fund was to give community councils decision making powers over significant amounts of revenue funding, that they could allocate to meet locally determined priorities.

#### **KEY ISSUES FOR CONSIDERATION**

10. Borough, Bankside and Walworth Community Council had a total budget of £156,000 to allocate at the 14 March 2016 meeting. This consisted of £150,000 available for 2016-17 plus an unallocated amount of £6,000 carried forward from previous year's programmes.
11. The community councils use the criteria set out below for the allocation of this funding:
  - a. Creating opportunities for people from different backgrounds to get on well together (e.g. community cohesion)
  - b. Establishing projects which treat each other with respect and consideration (e.g. being a good neighbour, inter-generational contacts)
  - c. Encouraging residents to be responsible for their own neighbourhood (e.g. community clean-ups, volunteering initiatives)
  - d. Specific measures to enhance a neighbourhood's environment (e.g. increased cleaning).
12. A community council may choose to allocate some of their neighbourhoods fund resources to their CGS capital allocations.
13. Subject to the availability of resources, the neighbourhoods fund may be used to 'buy' services from the council.
14. As with any executive decision taken by community councils this decision is subject to the council's existing scrutiny arrangements.
15. From the 2016-17 round, Cathedrals ward had a total allocation of £30,000 of which they allocated £21,720.91 at the 14 March 2016 meeting, leaving a balance of £8,279.09.
16. From the 2016-17 East Walworth ward had a total allocation of £33,000 plus an additional £10,000 returned, of which they had already allocated £19,377.48 at the 14 March 2016 meeting, leaving a balance of £23,622.52.

#### **Community impact statement**

17. The roles and functions of community councils include the promotion of involvement of local people in the democratic process. Community councils take decisions on local matters including environmental improvement and community safety as well as consultation on a wide range of policies and strategies that affect the area.
18. An explicit objective of community councils is that they be used to actively engage as widely as possible with, and bring together, Southwark's diverse local communities on issues of shared mutual interest.
19. The allocation of the Borough, Bankside and Walworth neighbourhoods fund will, in the main, affect the people living in the Borough, Bankside and Walworth Community

Council area. However, in making the area a better place to live and improving life chances for local people, Borough, Bankside and Walworth neighbourhoods fund activities will have an impact on the whole of Southwark.

20. The neighbourhoods fund is an important tool in achieving community participation and cohesion.
21. In fulfilling the objectives that community councils have of bringing together and involving Southwark's diverse local communities, consideration has also been given to the council's duty under the Equality Act 2010 ("the 2010 Act") which requires the council to have due regard when taking decisions to the need to:
  - a. Eliminate discrimination, harassment, victimisation or other prohibited conduct;
  - b. Advance of equality of opportunity between persons who share a relevant protected characteristic and those who do not share it; and
  - c. Foster good relations between those who share a relevant characteristic and those that do not share it.
22. Of particular regard are issues of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. In this process there are no issues that contravene the 2010 Act.
23. Having due regard to the need to advance equality of opportunity is further defined in section 149 of the 2010 Act as having due regard to the need of:
  - Remove or minimise disadvantages connected with a relevant protected characteristic.
  - Take steps to meet the different needs of persons who share a relevant protected characteristic.
  - Encourage persons who share a relevant protected characteristic participate in public life or any other activity in which they are under- represented.
24. Due consideration was given to an equalities impact assessment during the design of this awards process and no adverse impact was evident.

### **Resource implications**

25. No resource implications.

### **Consultation**

26. Neighbourhoods fund projects may require consultation with stakeholders, including the project applicant, local residents and tenants and residents associations where applicable.

### **Financial implications**

27. From the 2016-17 round, Cathedrals ward had a total allocation of £30,000 of which they allocated £21,720.91 at the 14 March 2016 meeting, leaving a balance of £8,279.09.
28. From the 2016/17 East Walworth ward had a total allocation of £33,000 plus an additional £10,000 returned, of which they had already allocated £19,377.48 at the 14 March 2016 meeting, leaving a balance of £23,622.52.
29. It is recommended that community councils set aside some of the unallocated funds from previous years in order to prevent an over allocation of funds, as well as act as a

contingency from which urgent or incidental requests can be funded throughout the year.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

30. The allocation of the neighbourhoods fund is an executive function. The Local Government Act 2000 ('the 2000 Act') gives the Leader the power to delegate any executive function to whoever lawfully can undertake the function, including "area committees". Community councils are 'area committees' within the meaning of the 2000 Act.
31. The council's constitution (Part 3H) provides that community councils have delegated authority to take decisions in relation to the neighbourhoods fund, but that the appropriate chief officer (in consultation with the chair of the community council) shall be authorised to take a "programme variation decision" required to be taken before a scheduled meeting of a community council.
32. The Localism Act 2011 gives councils a general power of competence to do anything that individuals generally may do. This power can be used even if legislation already exists that allows a local authority to do the same thing. However, the general power of competence does not enable a local authority to do anything which is was restricted or prevented from doing under previous legislation.
33. The general power of competence includes the power to:
  - (a) incur expenditure
  - (b) give financial assistance to any person
  - (c) enter into arrangements or agreements with any person
  - (d) co-operate with or facilitate or co-ordinate the activities of any person
  - (e) exercise on behalf of any person any functions of that person; and
  - (f) provide staff, goods, services or accommodation to any person.
34. The provision of funding under the neighbourhoods fund falls within the scope of the kind of activities the council can undertake under the general power of competence.
35. In allocating funding under the neighbourhoods fund community councils must have regard to the council's equality duties set out in section 149 of the Equality Act 2010. The report author has demonstrated how those duties have been considered in the body of the report at paragraphs 21, 22 and 23 of the report.

### **Strategic Director of Finance and Governance**

36. The report sets out two additional members' proposals at paragraph 6 for the Cathedrals and East Walworth wards to be funded from unallocated balances within the overall Borough, Bankside and Walworth neighbourhoods fund for 2016-17.
37. The current financial positions of each ward are summarised in paragraphs 27 and 28, including presenting the unallocated balances.
38. Following approval the individual wards will still have funding available to act as a contingency or to respond to unforeseen events through the course of 2016-17.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Neighbourhoods Fund Report IDM, 12 December 2014	160 Tooley Street, London SE1 2QH	Forid Ahmed 0207 525 5540
Neighbourhoods Fund 2016/17 awards	160 Tooley Street, London SE1 2QH	Pauline Bonner 0207 525 1019
Policy and Resources Strategy 2012/13-2014/15 – Revenue budget	<a href="http://moderngov.southwark.gov.uk/documents/s35022/Report%20Policy%20and%20Resources%20Strategy%20201314%20-%20201516.pdf">http://moderngov.southwark.gov.uk/documents/s35022/Report%20Policy%20and%20Resources%20Strategy%20201314%20-%20201516.pdf</a>	Forid Ahmed 0207 525 5540

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Programme variation decision dated 3 May 2016
Appendix 2	Borough, Bankside and Walworth Community Council Neighbourhoods Fund Applications

**AUDIT TRAIL**

<b>Lead Officer</b>	Forid Ahmed, Community Councils Coordinator	
<b>Report Author</b>	Pauline Bonner, Community Council Development Officer	
<b>Version</b>	Final	
<b>Dated</b>	16 June 2016	
<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 Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		16 June 2016



<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 3 May 2016	<b>Decision Maker:</b> Director of Communities
<b>Report title:</b>		Neighbourhoods fund award to Southwark Street Peabody Estate TRA	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Community Council Coordinator	

### RECOMMENDATIONS

1. That the Borough, Bankside and Walworth Community Council awards £1,000 from an unallocated amount of £27,312 for a community engagement programme in the Peabody Estate, Southwark Street (Cathedrals ward).
2. The head of Community Engagement determine this further allocation of funding in consultation with the Chair of Borough, Bankside and Walworth Community Council.

