

Planning Committee

Tuesday 5 July 2016

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale
Councillor Helen Dennis
Councillor Ben Johnson
Councillor Eleanor Kerlake
Councillor Sarah King

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

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

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 27 June 2016



Planning Committee

Tuesday 5 July 2016
5.30 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 6
	To approve as a correct record the minutes of the open section of the meeting held on 25 May 2016.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	7 - 11
	6.1. FLOORS 1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON SE15 4ST (MONCRIEFF PLACE)	12 - 41
7.	NEIGHBOURHOOD PLANNING - APPLICATIONS TO DESIGNATE THE ELEPHANT AND WALWORTH NEIGHBOURHOOD FORUM AND A NEIGHBOURHOOD AREA FOR WALWORTH	42 - 66

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 27 June 2016



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee.
8. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 25 May 2016 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE
 Councillor Samantha Jury-Dada
 Councillor Darren Merrill
 Councillor Jamille Mohammed
 Councillor Adele Morris

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Laura Hills, Senior Planning Policy Officer
 Alistair Huggett, Planning Projects Manager
 Yvonne Lewis, Group Manager, Strategic Applications Team
 Michael Tsoukaris, Group Manager, Design and Conservation
 Virginia Wynn-Jones, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillors Hamish McCallum and Michael Mitchell. Apologies for lateness were received from Councillor Darren Merrill.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated at the meeting:

- Addendum report relating to agenda item 7.1
- Members pack relating to agenda item 7.1
- Addendum report relating to agenda item 6.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 12 April 2016 were agreed as a correct record and signed by the chair.

6. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2016/17

RESOLVED:

1. That the size and composition, together with the roles and functions of the planning committee as agreed by annual council assembly on 14 May 2016 be noted.
2. That the role and functions of planning sub-committees as set out in Appendix 1 of the report as agreed by council assembly on 23 May 2012 be noted.
3. That two planning sub-committees (sub-committees A and B) with a size (7 seats) and composition (5 Labour and 2 Liberal Democrat group places) be established for the 2016/17 municipal year.
4. That councillors Leo Pollack and Ben Johnson be appointed to the positions of chair and vice-chair of Planning sub-committee A and councillors Cleo Soanes and Maria Linforth-Hall be appointed to the positions of chair and vice-chair of Planning sub-committee B respectively.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

8. FORMER LESOCO CAMPUS, UFFORD STREET, LONDON SE1 8LE

Planning application reference 15/AP/3024

Report: see pages 18 to 62 of the agenda and pages 1 to 2 of the addendum report.

PROPOSAL

Demolition of existing college buildings and redevelopment of the site to provide 60 residential units (1 studio, 18x1 bed, 29x2 bed, 8x3 bed and 4x4 bed) in two blocks - being a part single to part five (plus basement) storey block, and a part four to part seven storey block; 852sqm of B1/A1/A2/D1 floorspace and a new street linking The Cut to Ufford Street, together with associated amenity space, landscaping and ancillary works.

The committee heard an officer's introduction to the report and asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor, Councillor David Noakes, and asked questions of the ward councillor.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

- a) That planning permission be granted subject to conditions set out in the report and addendum report, the applicant entering into a satisfactory legal agreement, and additional conditions agreed at the meeting relating to opening hours of the ground floor commercial units, servicing of the ground floor commercial units, consultation with Theatre View residents on landscaping of the courtyard area, inclusion in the s106 agreement of a requirement for maintenance and security concerns to be addressed in the design of the new route and public spaces between Ufford Street and The Cut, and that officers investigate with the applicant options for the relocation of the Tas restaurant bins.
- b) That in the event that the legal agreement is not entered into by 31 July 2016 the Director of Planning be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 125 of the report.

9. TO RELEASE £939,113 OF SECTION 106 MONIES TOWARDS IMPROVING THE PARKS AND OPEN SPACES IN THE ELEPHANT AND CASTLE AND BLACKFRIARS ROAD

RESOLVED:

That funds totalling £939,113 from the listed Legal Agreements associated with developments in the Borough, Bankside and Walworth Community Council area towards delivery of six improvement projects, as set out in paragraphs 13 to 52, be released.