### BACKGROUND INFORMATION

3. The Neighbourhoods Fund was introduced in 2015 by merging two former revenue programmes known as Cleaner, Greener, Safer (CGS) Revenue and Community Council Fund (CCF). The Cabinet Member for Communities, Employment and Business authorised the amalgamation the CGS Revenue fund and CCF, into a single funding programme to create a new Neighbourhoods Fund for the 2015/16 round and onwards. This decision (IDM) was taken on 12 December 2014.
4. The Neighbourhoods Fund has a borough-wide funding budget of £630,000 with an allocation of £30,000 per ward.
5. The purpose of introducing the Neighbourhoods Fund was to give community councils decision making powers over significant amounts of revenue funding, that they could allocate to meet locally determined priorities.

### KEY ISSUES FOR CONSIDERATION

6. Following the distressing murder of a Police Officer in a flat on the Southwark Street Peabody Estate, SE1 in early April 2016, Members of Cathedrals Ward have proposed to fund £1000 from their unallocated Neighbourhoods Fund (£8,279). The funding will be used for an event to bring residents together to collectively support each other and help them to move on as a community from a very traumatic event on their estate.
7. The money would be given to the Southwark Street Peabody Estate TRA to decide how they would like to spend the money to help residents on the estate. This could be in a form of a BBQ, an away day or an event that brings residents together.
8. A decision on the additional funding needs to be taken before the 29 June 2016 Borough, Bankside and Walworth Community Council meeting to enable the activity to take place in the coming weeks. The Head of Community Engagement has consulted with the Chair of Borough, Bankside and Walworth Community Council who is aware of this decision.

9. In the event that a fund variation decision is required before the next scheduled meeting of a community council the appropriate chief officer shall be authorised to determine this, in consultation with the relevant chair of the community council as set out in Part 3H of the council's constitution.
10. Each ward has £30,000 of revenue grants to allocate. It is proposed that any unallocated funds are to be carried forward from previous rounds (years) and added to the financial year commencing 1 April 2016.
11. The Community Councils will use the criteria set out below for the allocation of this funding.
  - a. Creating opportunities for people from different backgrounds to get on well together; (e.g. community cohesion)
  - b. Establishing projects which treat each other with respect and consideration (e.g. being a good neighbour, inter-generational contacts)
  - c. Encouraging residents to be responsible for their own neighbourhood (e.g. community clean-ups; volunteering initiatives)
  - d. Specific measures to enhance a neighbourhood's environment (e.g. increased cleaning)
12. The aim of this fund is to give community councils decision making powers over significant amounts of revenue funding that they can allocate to meet locally determined priorities.

### **Community impact statement**

13. The roles and functions of Community Councils include the promotion of involvement of local people in the democratic process. Community Councils take decisions on local matters including environmental improvement and community safety as well as consultation on a wide range of policies and strategies that affect the area.
14. An explicit objective of Community Councils is that they be used to actively engage as widely as possible with, and bring together, Southwark's diverse local communities on issues of shared mutual interest.
15. The allocation of the Borough, Bankside and Walworth Neighbourhoods Fund will, in the main, affect the people living in the Borough, Bankside and Walworth Community Council area. However, in making the area a better place to live and improving life chances for local people, Borough, Bankside and Walworth Neighbourhoods Fund activities will have an impact on the whole of Southwark.
16. The Neighbourhoods Fund is an important tool in achieving community participation and cohesion.
17. In fulfilling the objectives that Community Councils have of bringing together and involving Southwark's diverse local communities, consideration has also been given to the council's duty under the Equality Act 2010 ("the 2010 Act") which requires the council to have due regard when taking decisions to the need to:
  - a. Eliminate discrimination, harassment, victimisation or other prohibited conduct;
  - b. Advance of equality of opportunity between persons who share a relevant protected characteristic and those who do not share it; and
  - c. Foster good relations between those who share a relevant characteristic and those that do not share it.

18. Of particular regard are issues of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. In this process there are no issues that contravene the 2010 Act.
19. Having due regard to the need to advance equality of opportunity is further defined in section 149 of the 2010 Act as having due regard to the need of:
  - Remove or minimise disadvantages connected with a relevant protected characteristic.
  - Take steps to meet the different needs of persons who share a relevant protected characteristic.
  - Encourage persons who share a relevant protected characteristic participate in public life or any other activity in which they are under-represented.

### **Resource implications**

20. No resource implications

### **Consultation**

21. Neighbourhoods Fund projects may require consultation with stakeholders, including the project applicant, local residents and tenants and residents associations where applicable.

### **Financial implications**

22. The Borough, Bankside and Walworth Neighbourhoods Fund had a total budget of £156,000 for 2016/17 round. After the decisions taken at the March 2016 meeting, £8,279 remains in the Cathedrals ward budget and thus available to allocate.
23. It is recommended that Community Councils set aside some of the unallocated funds from previous years in order to prevent an over allocation of funds, as well as act as a contingency from which urgent or incidental requests can be funded throughout the year.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Law and Democracy**

24. The allocation of the Neighbourhoods Fund is an executive function. The Local Government Act 2000 ('the 2000 Act') gives the Leader the power to delegate any executive function to whoever lawfully can undertake the function, including "area committees". Community councils are 'area committees' within the meaning of the 2000 Act. The council's constitution (Part 3H) provides that Community Councils have delegated authority to take decisions in relation to the Neighbourhoods Fund.
25. The Localism Act 2011 gives councils a general power of competence to do anything that individuals generally may do. This power can be used even if legislation already exists that allows a local authority to do the same thing. However the general power of competence does not enable a local authority to do anything which is was restricted or prevented from doing under previous legislation.
26. The general power of competence includes the power to:
  - (a) incur expenditure

- (b) give financial assistance to any person
  - (c) enter into arrangements or agreements with any person
  - (d) co-operate with or facilitate or co-ordinate the activities of any person
  - (e) exercise on behalf of any person any functions of that person; and
  - (f) provide staff, goods, services or accommodation to any person.
27. The provision of funding under the Neighbourhoods Fund falls within the scope of the kind of activities the council can undertake under the general power of competence.
28. In allocating funding under the Neighbourhoods Fund community councils must have regard to the council's equality duties set out in section 149 of the Equality Act 2010. The report author has demonstrated how those duties have been considered in the body of the report at paragraphs 17, 18 and 19 of the report.

### Policy implications

29. The Neighbourhoods Fund is fully aligned with the Council's policies toward sustainability, regeneration and community engagement.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
BBW Neighbourhoods Fund 2016/17 decisions	<a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=350&amp;MId=5254&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=350&amp;MId=5254&amp;Ver=4</a>	Forid Ahmed 0207 525 5540

### APPENDICES

No.	Title
Appendix 1	BBW Member's proposal form

### AUDIT TRAIL

<b>Lead Officer</b>	Forid Ahmed, Community Council Co-ordinator	
<b>Report Author</b>	Pauline Bonner, Community Council Development Officer	
<b>Version</b>	Final	
<b>Dated</b>	3 May 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	N/A	

**CHIEF OFFICER APPROVAL**

**Under the powers delegated to me in accordance with the council's constitution, I authorise action in accordance with the recommendation(s) contained in the above report.**

Signature ..... Date

Stephen Douglass, Head of Community Engagement

Borough, Bankside and Walworth Community Council Neighbourhoods Fund Applications 2016/17

Cathedrals ward (Councillor Proposals)

Ref:	Name of group:	Name project or idea:	Describe what the project is trying to achieve, why it is needed and how it is going to benefit the local community.	How much requested [£]
CA2016/1	Mint Street Adventure Playground	Mint Street Adventure Playground: Funding for summer activities	<p>This project has been developed to address a key issue identified in the Southwark Play Service. Mint St Adventure Playground is identified as a popular location for children and those with additional educational needs to play.</p> <p>The play activities/project will provide a specific open-access service to the young people/children free of charge that access the adventure playground. This site was chosen as it has a good community group, with a secure enclosed outdoor playspace. The playground will provide two members of supervising staff who will be joined by young people/children who will attend with their parents and carers and can take up the activities. A suitable activity programme has been developed with the young people/children and their parents and carers.</p> <p>Children, parents/carers and play workers have highlighted the lack of activities as one of the main barriers to children and young people accessing free-play opportunities in the borough. Views were expressed from all sides that more free activities would greatly help in building confidence within the community and support the extended use of facilities that are suitable for accommodating play activities.</p> <p>Mint St Adventure has the benefit of not only covering this identified need, but because of its concept will deliver quality supervised play activities in local and accessible settings, another key priority identified. The proposed activities covers a number of portfolio outcomes, but the key outcomes include; increasing the number of children and young people who can access quality play activities; improved opportunities to test boundaries related to acceptable risk and greater choices related to the content and style of their play.</p> <ul style="list-style-type: none"> <li>▪ Targets areas of the borough with low levels of existing provision.</li> <li>▪ Improves the perception of a safe environment.</li> <li>▪ Delivers access to locally accessible play opportunities.</li> <li>▪ Supports the development of less risk adverse and challenging play environments</li> <li>▪ Increases inclusive and targeted play opportunities</li> </ul> <p>The service can be taken into the heart of the community.</p>	£4,000

**Borough, Bankside and Walworth Community Council Neighbourhoods Fund Applications 2016/17**

Ref:	Name of group:	Name project or idea:	Describe what the project is trying to achieve, why it is needed and how it is going to benefit the local community.	How much requested [£]
CA2016/1	Southwark Street Peabody Estate TRA	Community Engagement for the residents of Southwark Street, Peabody Estate	<p>Following the distressing murder of PC Gordon Semple in a flat on the Southwark Street Peabody estate in early April, the idea of the proposal is to provide some funding to allow residents to come together to collectively support each other and help them begin to move on as a community from this traumatic event.</p> <p>The tenant of the flat has been charged with Gordon Semple's murder and because of the gruesome nature of his killing, and what was done to his body afterwards, it has understandably been very distressing for the neighbours in his block and the wider estate.</p> <p>The money would be given to the Southwark Street Peabody Estate TRA to decide how they would like to spend the money, to help residents on the estate collectively move on from this deeply upsetting event. This could be a barbeque, an away day or some other event that brings residents together.</p> <p>We have also sort match funding from Peabody and are considering approaching a number of other organisations.</p>	£1,000

**Borough, Bankside and Walworth Community Council Neighbourhoods Fund Applications 2016/17**

**East Walworth ward (including Councillor Proposals)**

Ref:	Name of group:	Name project or idea:	Describe what the project is trying to achieve, why it is needed and how it is going to benefit the local community.	How much requested [£]
EW2061/1	Congreve Street Coalition	Congreve Street Coalition	<p>Congreve Street (Massinger Street junction up to Townsend Street Junction)</p> <p>Four Tenants &amp; Resident Associations (TRA) including Bricklayers Arms, Comus house, Congreve &amp; Barlow and Mardyke have each unanimously agreed to collaborate to celebrate Her Majesty the Queen 90th Birthday. This event is designed to encourage the five TRA's bordering Congreve street to work together to promote a greater sense of community (cohesion), celebrate our rich mix of religious and cultural traditions and establish the Congreve Street Neighbourhood Watch scheme.</p> <p>In addition to the three East Walworth Councillors, the Victory House Church located on Congreve Street has also agreed to match fund. Townsend School (located at junction of Congreve Street and Townsend Street) has agreed to give a prize to their pupils' drawings of her majesty on the day.</p>	£1,500
558337	Friends of Burgess Park	Burgess Park events	<p>Friends of Burgess Park aim to protect, promote and enhance Burgess Park and we do this by undertaking community based events. During the course of the year we will engage local residents and share aspects of Burgess Park heritage and ecology in partnership with other park community groups. Through these events we will encourage a greater understanding of the benefits and use of the park for health, leisure and fitness.</p>	£2,550



<b>Item No.</b> 1.10	<b>Classification:</b> Open	<b>Date:</b> 29 June 2016	<b>Decision Taker:</b> Bankside, Borough and Walworth Community Council
<b>Report title:</b>		Neighbourhood Planning – Applications to designate the Elephant and Walworth Neighbourhood Forum and a Neighbourhood Area for Walworth	
<b>Ward(s) or groups affected:</b>		Newington, East Walworth and Faraday	
<b>From:</b>		Director of Planning	

## RECOMMENDATIONS

1. That the community council note and comment on the two applications (Appendix A and B) for the designation of the Elephant and Walworth Neighbourhood Forum “EWNF” and the designation of the Walworth Neighbourhood Area (Appendix C) with reference to the criteria set out in the council’s neighbourhood planning decision making report dated 4 September 2012.
2. To note that consultation on the forum and area applications is open from 15 June 2016 to 27 July 2016.

## BACKGROUND INFORMATION

3. 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 (“NFs”) to initiate the process for making Neighbourhood Development Orders (NDOs”) and Neighbourhood Development Plans (“NDPs”) in relation to designated Neighbourhood Areas (“NAs”). The powers came into force on 6 April 2012 through the commencement of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
4. A NDP is a plan which sets out policies in relation to the development and use of land in the whole, or part of, a NA. It may contain a range of policies or proposals for land use development that will carry weight in the determination of planning applications. NDOs grant planning permission in relation to a particular NA for development specified in the order or for a class of development specified in the order. Both NDPs and NDOs must be in general conformity with the strategic policies in the development plan for the relevant area.

## Neighbourhood Plan preparation stages

5. Section 61F of the Act provides that a local planning authority may designate an organisation or body as a NF 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).
6. Section 61G of the Act sets out the powers and duties of local planning authorities in relation to the designation of NAs. 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 NA. 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 NAs.