10. ARTICLE 4 DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS**RESOLVED:**

1. That three immediate Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Schedule 2, Part 3, Class O and Schedule 2 Part 3, Class P of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for changes of use from shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops or launderettes (Sui Generis use), offices (Class B1a), or storage and distribution (Class B8) to a dwellinghouse (Class C3) in any railway arches in Southwark (Appendix B) be approved.
2. That one non-immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from light industrial (Class B1c) to a dwellinghouse in any railway arches in Southwark (Appendix B) be approved. The direction will allow more than 12 months notice prior to the date when Class PA will come into effect (1 October 2017) be approved.

The meeting ended at 7.25pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 5 July 2016	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Victoria Foreman 020 7525 5485
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Planning Enquiries 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager	
Report Author	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	27 June 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		27 June 2016

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 05 July 2016

Appl. Type Full Planning Permission

Reg. No. 16-AP-1551

Site FLOORS -1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON, SE15 4ST (MONCRIEFF PLACE)

TP No. TP/2732-91

Ward The Lane

Officer Victoria Lewis

Recommendation GRANT PERMISSION FOR LIMITED PERIOD

Item 6.1

Proposal

Change of use of floors -1 to 6 of the multistorey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses.

Ordnance Survey

Date 23/6/2016



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Item No. 6.1	Classification: Open	Date: 5 July 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/1551 for: Full Planning Permission Address: FLOORS -1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON SE15 4ST (MONCRIEFF PLACE) Proposal: Change of use of floors -1 to 6 of the multi-storey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses.		
Ward(s) or groups affected:	The Lane		
From:	Director of Planning		
Application Start Date 21/04/2016		Application Expiry Date 16/06/2016	
Earliest Decision Date 17/06/2016		Time Extension Date: 08/07/2016	

RECOMMENDATION

1. That planning permission be granted for a limited period.

BACKGROUND INFORMATION

Site location and description

2. The application relates to a Council-run multi-storey car park located immediately to the east of Rye Lane, 'Peckham Town Centre car park'. The building is of 1980s construction and is 17m high, comprising 10 split levels. Levels -1 - 6 of the building provide 353 parking spaces which are free to use outside the hours of 6.30pm and 8.30am Monday to Friday, and on Saturdays and Sundays. Two-way vehicular access to the car park is via Cerise Road which is to the north-west of the site, and pedestrian access is via stairs on the southern side of the building.
3. The western part of the building is occupied by PeckhamPlex cinema which is accessed from Moncrieff Place off Rye Lane. During the summer months levels 7 - 10 of the car park are used by Bold Tendencies (a not for profit creative enterprise) and Frank's Bar. These uses are accessed via stairs on the western side of the building next to the cinema, and access for deliveries and people with mobility issues is via the existing car park ramps.
4. The are residential properties along Cerise Road, Cicely Road and Moncrieff Street to

the north and east of the site, an elevated railway line to the south including some light industrial units within the railway arches, and shops and cafes along Rye Lane to the west. There is a pathway along the southern side of the building connecting Rye Lane with Moncrieff Street which is gated at the eastern end, although the gate appears to be permanently open.

Details of proposal

5. Temporary planning permission is sought for a period of 5 years for change of use of levels -1 to 6 of the car park to provide a mix of uses including workspace, event spaces, and cafe/restaurant/bar uses. The project has been given the name 'Peckham Levels' and is a collaboration between Carl Turner Architects, Pop Community Ltd and The Collective, which was responsible for Pop Brixton. The cinema does not form part of the proposal and would remain in place; Bold Tendencies and Frank's Bar would continue to operate from levels 7 - 10 of the building during the summer months.
6. The proposed development would provide 8,731sqm of floor space (gross internal area) as follows:
 - 1,521 sqm of restaurant/café use (use class A3)
 - 5,022 sqm of business floorspace (use class B1a)
 - 207 sqm of storage/distribution space (use class B8)
 - 256 sqm of non-residential institution space (use class D1)
 - 1,725 sqm of assembly and leisure floor space (use class D2).