7. If a body or organisation is designated as a NF for a particular NA, it is authorised to act in relation to that area for the purposes of promoting a NDP/NDO.
8. Once a NA and NF have been designated, the NF may submit a proposal to the local planning authority for the making of a NDP or NDO, which will be submitted for 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.
9. The area in which the referendum takes place must, as a minimum, be the NA 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 NA to which the draft plan/order relates.
10. 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.
11. The EWNF submitted two neighbourhood planning applications to the council on 29 January 2014. The applications were to obtain status as a neighbourhood planning forum in accordance with section 61F and to designate their proposed neighbourhood area in accordance with section 61G. Following further discussion with the EWNF it was agreed that a revised boundary should be submitted for the NA.
12. The original boundary proposed in 2014 included 5 wards, part of the Elephant and Castle opportunity area and part of the Aylesbury action area. The area was considered to be too large, covering different types of areas which would not meet the national planning policy guidance (NPPG) criteria for designating a neighbourhood area. The opportunity area and Action Area already had detailed guidance prepared with proposals either permitted or coming forward. It had not been demonstrated the additional value a neighbourhood plan would provide to these adopted documents. In addition, the area included the centre of Elephant and Castle which contains many businesses, therefore a business area in this location would be more appropriate enabling businesses to have a vote. It was agreed the area should be reduced to cover residential parts of East Walworth, Faraday and Newington wards centring on Walworth Road to the south of the town centre. This provided a more contained area which excludes major permitted sites in the opportunity and action areas and provides a focus for the future neighbourhood plan.
13. The council received a revised application on 14 December 2015 for the designation of a neighbourhood forum and the designation of a neighbourhood area. Officers have liaised with the EWNF following the submission to clarify elements of the application which have enabled the applications to be validated and proceed to consultation stages.

14. The council has decided that it is more appropriate to consider the applications for the designation of the area and the forum separately to ensure the neighbourhood forum is the most appropriate and representative forum for the neighbourhood area.
15. The neighbourhood area proposed by the EWNF is shown on the map accompanying the application (Appendix C). The proposed neighbourhood area is designed with the intention to create a "Walworth Neighbourhood Plan".

### **Neighbourhood Area Application**

16. Areas designated as neighbourhood areas must not overlap with each other (s.61G(7)).
17. The council may, in determining an application for a NA, 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 NAs (s.61G(4)(b)).
18. Regulation 6 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires local planning authorities, as soon as possible after receiving a NA 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.

### **Neighbourhood Forum Application**

19. The council may, in determining an application for a NF, consider whether the organisation or body meets a number of conditions outlined in section 61(F) of the Localism Act 2011. This includes whether it is established for the express purpose of promoting or improving the social, economic and environmental wellbeing of an area; its membership is open to individuals who live, work or have been elected to represent the area and its membership includes a minimum of 21 individuals each of whom live, work or have been elected to represent the area. The forum must also have a written constitution (this submission is attached as Appendix D of the report). Furthermore, the council must have regard to the desirability of designating an organisation or body which has secured (or taken reasonable steps to secure) that its membership includes at least one individual from each of the categories set out within this paragraph, whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area whose purpose reflects (in general terms) the character of that area.
20. Regulation 9 of the Neighbourhood Planning (General) Regulations 2012 requires local planning authorities, as soon as possible after receiving an NF 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. The council's neighbourhood planning decision making report of 4 September 2012 sets a period of at least 6 weeks (from the date on which the

application was first publicised) to be allowed for the receipt of representations in relation to the application.

21. The council has determined that applications for NAs and NFs should be considered at the community council covering the area. The council considers that such consultation, in addition to the publication of the application on its website, 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 61F and 61G**

22. A local planning authority may only consider an application for designation as a NA if the application has been made by an organisation or body which is, or is capable of being, designated as a NF in respect of the area specified in the application.
23. Whilst no decision has yet been made as to whether the EWNF should be designated as a NF, the council considers that the EWNF is capable of being designated as a NF in that it satisfies the requirements of section 61F(5) of the 1990 Act.
24. The application for designation is accompanied by a map which identifies the neighbourhood area to which the application relates and a statement by the applicant(s) explaining why that area is considered appropriate for designation. The application is also accompanied by a statement from the EWNF 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.
25. The council does not propose to make a decision as to whether to designate the area as a NA/NF until the period for making representations has expired and any representations received have been considered.

### **Designating the neighbourhood area as a Business Area**

26. When a local planning authority designates an area as a NA pursuant to section 61G, it must consider whether to designate that area as a business area (s.61H).
27. 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.
28. Any decision as to whether to designate the area specified in this application as a business Area will be taken after the consultation period has come to an end to enable any relevant representations to be made in this respect.

### **Consultation**

29. The proposal to create the NA/NF is open for consultation from 15 June to 27 July 2016 and is publicised on the council's website. The council's planning committee and Borough, Bankside and Walworth Community Council are being consulted as part of the applications. Notification of the applications and details

of how to send representations has also been sent to all those on the planning policy email database.

### Decision-making

30. The council's neighbourhood planning decision making report of 4 September 2012 outlines at paragraph 17 the decision making process. The report is contained at Appendix E of this report. Decision one requires an IDM (relevant portfolio holder) to approve the applications for consultation. This is consistent with Regulation 6 of the neighbourhood planning regulations. The neighbourhood forum must submit applications to include:

#### Area application

- A map identifying the area
- A statement explaining why this area is important to be designated
- A statement that the organisation or qualifying body is relevant for the purposes of the 1990 Act (as applied by section 38A of the 2004 Act).

#### Forum application

- The name of the proposed forum
- A copy of the written constitution of the proposed forum
- The name of the neighbourhood area to which the application relates and a map identifying the area
- The contact details of one member of the forum to be made public
- A statement to explain how the forum meets the conditions contained in the Act (as applied by section 38A of the 2004 Act)

31. The EWNF have submitted the following information to accompany the neighbourhood area and forum applications:

#### Area application

- A map identifying the area
- Application form which includes the statements required above
- Appendices and reports on consultation and meetings to accompany the application

#### Forum application

- A map identifying the area
- Application form which includes the statements required above and the name of the proposed forum
- Appendices and reports on consultation and meetings to accompany the application
- The written constitution of the forum
- The contact details of one member of the forum to be made public
- A list of 21 members

32. Following consultation further IDM decisions will be required to consider the consultation responses and decide whether to designate the NF and whether to designate the area as a NA. This decision should take place within 13 weeks from the date the application is first publicised.

### **Financial implications**

33. There will be some financial implications in terms of internal resourcing for supporting neighbourhood planning and the handling of applications. Later stages of the neighbourhood planning process, including the determination of a neighbourhood plan will include a local referendum. However the council are eligible to claim for central government grant funding up to a total cost of £30,000 per scheme.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Director of Law and Democracy**

34. The recommendation requests that the community council note and comment on the applications for the designation of the Elephant and Walworth neighbourhood forum and Walworth neighbourhood area with reference to the criteria set out in the council's neighbourhood planning decision making report dated 4 September 2012.
35. As part of the neighbourhood planning process, the applications have been publicised in accordance with the Neighbourhood Planning (General) Regulations 2012, which require a consultation period of at least 6 weeks. As part of this consultation process, the community council has been asked to provide their comments on the application for both the neighbourhood forum and the neighbourhood area. Any comments will be fully considered by the cabinet member for regeneration and new homes before a decision to approve the forum and/or the area is made.
36. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; and (ii) foster good relations between people who share a protected characteristic and those who do not.
37. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the council must not act in a way which is incompatible with these rights. This consultation is not considered to be contrary to the Act.
38. The consultation exercise being undertaken by the council is intended to be inclusive and requesting representations from the Borough, Bankside and Walworth community council is intended to further this objective.

#### **Strategic Director of Finance and Governance**

39. The report is requesting the Bankside, Borough and Walworth Community Council to note and comment on the two applications (Appendix A and B) for the designation of the Elephant and Walworth Neighbourhood Forum "EWNF" and the designation of Walworth Neighbourhood Area (Appendix C) as detailed in the report.

40. The strategic director of finance and governance notes the financial implication that all staff related costs will be contained within current resources and the available grant funding of £30k.
41. Any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
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>	Laura Hills 020 725 0043
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>	Laura Hills 020 725 0043

## APPENDICES

No.	Title
Appendix A	The EWNF Neighbourhood Forum application
Appendix B	The EWNF Neighbourhood Area application
Appendix C	The Neighbourhood Area Map
Appendix D	The written constitution of the forum
Appendix E	Council's Neighbourhood Planning Decision Making report of 4 September 2012. Available online at: <a href="http://www.southwark.gov.uk/downloads/download/3356/neighbourhood_planning">http://www.southwark.gov.uk/downloads/download/3356/neighbourhood_planning</a>

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Laura Hills, Senior Planning Policy Officer	
<b>Version</b>	Final	
<b>Dated</b>	June 2016	
<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 Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
<b>Date final report sent to Constitutional Team</b>		16 June 2016

## APPLICATION FORM FOR A NEIGHBOURHOOD FORUM

### 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 (sofia.roupakia@gmail.com) and Enrico Costanza (e.costanza@ieee.org).

### Contact details for Neighbourhood Forum

The contact details for the public domain are as above, together with the neighbourhood forum's website <http://ewnf.herokuapp.com>  
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. How does your proposal relate and effect other existing Neighbourhood Forums in the surrounding area? Does it support or conflict with their policies? If so how?

As a result of our discussions with LBS's Lead Member for Regeneration we have agreed to align our boundary with the Old Kent Road Opportunity Area.



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

The Elephant and Walworth Neighbourhood Forum is proposing a Walworth Neighbourhood Plan. A map of the proposed neighbourhood area is attached. The area covers all of Newington ward (Newington, Draper, Pullens and Brandon estates), some of East Walworth ward and some of Faraday ward (surrounding the Aylesbury estate).

The boundary line is in the middle of the road throughout to reflect the preference of the local authority.

**5. 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 the 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.

The outcomes of these consultations are summarised in question 6 above. The outcome was support for neighbourhood planning from across a wider area than the neighbourhood area proposed in this application. Our solution is to propose a Memorandum of Understanding that will link the wider area forum with a smaller area neighbourhood plan.

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.

Funding from Locality enabled us to run three workshops on each of our key themes Green Infrastructure, Community Assets and Small Local Businesses, each attracting wide participation and producing useful evidence for the neighbourhood plan.

UCL Masters Planning students were engaged by the neighbourhood Forum to conduct further research in each of our three core themes through in-depth case studies and surveys of local residents and businesses.

We have carried out extensive engagement with business throughout the neighbourhood area. The research undertaken by UCL students on ethnic minority businesses has been shared with Cllr Mark Williams and Juliet Seymour. Our engagement with the Latin Elephant business community including mapping and survey work has been raised at several meetings including an early meeting with Simon Bevan. East Street traders have attended our conferences.

## **6. 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 2013 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.

At our July 2015 Conference, support for a smaller area neighbourhood plan was secured through proposals to retain a wider area forum. A key tool for providing linkages between the smaller and wider areas is a Memorandum of Understanding (see question 6 where this is proposed).

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.

**7. 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 continue to 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.

**8. 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 held regular meetings 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.

**9. 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 local councillors. The membership reflects local diversity and character including minority ethnic groups, faith groups, tenants, owner-occupiers, small businesses to give some examples. For verification we attach a list of members, with postal addresses, all of whom live within the boundary area. The number of members within the neighbourhood planning area is 66.

**10. How does your neighbourhood forum reflect the needs of the people in the local area ensuring equal opportunities for all**

Please see our response to Question 5.



**11. Section 61F(5) of the Town and Country Planning Act 1990 sets out the qualifying criteria for neighbourhood forums, namely a community group or organisation established with the express purpose of promoting the social, economic and environmental well-being of a particular neighbourhood area (a forum may also be constituted from trades, professions or other businesses in such an area).**

The legal requirements are summarised below for ease of reference.

Please state how your proposed forum will meet the following criteria:

**2a) Your forum is established for the expressed purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned (whether or not it is also established for the express purpose of promoting the carrying on of trades, professions or other businesses in such an area**

The starting point for preparing our plan is a wealth of material from 4 community conferences at the Elephant and Castle organised by our member groups and detailed in Q 5. We also held three Locality funded workshops and engaged UCL students as described in Q5. 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 has been guided by Locality's route map.

**2b)The membership of the forum includes a minimum of 21 people, consisting of people who live and/or work in the area, and elected members of the London Borough Council**

We have 92 members of the neighbourhood forum, including residents, businesses and local councillors. The membership reflects local diversity and character including minority ethnic groups, faith groups, tenants, owner-occupiers, small businesses to give some examples.

For verification we attach a list of members, with postal addresses, all of whom live within the boundary area. The number of members within the neighbourhood planning area is 66.

**2c)The forum has a written constitution**

Our constitution meets the standards set out in Locality's Neighbourhood Planning Worksheet 3 and we have received support from Locality in its preparation. The constitution is attached and includes amendments proposed at our conference in July 2015 which await ratification.

**12. 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.

**13. 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 and we have received support from Locality in its preparation. The constitution is attached and includes amendments proposed at our conference in July 2015 which await ratification.

**Checklist**

1. Have you enclosed the name of your neighbourhood forum?
2. Have you enclosed the name of your neighbourhood area?
3. Have you enclosed a map of the (proposed) neighbourhood area?
4. Have you enclosed your constitution?
5. Have you enclosed the names and contact details of your chair and members?
6. Have you enclosed how you will meet the legal aspects of the Act, such as setting out how you will improve the social, economic and environmental characteristics of the area? Are you confident that you will comply with the Development Plan?

NB This application form is based on the DCLG Good practice guidance prepared by Locality <http://locality.org.uk/wp-content/uploads/Roadmap-worksheets.pdf>

## APPLICATION FORM 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 (sofia.roupakia@gmail.com) and Enrico Costanza (e.costanza@ieee.org).

### Contact details for Neighbourhood Forum

The contact details for the public domain are as above, together with the neighbourhood forum's website <http://ewnf.herokuapp.com>  
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?**

As a result of our discussions with LBS's Lead Member for Regeneration we have agreed to align our boundary with the Old Kent Road Opportunity Area.

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

The Elephant and Walworth Neighbourhood Forum is proposing a Walworth Neighbourhood Plan. A map of the proposed neighbourhood area is attached. The area covers all of Newington ward (Newington, Draper, Pullens and Brandon estates), some of East Walworth ward and some of Faraday ward (surrounding the Aylesbury estate).

The boundary line is in the middle of the road throughout to reflect the preference of the local authority.