Level	Use / amount	Description
-1 - 0	207sqm storage (B8), 763sqm event space (D2), 34 parking spaces	Main entrance for tenants and visitors from this level, including independent entrance to event space. 31 public parking spaces and 3 for the development
1 - 4	3,836sqm workspace (B1)	Levels -1 - 2 would focus on artists and 'makers', including studios, workshops, dark rooms and rehearsal spaces. Levels 3-4 would focus on start-ups and digital media and would include co-working spaces, editing suites, photography studios and meeting rooms
5 - 6	1,521sqm restaurant/café (A3), 1,186sqm B1 space, 256sqm D1 space and 962sqm D2 space	These would be the public floors including a community café, children's play space, flexible event space, dance studios and two external terraces. Capacity for 1,250 people within the licensable areas

7. The main entrance to the building would be from the southern side using an existing stair core and lifts which would be brought back into use. The building could accommodate up to 3,600 people if fully occupied, and the applicant has advised that

the proposed opening hours would be as follows:

Levels/use	Hours
-1 (event space, class D2)	Sunday 10am to midnight Monday to Saturday 10am to 1am
1 - 2 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including ceramics, printing, laser cutting) – 8am to 9pm daily
3 - 4 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including photography studios, dark room, editing and rehearsal studios) – 8am to 9pm daily
5 - 6 (studios, café, restaurant, bars, event space (A3, A4, D1, D2)	<u>Studios</u> - 24 hour use, 7 days a week <u>Café/restaurant/bar/event space</u> Sunday 8am to 11pm Monday to Wednesday 8am to midnight Thursday to Saturday 8am to 1am Terraces 8am to 10pm daily

8. Externally the existing openings between the different levels would be in-filled with glazing and polycarbonate, set within grey aluminium frames. A metal stair core would be provided on the north elevation of the building which would be for emergency use only. There would be two external terraces along part of the southern and eastern elevations of the building and space is shown for market stalls on the pathway along the southern side of the building. It is anticipated that there would be signage to the building, although limited details have been provided and separate advertisement consent would likely be required.

9. **Planning history**

10/AP/0680 Application type: Advertisement Consent (ADV) Internally illuminated fascia signage to unit A frontage Decision date 10/05/2010 Decision: Granted (GRA)
14/AP/0788 Application type: Full Planning Permission (FUL) Erection of a light weight temporary structure at level 10 of Peckham Town Centre Multi-Story Car-Park to provide a temporary cafe and bar to be open from 01/06/2014 to 30/09/2014 as part of Bold Tendencies Sculpture Show Decision date 19/06/2014 Decision: Granted for Limited Period (GFLP)
14/AP/2067 Application type: Full Planning Permission (FUL) Change of use of car park levels 7 - 10 for a temporary period of 3 years for sui-generis mixed use; primarily art gallery with ancillary uses including bar, restaurant, cinema, theatre, storage, office and artists' studios Decision date 01/06/2015 Decision: Granted for Limited Period (GFLP)

<p>15/AP/1104 Application type: Full Planning Permission (FUL) Temporary change of use of level 10 of Peckham Town Centre Multi-Story Car-Park to provide a temporary cafe and bar to be open from May 26th 2015 until September 30th 2015 to occupy as part of Bold Tendencies Sculpture Show; and erection of light weight structure</p>

<p>Decision date 21/05/2015 Decision: Granted for Limited Period (GFLP)</p>

10. Planning history of adjoining sites

87-95 Rye Lane

14/AP/3398 Application type: Full Planning Permission (FUL)
Change of use of first floor from retail (A1 use) to gymnasium (D2 use) with associated infill extension at first floor. In addition changes to the Moncrieff Street elevation comprising of a relocated entrance door and installation of glazing at ground floor level and new windows at first floor.

Decision date 17/04/2015 Decision: Granted (GRA)

91-95 Rye Lane

12/AP/3850 Application type: Full Planning Permission (FUL)
Conversion of first floor to provide nine flats to include private and communal amenity areas, domestic storage, landscaping, cycle and refuse provision.

Decision date 11/07/2013 Decision: Granted (GRA)

14/AP/0415 Application type: Full Planning Permission (FUL)
Erection of extension at second floor level to blocks at southern end of site to create nine residential units (2 x one bedroom, 5 x two bedroom and 2 x three bedroom) with sedum roof above; and associated cycle parking, refuse provision and landscaping at ground level at northern approach to site from Cerise Road

Decision date 12/01/2015 Decision: Granted with Legal Agreement (GWLA)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
 - a. Principle of the proposed development in terms of land uses
 - b. Environmental impact assessment
 - c. Design and impact upon the setting of adjacent heritage assets
 - d. Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - e. Transport issues
 - f. Impact on trees
 - g. Planning obligations (S.106 undertaking or agreement) and community infrastructure levy
 - h. Sustainable development implications.