#### **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 former-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.

g) in January 2014 we submitted an application for area designation based on the above. There then followed extensive consultation with LBS who expressed concerns about the size and strategic sites, for which LBS already had development plans. LBS raised particular concerns about Old Kent Road Opportunity Area where neighbourhood planning would take place at the same time as the Council's preparation of an Opportunity Area Planning Framework.

h) we held a conference on the 4 July 2015, where it was agreed that we put forward the proposed reduced neighbourhood area under common agreement with LBS whilst retaining a neighbourhood forum for the wider area. A common agreement with LBS provided recognition of the neighbourhood forum as a consultative body for areas surrounding the neighbourhood planning area, such as the Old Kent Road and low-line project (confirmed by letter of Lead Member dated 3 July 2015). The conference agreed that consultative status was also required for the remainder of the wider area specifically Rockingham Estate and Trinity Newington, Elephant Road and New Kent Road.

Following guidance from Locality, we propose that the Forum's consultative role in planning policy and development is provided by a Memorandum of Understanding (MOU) between the neighbourhood forum and LBS. The MOU is a model that is encouraged by DCLG and in our case its content could also clarify referendum boundaries, the sharing of data and other information and the allocation of the neighbourhood portion of CIL.

We wish the MOU to be considered as part of this application and seek a meeting with the Council to draft the Memorandum, with the expert assistance of Locality's consultant.

## **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, East Street market where most people living within the boundary area shop, socialise and conduct much of their daily business.



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 of the proposed area. 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 Walworth area as tested through our outreach programme. There is particular merit including in our area East and West 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 the 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.

The outcomes of these consultations are summarised in question 6 above. The outcome was support for neighbourhood planning from across a wider area than the neighbourhood area proposed in this application. Our solution is to propose a Memorandum of Understanding that will link the wider area forum with a smaller area neighbourhood plan.

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.

Funding from Locality enabled us to run three workshops on each of our key themes Green Infrastructure, Community Assets and Small Local Businesses, each attracting wide participation and producing useful evidence for the neighbourhood plan.

UCL Masters Planning students were engaged by the neighbourhood Forum to conduct further research in each of our three core themes through in-depth case studies and surveys of local residents and businesses.

We have carried out extensive engagement with business throughout the neighbourhood area. The research undertaken by UCL students on ethnic minority businesses has been shared with Cllr Mark Williams and Juliet Seymour. Our engagement with the Latin Elephant business community including mapping and survey work has been raised at several meetings including an early meeting with Simon Bevan. East Street traders have attended our conferences.

### **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 2013 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.

At our July 2015 Conference, support for a smaller area neighbourhood plan was secured through proposals to retain a wider area forum. A key tool for providing linkages between the smaller and wider areas is a Memorandum of Understanding (see question 6 where this is proposed).

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. She suggested a physical walk was not necessary in our case.

**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 continue to 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 to clarify the support it can offer under its duty to support?**

We held regular meetings 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 local councillors. The membership reflects local diversity and character including minority ethnic groups, faith groups, tenants, owner-occupiers, small businesses to give some examples. For verification we attach a list of members, with postal addresses, all of whom live within the boundary area. The number of members within the neighbourhood planning area is 66.

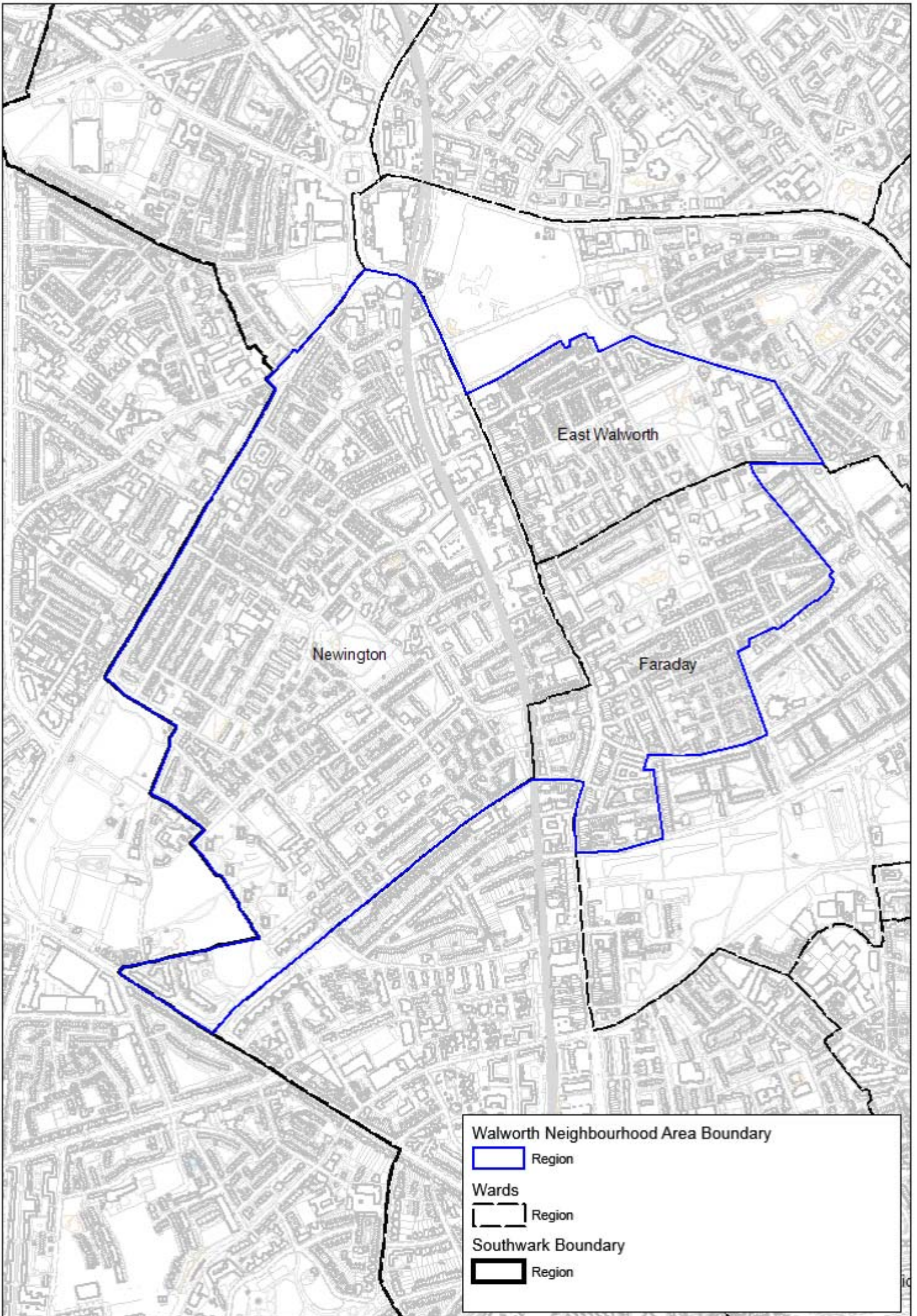
**15. Please enclose your constitution. We would recommend that this should meet the standards set out by the charity commission. This is required for us to make a decision on whether the group could operate as a Neighbourhood Forum.**

Our constitution meets the standards set out in Locality's Neighbourhood Planning Worksheet 3 and we have received support from Locality in its preparation. The constitution is attached and includes amendments proposed at our conference in July 2015 which await ratification.