Planning policy

12. Planning policy designations (Proposals Map)

Part of Proposals Site 69P in the Saved Southwark Plan
 Peckham Major Town Centre
 Peckham and Nunhead Action Area Core
 Urban Density Zone
 Air Quality Management Area

13. The Rye Lane Peckham Conservation Area is to the south and west of the site. The closest listed building is the grade II listed Peckham Rye Station to the south-west.

National Planning Policy Framework (the Framework)

14. National planning policy is set out in the National Planning Policy Framework ('NPPF') which was adopted on 27 March 2012. The NPPF focuses on a presumption in favour of sustainable development, of which there are three strands; economic, social and environmental. The core planning principles include, amongst others, the requirement to 'drive and support development'.

Section 1 - Building a strong, competitive economy

Section 2 - Ensuring the vitality of town centres

Section 4 - Promoting sustainable transport

Section 8 - Promoting healthy communities

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance

15. London Plan July 2015 consolidated with alterations since 2011

Policy 2.15 Town centres

Policy 3.1 Ensuring equal life chances for all

Policy 3.2 Improving Health and Addressing Health Inequalities

Policy 4.1 Developing London's economy

Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment

Policy 4.7 Retail and town centre development

Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.4 Retrofitting

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.1 Lifetime neighbourhoods

Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.14 Improving air quality
 Policy 7.21 Trees and woodlands

16. Core Strategy 2011

Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 3 - Shopping, leisure and entertainment
 Strategic policy 10 - Jobs and businesses
 Strategic policy 11 - Open spaces and wildlife
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

17. Southwark Plan 2007 (July) – saved policies

The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

SP20 - Development site uses
 2.2 – Provision of new community facilities
 3.2 - Protection of amenity
 3.4 – Energy efficiency
 3.6 – Air quality
 3.7 - Waste reduction
 3.9 - Water
 3.11 - Efficient use of land
 3.12 - Quality in design
 3.13 - Urban design
 3.14 – Designing out crime
 3.18 - Setting of Listed Buildings, conservation areas and World Heritage Sites
 3.28 - Biodiversity
 5.2 - Transport impacts
 5.3 - Walking and cycling
 5.6 - Car parking
 5.7 – Car parking for the mobility impaired

18. The site is identified as part of proposal site 69P in the Saved Southwark Plan. The proposal site designation lists A class use and uses which contribute towards footfall in evenings as required uses. Other acceptable uses are residential and D uses.

Uses not allowed are nightclubs, public houses, amusement arcades, casinos and all other uses. These uses are only permitted following the appropriate relocation of the cinema and the multi-storey car park to meet the same need or provide improved facilities. The estimated residential capacity is given as 84-195 units.

19. Supplementary Planning Documents

Sustainable design and construction SPD (2009)
Sustainable Transport SPD (2010)
Rye Lane Peckham Conservation Area Appraisal (2011)

20. Peckham and Nunhead Area Action Plan (2014)

The Peckham and Nunhead Area Action Plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework that will help to deliver long lasting improvements to Peckham and Nunhead over the next 15 years. Part of the PNAAP vision is that Peckham will be a place with attractive and pleasant neighbourhoods, surrounding a lively town centre that meets the needs of a very diverse community.

Principle of development in terms of land uses

21. Section 2 of the NPPF requires planning policies to recognise town centres as the heart of their communities, to support their viability and vitality, and to define a network and hierarchy of centres that is resilient to anticipated future economic changes. Paragraph 17 of the NPPF seeks to “promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas” Policy 2.15 of the London Plan sets out the strategic approach to town centres, including the need to sustain and enhance the vitality and viability of town centres and to contribute towards an enhanced environment, urban greening, public realm and links to green infrastructure. Policies 4.7 and 4.8 of the London Plan are also relevant which require the scale of retail development to be related to the size and function of the town centre, a sequential town centre first approach to new retail development, and to support a diverse retail sector including markets.
22. In terms of Southwark’s policies, strategic policy 3 of the Core Strategy encourages the protection and enhancement of town centres to secure a range of shops, services and facilities to meet the needs of Southwark’s population. Saved policy 1.5 of the Southwark Plan seeks to protect and encourage small business, and 1.7 establishes a hierarchy of town centres and permits a broad range of uses within the centres. Chapter 4 of the Core Strategy sets out the vision for Peckham and Nunhead action area and states that: *“The area will continue to be home to a diverse and dynamic community with shops, community facilities and services. New development will help bring improvements to streets and public spaces, making them greener, more pleasant and safe. It will be easier to get around by walking and cycling and there will continue to be good public transport links.”*
23. Objections have been received from neighbouring residents on the grounds that the proposal would be contrary to policy 2 of the PNAAP which requires arts, cultural, leisure and entertainment uses to be provided on other sites in the area including Peckham Rye Station, Copeland Road Industrial Park and Bournemouth Road. The objections advise that the Inspector’s report into the PNAAP required the Council to

provide a properly substantiated policy for the application site, and as this has not been carried out the application is premature.

24. PNAAP policy 2 states that the Council will encourage a mix of complementary arts, cultural, leisure and entertainment uses in Peckham town centre, of which the site forms part. Specific sites are to be promoted for these purposes, but the policy does not preclude providing them elsewhere. Moreover, the adopted site designation in the Southwark Plan (reference 69P) permits A class uses which contribute to evening footfall and D class uses, and the inclusion of a restaurant, cafe and event spaces would comply with this policy. The site designation requires the cinema and car park to be re-provided before alternative uses can take place, however this relates to the site being redeveloped. Permission is sought for a temporary period only and the cinema would be retained; the loss of the car park is considered in the transport section below.
25. As stated site designation 69P which excluded night club, pub and B class uses relates to the redevelopment of the site. During the course of preparation of the PNAAP the approach to the regeneration of central Peckham and to the potential of this site changed. In the submission version of the PNAAP (September 2012) the proposed site designation included a wider range of uses including leisure/ community use (Class D), retail use (Classes A1/A2/A3/A4), residential use (Class C3), business use (Class B1), student accommodation (Class sui generis) and new public realm. The assumptions in the plan about the longer term redevelopment of the site gave rise to objections which led to the Inspector at the Examination in Public to conclude that the proposed site allocation required further work to better consider the creative and cultural offer currently taking place at the site, and that it did not fully consider options for the retention / conversion of the existing building. The proposal site allocation was therefore deleted by the Inspector and it was noted at the time that the removal of the site allocation from the PNAAP would mean that the earlier allocation in the Southwark Plan would apply. The proposals to introduce a range of temporary uses into the site including a late night event space (which could be used as a nightclub – this is considered further below), bars and B class business use space are considered to be appropriate town centre uses which would help to deliver a broad range of uses and a vibrant and diverse town centre in accordance with the aims, objectives and policies of the PNAAP.
26. Concerns have been raised by neighbouring residents that the event space at level -1 could be used as a nightclub. The space would have capacity for 850 people and would contain a bar, DJ booth and a dedicated entrance allowing it to be used independently of the rest of the building; consent is sought to use it from 10am to 6am Thursdays to Saturdays. Although nightclub use (sui generis) has not been specifically applied for, the facilities and hours of use proposed would be similar to a nightclub. The applicant has advised that it could be used for theatre, live music, comedy nights, DJs and exhibitions during these hours (33% of the total opening time of the space) and by community groups for meetings, workshops and events for the remainder of the time. Officers have no objections to this in principle as it would broaden the uses in the town centre and support the night time economy in accordance with the PNAAP, but have specific concerns regarding the hours of use. It is recommended that this space should not be permitted to remain open later than 1am Thursday to Saturday owing to its proximity to residential properties and this is considered further in the amenity section of this report.

27. The inclusion of B class floorspace within the building would have significant positive effects in the local area. It is anticipated that the proposed development would create 600 jobs, with 466 of these arising directly from the B class floorspace which is a significant positive aspect of the scheme. A number of representations have been received from traders on Rye Lane objecting to the loss of the car park and the impact this could have on their trade. The current levels of car park use are set out in the transport issues section of this report, but it is considered that the positive impact that up to 600 new jobs could have on trade on Rye Lane would far outweigh any harm caused by the loss of the car park. People working on the site would be likely to use the local shops and services which would help to support the local economy.
28. The submission advises that subsidised rents would be available on 10 - 20% of the artist studios, and 10% of the profits from the development would be used to create a community fund for reinvestment into local businesses and social projects. All tenants for the building would be selected based on their commitment to contributing positively to the local community and would be required to participate in the Peckham Levels community investment scheme, by dedicating at least an hour a week of volunteer time to giving back to the community.
29. To conclude in relation to land uses, the proposal for temporary use of the car park for mixed use purposes is considered to be acceptable. It would broaden the range of uses in the town centre, create additional footfall in the evenings, and the creation of 600 additional jobs would be a significant positive aspect of the scheme which would support trade along Rye Lane. The proposal would make use of an underused building in a town centre location and is supported in principle.