Checklist

1. Have you enclosed your map of the proposal?
2. Have you enclosed your constitution?
3. Have you enclosed the names and contact details of your chair and members?

NB This application form is based on the DCLG Good practice guidance prepared by Locality <http://locality.org.uk/wp-content/uploads/Roadmap-worksheets.pdf>



# **ELEPHANT AND WALWORTH NEIGHBOURHOOD FORUM CONSTITUTION**

## **Area:**

The Forum shall cover the area of Elephant and Castle and Walworth and shall be responsible for the preparation of a neighbourhood plan for the area shown in the attached map, subject to any amendment as may be agreed with Southwark Council.

## **Aims:**

To shape the development of the Elephant and Castle and Walworth for the benefit of local people by

- Working creatively using methods that are bottom-up, participative and consensual to develop a neighbourhood plan that furthers the social, economic and environmental well-being of the area
- Providing mutual support to local residents and businesses, community and voluntary sector groups on planning related issues by sharing skills and resources
- Providing encouragement and support for neighbourhood plans in the Elephant and Castle and Old Kent Road Opportunity Areas

## **Membership:**

Membership is open to those who live or work in the neighbourhood (including businesses), or are elected members of the London Borough of Southwark for this area, and who support the aims as above. Through its meetings and activities, the

Forum will endeavour to ensure that membership is drawn from all areas and all sections of the community. There will be a minimum of 21 members. A membership list will be kept by the Secretary.

**Meetings:**

Forum meetings will usually be held bi-monthly. Seven members will constitute a quorum. A proper record of meetings will be kept by the Secretary. Forum meetings, notes of meetings and notices will be circulated to members and publicised through community websites. There will be an Annual General Meeting to elect the Treasurer and Secretary and present the annual accounts.

**Decision Making:**

Decisions will be made by consensus. Only in the event that consensus cannot be reached will a decision be made by a simple majority vote of the members present. Members attending Forum meetings can allocate tasks between meetings and can set up sub-groups and delegate decision making to sub-groups.

The active work of making the neighbourhood plan will be undertaken by sub-groups on the key themes identified by the Forum. The make up of any sub-group shall reflect its purpose and be drawn from the diverse community and business membership of the Forum. The Neighbourhood Forum will coordinate the production of the Neighbourhood Plan and deal with administrative and representational issues.

## **Officers/ Facilitators**

A Secretary will be elected at a Forum meeting, normally for a period of 12 months. Meetings will be chaired by a member elected at the beginning of each meeting. Forum meetings may elect facilitators to lead particular sub-groups.

## **Finance**

A bank account may be opened with the agreement of a Forum meeting. The same meeting will elect a Treasurer, who will serve for a period of 12 months, and agree signatories for the account. All cheques will require at least 2 unrelated signatories. The Treasurer will maintain financial records and present annual accounts.

## **Code of Conduct:**

Everyone will be treated with respect and will treat others with respect.

## **Conflicts of interest**

Members must declare any potential conflict of interest prior to the start of Forum or sub-group meetings. The Secretary will keep a register of interests.

## **Amendments to the terms of reference**

Amendments to the terms of reference can be made at a Forum meeting, providing that 28 days notice is given of the amendments proposed.



**Term of the Forum and dissolution**

The duration of the Forum shall be for 5 years from the date of designation by Southwark Council, unless it is previously wound up or extended by resolution at a Forum meeting 28 days notice of the resolution must be given to all members. The resolution must attain a two-thirds majority of those present.

**Public questions received at Borough, Bankside & Walworth Community Council  
14 March 2016**

Question	Response
<p>“Every year round March, one can tell that budgets are coming to year end, because there’s a new rash of new speed bumps being built. As a cyclist, I hate these because:</p> <ol style="list-style-type: none"> <li>1. They don’t slow traffic down, they just make it stop/start more and emit up to 60% more emissions (Transport Research Laboratory Report).</li> <li>2. They cause drivers to try to get past you between bumps and drive aggressively.</li> <li>3. They are uncomfortable to ride over at 20mph (the limit), especially with laden panniers.</li> <li>4. They damage vehicles and buildings.</li> </ol> <p>When will speeding priorities change, focusing on: driver education/training, air quality and speed limit enforcement?</p> <p>Building speed bumps in cul-de-sacs (happening on my street) is utterly pointless.”</p>	<p>Council policy is to consider a full range of engineering solutions to traffic calming. One option is to use speed humps, but this is rarely the preferred option.</p> <p>Where speed humps are used, they are built to a sinusoidal profile, which provides a more sympathetic ride for cyclists, and have been for several years.</p> <p>Any scheme to implement new traffic calming measures is subject to full public consultation and formal council decision-making. The only exception to this is where speed cushions are replaced by sinusoidal full width speed humps as part of a road resurfacing project.</p> <p>It is general council policy, because they are considered to be more effective for the full range of road users, to replace cushions with full width sinusoidal humps where possible when resurfacing roads.</p> <p>Whilst the use of road humps is not supported by some people, it is popular with others. The council does not rely solely on engineering measures, council policy includes speed limit reduction and enforcement, and road safety education.</p> <p>It is not true to say that the council introduces more road humps in March because budgets are coming to an end.</p>
<p>“With an increase of private developments, community centres being closed and an increase in housing costs/rents. With the recent changes to housing benefits and caps, how do you expect people to manage knowing you have put everyone in the same category, not taking into account personal, uncontrollable circumstances and events that happen? With the private housing, with some being council owned, how much is the average rent for these council properties for the average household, not those who have bought their property from the offset?”</p>	<p>The rents for the new build homes will be council rents.</p> <p>They will not be adjusted to reflect individual residents ability to pay. Noting that this could be impacted by the outcome of the Housing &amp; Planning Bill and whether local authorities will be required to implement “pay to stay” provisions of the current bill.</p> <p>The rent policy for new council homes was agreed by cabinet on the 9 December 2014 (see also item 8, in the following link: <a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4865&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&amp;MId=4865&amp;Ver=4</a>)</p>

<p>“Elephant and Castle Development</p> <ol style="list-style-type: none"> <li>1. [For] How much did Southwark Council sell the land?</li> <li>2. [For] How much did Southwark Council receive via Section 106?</li> <li>3. Out of all the houses being provided, how many are/will be council and what is the weekly/average rent of these council properties?</li> <li>4. [For] How much has Southwark council sold the Aylesbury Estate and to who?”</li> </ol>	<ol style="list-style-type: none"> <li>1. Guaranteed phased land payments of £50m. The regeneration agreement also includes profit and planning overage clauses which may generate additional payments to the council at the end of the project.</li> <li>2. The total S106 package includes both direct payments [e.g £12m towards the northern line station improvements] and in kind payments e.g a 1-hectare public open space. The total value is circa £50m. In addition the scheme includes 291 affordable homes for rent for which the council has nomination rights which also has a value to the council as it provides opportunities to house residents on our waiting list.</li> <li>3. Lend Lease have selected London &amp; Quadrant as their affordable housing partner for Elephant Park. There are therefore currently no council homes being built on the site.</li> <li>4. Awaiting response from officers.</li> </ol>
<p>“Parking within Burgess Park / First Place Nursery.</p> <p>There is a current epidemic of parking enforcement within the car park where a specific bay is used to enforce parking fines. Based on my findings, this bay is firstly unmarked and everyone who parks there is fined, however those who contest do not pay, and those who don't [contest] pay. Southwark parking have been making a large profit out of this and yet have done nothing to mark it to inform/make drivers aware of the restriction.</p> <p>Based on the fact that we can now prove that this is a covert operation and unjust, I would like to see this enforcement discontinued and all drivers who have paid in the past to be given a refund for this. I would also like to be informed and evidence of the discontinuing of the enforcement and all those who have paid to be contacted.”</p>	<p>Officers visited the car park in the week commencing 11 April 2016 and found that the particular area/bay in the corner of the car park, was – in their opinion - a car park bay. This is because there is a kerb to one side and a marked white line to the other side. It is, however, a larger space than the other bays, which is due to the total width of the car park. No further fines have been issued for use of the space.</p>
<p>“Walworth Place:</p> <ol style="list-style-type: none"> <li>1. On market days in particular we have vans parked up on both sides of the road and very often we have the occasional car in the</li> </ol>	<p>The vans in Walworth Place are generally legally parked but officers have increased the patrols by the traffic wardens to ensure that any vehicle in contravention is given a parking ticket (pcn).</p> <p>Officers are working closely with the</p>