Environmental impact assessment

30. No formal screening opinion has been sought under the EIA Regulations and the proposed development would constitute an urban development project. However, under the 2015 amendments to the Regulations projects do not need to be screened unless:
 - the development includes more than 1 hectare of development which is not dwellinghouse development; or
 - the development includes more than 150 dwellinghouses; or
 - the area of the development exceeds 5 hectares.
31. None of the above applies in this instance; 0.8731 hectares of non-residential floorspace would be provided, no dwellings would be provided, and the site area is 0.42 hectares.

Design and impact upon the setting of adjacent heritage assets

32. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments are of a high standard of architectural and urban design; saved policy 3.18 affords protection to the setting of listed buildings, conservation areas and world heritage sites.

33. The exterior of the building would not change significantly as a result of the proposal. The existing openings would be in-filled with dark grey aluminium-framed glazing which would be set in from the external walls to create a recess. The proposed new stair core to the north elevation would be constructed of galvanised steel and the lower flights enclosed by a metal mesh of at least 3m high. This lightweight approach would render the stair enclosure relatively unobtrusive in the streetscene and is considered to be acceptable on design grounds.
34. It is intended that planting, furniture, lighting, seating and market stalls would be provided partway along the southern and western pathways outside the building. This is welcomed and would provide animation and activity to the space. Limited details have been provided at present, therefore a condition for details is recommended.
35. The relatively modest interventions to the building are such that there would be no impact upon the setting of the adjacent conservation area.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

36. Saved policy 3.2 seeks to ensure new development would not have adverse amenity impacts on neighbouring properties. Concerns have been raised by neighbouring residents regarding noise and disturbance including from late night/early morning use, noisy activities in the workshops and restaurants, and concerns regarding the adequacy of a noise impact assessment submitted with the application.
37. The site is located in a major town centre and in the action area core, where a broad range of intensive uses can be found and expected. The car park is currently open 24 hours a day, and the submission advises that it has been subject to anti-social behaviour including graffiti and vandalism.
38. Including 1,000 people associated with Bold Tendencies and Franks Bar, there could be a maximum of 4,600 people in the building at any one time. The closest residential properties are on Rye Lane (6m), Moncrieff Street (12m), Raul Road (19m) and Cerise Road (26m). The predominant use within the building would be B1, which can generally operate successfully in residential areas without causing any loss of amenity. There could however, be noise arising from some of the workshops, the other uses in the building and from people entering and leaving the site.

Noise from within the building

39. The noise impact assessment establishes the existing background noise levels at the site. It considers noise associated with plant, from the proposed event spaces including live bands and amplified music, from the workshops including the use of electrical tools, and from the dance studios. It details the type of wall construction proposed and concludes that noise arising from the event space, the workshops at levels 1 and 2 and the dance studios at level 6 would be acceptable provided the windows were shut.
40. The noise impact assessment has been reviewed by the Council's Environmental Protection Team and a number of conditions are recommended, including limiting plant noise and requiring ventilation details. Owing to the concerns raised by

neighbouring residents the acoustic consultant has subsequently confirmed that if all uses within the building were operating to capacity simultaneously, including live or amplified music, there would be no noise and disturbance to neighbouring occupiers emanating from the building itself owing to sound proofing which would be installed. All of the new glazing would have the same acoustic properties, and the studios, noisy workshops and event spaces would be mechanically ventilated to enable the windows to be shut when the uses are in operation.

Noise from people entering and leaving the building

41. As stated, there are concerns regarding use of the event space at level -1 until 6am owing to the proximity to neighbouring residents. It is therefore recommended that this space, together with the café, restaurant and bars on levels 5 - 6 be required to close no later than 1am Thursdays to Sundays. No objections are raised regarding the hours of use for the remainder of the building. It is recommended that the outdoor terraces at levels 5 - 6 be conditioned to close no later than 10pm to ensure no noise and disturbance to neighbouring occupiers.
42. The noise impact assessment considers visitor noise and advises that the main route to the building from Rye Lane and in through the south elevation of the building would put visitors in minimal contact with neighbouring residential buildings. It notes the possible presence of 1 floor residential units overlooking the pedestrian route from Rye Lane and recommends that the route be carefully managed, especially during later hours of operation. Existing stair cores on the east and west of the building and the new stair core on the north elevation would be used in emergencies only, and a condition to this effect is recommended.
43. The Police have recommended that a condition be imposed requiring Secure by Design Certification. However, this is likely to have cost implications and owing to the temporary nature of the proposals this has not been included in the draft recommendation. The application does detail a number of measures which would be incorporated in relation to safety and security however. There would be a 24 hour security team for the building, based in a dedicated security office on the southern side of the building near the main entrance. CCTV would be installed on all floors, in the public areas and along the pathway to the south of the building. Access to levels 1 - 4 would be restricted to tenants only by way of key fobs and the perimeter of the building would be made secure with new gates and fencing; it is not clear where these would be erected, therefore a condition for details is recommended. Visitor management/dispersal would be considered under the licensing regime, and under the licensing application temporary barriers are proposed along the southern pathway requiring people to enter and exit via Rye Lane. These would be installed after 11pm and would be managed such that residents could still use this route after this time.
44. The external alterations to the building including the infilling of the openings and provision of a stair core would not result in any loss of amenity to neighbouring occupiers in relation to loss of light or loss of privacy.
45. Overall, officers are satisfied that with the imposition of suitable conditions, including a significant scaling back of the proposed opening hours, there would be no significant loss of amenity to neighbouring occupiers.

Transport issues

46. The site is very well located for public transport, with a public transport accessibility level (PTAL) of 6b (excellent). Peckham Rye Station is approximately 300m to the south-west, and there are bus stops along Rye Lane. The area to the north of the site forms part of a controlled parking zone (CPZ) which operates Monday to Saturday 8.30am - 6.30pm.

Loss of the car park

47. Surveys of the car park were undertaken on Thursday 25, Friday 26 and Saturday 27 February between the hours of 8am - 11pm. The Thursday peak occupancy was 29 vehicles at noon and 10 at 8pm; on the Friday it was 21 at noon and 15 at 8pm, and on the Saturday it was 107 at 2pm and 32 at 8pm. This demonstrates that the existing car park usage is low, equating to a maximum of 30% capacity on a Saturday afternoon.
48. 31 public parking spaces would be retained within the building which would be sufficient to accommodate the peak occupancy demand identified on Thursdays and Fridays. On Saturdays there would be a shortfall of 76 spaces compared to the maximum occupancy and a number of objections raise concerns regarding the impact this could have on trade along Rye Lane. However, it is considered that any harm caused would be outweighed by the significant job creation arising from the proposal. There is car parking available at Morrisons at the Aylsham Centre, and the loss of the car park may also encourage more sustainable modes of travel in accordance with strategic policy 2 of the Core Strategy. There would be no impact on parking stress to neighbouring residential occupiers as the surrounding streets to the north and east are in a CPZ.

Access and servicing

49. Pedestrian access to the car park is currently from the south of the building from the pathway by the viaduct. This would become the main pedestrian entrance for the proposed development, with the existing lifts repaired and brought back into use for both access and servicing. Internally the space would be subdivided by way of flexible partitions and screens; circulation between the floors would be via the stairs or lifts in the southern core and the existing pedestrian and vehicle ramps would be retained as an alternative route connecting each half level.
50. A framework delivery and servicing management plan has been submitted in support of the application. All servicing would take place from within the site, with vehicles using the same route along Cerise Road as cars currently using the car park. Vehicles would manoeuvre on a hardstanding area on the eastern part of the site and Bold Tendencies and Frank's Bar would continue to service from this location. Tracking diagrams have been provided which demonstrate that a refuse vehicle and a 7.1m rigid delivery lorry could enter and leave the site in a forward gear.
51. Internally, the refurbished lifts would accommodate some servicing, and electric vehicles would be used to transport larger vehicles up the car park ramps. Bold Tendencies and Frank's Bar would operate in the same manner and there would be a managed approach to servicing, including timed delivery slots and the use of a

building management team to oversee refuse storage and collection. It is recommended that a full servicing and delivery management plan be secured by way of a condition.