<p>middle of it all.</p> <p>2. Rubbish is always spilled out onto the road, every single day of the week. This is unacceptable. These are on-going issues. What is the council going to do to improve these issues.”</p>	<p>environmental enforcement team and CCTV management to monitor the fly-tipping in Walworth Place.</p> <p>Officers suspect the shops are the main culprits on a Monday evening when the market does not operate. The compactor that is the attraction for this illegal dumping will soon be removed which will highlight the culprits.</p> <p>Officers are currently working with their colleagues in cleansing and are hoping to have a new system in place by September. In the meantime, officers will continue to try to successfully prosecute any offenders.</p>
<p>“On the newly installed, galvanised steel trunking that runs parallel to the balconies on the underside at Comus House, Congreve Street, London SE17 1TG:</p> <p>Why is it that some of the trunking runs have no end caps at end of their runs?</p> <p>Designed to stop the ingress of foreign matter. Does not comply to IP3X or IP4X. IP index of protection.”</p>	<p>Awaiting response from officers.</p>
<p>“Could there be a multi-storey car park at Elephant Park to help support East Street market and the surrounding areas and also generate income for Southwark Council?”</p> <p>“Is it possible to build a multi-storey car park in the Heygate area (Elephant Park)? Such a scheme could generate income for Southwark council, as well as boost the mood of the community in Southwark.”</p>	<p>The council overall approach is to reduce the dependency on private vehicles and provide better walking, cycling and public transport facilities. It is not a policy of the council to provide separate publicly funded car parks above those that are already in place.</p> <p>The masterplan for the Heygate estate (Elephant Park) was approved in 2013. This approval laid down the land uses for the entire area and the different plots and layout of roads. It also included any parking locations and densities. All parking is associated with the developments land use and is in accord with council policy, which is to reduce car parking density in areas with high public transport accessibility, as well as reducing the impact a development has on the surrounding network of roads by restricting car use and managing deliveries and servicing. Therefore there are no plans to include car parking for uses not associated with the Heygate development.</p>
<p>“What are the annual sales of East Street?”</p>	<p>Officers calculate that total income is around £475,000: Permanent traders £390,000 Temporary traders £85,000.</p>

<p>“Who is the owner of the Town [Hall]?”</p>	<p>Southwark Council.</p>
<p>“Why is it that Southwark residents are not able to enter new training/job career schemes, unless [they] are out of work and claiming benefits?”</p>	<p>There are numerous training and employment support programmes running in Southwark, these programmes are delivered by a range of organisations and are either open to all residents, or to specific groups.</p> <p>The GLA, City of London, further education colleges and private and voluntary organisations all offer employability support to people in work (information about support from these organisations can be found on their websites or by conducting web searches).</p> <p>Employment support funded by Southwark Council specifically targets unemployed Southwark residents who are unemployed or underemployed (work less than 8 hours per week), and fall in into one of the priority groups below:</p> <ul style="list-style-type: none"> <li>• Young people (aged 18-24)</li> <li>• Long term unemployed, including those aged 50-plus</li> <li>• People with mental health problems</li> <li>• People with health conditions (including learning difficulties and physical and learning disabilities)</li> <li>• Lone parents</li> <li>• People in need of ESOL provision</li> <li>• Offenders and ex-offenders</li> <li>• People with substance abuse problems</li> <li>• Homeless people (or at risk of homelessness)</li> <li>• People in a gang or at risk of being in a gang</li> </ul> <p>Following a review of the employment support offer in Southwark in 2014, the Council identified these priority groups as needing specific employment support, as they either experience high levels of unemployment or underemployment, or in many cases experience multiple barriers to employment. These groups also experience gaps in provision, meaning that there is a lack of tailored employment support available to them.</p> <p>If an organisation cannot provide direct support to a Southwark resident because they do not meet the programmes eligibility requirements, they will be signposted to a programme that may be more suitable for them.</p>

“What is being done to address the new housing bill being proposed?”

The Council has provided responses to the Government’s consultations on parts of the Housing and Planning Bill including starter homes and pay to stay. Southwark, as a member of London Councils and Central London Forward continues to contribute evidence, and lobby, as appropriate, on the issues in the Bill and forthcoming regulations. The Council responded to a request for detail about possible impacts from Helen Hayes MP (Committee member in the Commons). In November, Overview and Scrutiny published a report into the right to buy for housing associations, and the forced sale of Local Authority properties. Cabinet set out its response on the 15 March 2016.

<http://modern.gov.southwark.gov.uk/documents/s60404/Report%20Response%20to%20OSC%20-%20Right%20to%20Buy.pdf>

The council has been raising resident’s awareness of the changes. Area housing forums were provided with detailed briefings on the Bill and the council has discussed this with Tenant Council and the Future Steering Board. The annual rent statement letter, which went to all council tenants, included an insert with a summary of the key changes. Residents will be kept informed of the details of the government’s housing policies and how they affect them as they become available through Southwark Life Housing News Magazine and on the council’s website.

We are in the process of organising a public meeting. We have also sent factual information to Chairs of TRAs, Area Housing Forums, Tenants and Leaseholder Council on what we know so far on the housing & planning bill and its implications. Tenants Council has also been discussing the bill and its implications and SGTO (independent of the council) are providing information to tenants and campaigning on issues in the bill.

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**BOROUGH, BANKSIDE AND WALWORTH COMMUNITY COUNCIL AGENDA DISTRIBUTION  
LIST (OPEN)  
MUNICIPAL YEAR 2016-2017**

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

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Councillor Samantha Jury-Dada (Vice-Chair)	1	Elizabeth Olive, Audit Commission	1
Councillor Helen Dennis	1		
Councillor Paul Fleming	1		
Councillor Lorraine Lauder MBE	1	<b>Total:</b>	19
Councillor Maria Linforth-Hall	1	<b>Dated:</b> 23 May 2016	
Councillor Rebecca Lury	1		
Councillor Vijay Luthra	1		
Councillor Darren Merrill	1		
Councillor Adele Morris	1		
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Pauline Bonner, CCDO, 2 <sup>nd</sup> Floor Hub 4, 160 Tooley St	1		