52. It is noted that the new stairs on the northern side of the building would be erected on the highway. The Highways Development Management Team has therefore requested that the footway be widened, which could be secured by a Grampian condition. Tracking diagrams have been submitted which demonstrate that this would not impede servicing access to an adjacent retail unit.

Trip generation

53. It is estimated that there would be approximately 11 servicing trips per day as a result of the proposal, 4 of which would be by large vehicles. This would not be particularly high and would not materially impact upon the safety and operation of the surrounding highway network. Given that the vehicles would approach through Cerise Road which is residential, a condition limiting servicing hours to between 8am and 8pm is recommended.
54. There would be 163 person trips during the morning peak period and 490 in the evening peak (two-way trips). In terms of modal split, the majority of these (93%) would be via train, bus and bicycle or on foot. The remaining 7% would be car, as a car passenger or by motorbike equating to 8 car trips in the morning peak and 15 in the evening peak which would not be significant.

Cycle parking

55. Based on the London Plan standards there would be a requirement for 136 cycle parking spaces to serve the development, comprising 68 long stay and 68 short stay spaces. The proposal would provide 69 long stay spaces within the building, with cycle parking and changing facilities on each floor. Externally there would be 68 spaces in covered stores for the short stay provision. These would be located next to the turning area and a condition for large-scale details is recommended. Cycle parking and changing facilities would be provided on each floor. Visitor cycle parking would be provided on the ground floor external forecourt area and would be covered, secure and lit.

Travel plan

56. A framework workplace travel plan has been submitted in support of the application which sets out the measures which would be undertaken to encourage sustainable modes of travel to and from the site. These include the provision of travel packs which would include walking and cycling route maps and public transport information, provision of showers, changing facilities and storage areas, secure cycle parking and the promotion of car sharing.

Impact on trees

57. There are a number of trees within the site including adjacent to the manoeuvring area for the servicing vehicles. These trees are not afforded any statutory protection, but contribute to the appearance of the site and Moncrieff Street. They may need to be

crowd lifted to ensure that they are not damaged by servicing vehicles, and a condition for an aboriginal method statement is recommended.

Planning obligations (S.106 undertaking or agreement) and community infrastructure levy (CIL)

58. A scheme of this size would generally require a s106 agreement to secure employment during construction and employment in the development provisions. However, in this instance very little construction would take place, predominantly limited to installing the glazing, internal partitions and installation of a stair core. It is also considered that it would be onerous to impose a jobs target within the completed development given that permission is only sought for a temporary period. It is again noted that the applicant would require 10% of the profits from the development would be used to create a community fund for reinvestment into local businesses and social projects, and that all tenants would be selected based on their commitment to contributing positively to the local community.
59. No Southwark or Mayoral CIL would be due in this instance, because CIL is not payable on temporary permissions and the building has been in lawful use within the last 6 months.

Sustainable development implications

60. The proposed development would make temporary use of an underused building in a highly sustainable town centre location. Although large in floorspace, the proposal does not constitute a 'major' development for monitoring purposes (because it proposes change of use rather than new floorspace) and as such there is no requirement for an energy strategy or sustainability assessment to be provided. Non-residential development should achieve BREEAM 'excellent', however, the proposal is for a temporary use and incorporating measures to achieve BREEAM 'excellent' could significantly add to the cost. In light of this officers have no objections to the proposed development not achieving any BREEAM certification. The re-use of an existing building would be very sustainable, and measures such as low energy lighting, movement detectors to large circulation areas and energy meters are proposed.

Conclusion on planning issues

61. The proposed development would make use of an underused car park in a highly accessible location, and the resultant mix of uses would offer a vibrant and exciting addition to the town centre. While some existing car park users would have to park elsewhere, the development would create up to 600 new jobs which would have significant positive impacts on the area, including on trade along Rye Lane. Limited interventions would be required to the building, thus its appearance and the setting of the adjacent conservation area would be preserved. Impacts upon the amenity of neighbouring occupiers could be mitigated by way of conditions, and no adverse transport impacts are anticipated. Overall, this is considered to be an exciting and innovative proposal which would have positive impacts on the town centre and beyond, therefore it is recommended that planning permission be granted subject to conditions.

Community impact statement

62. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above
 - b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none
 - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are described above.

Consultations

63. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

64. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

Supports (with comments)

65. 3 representations in support have been received:
- Supportive of principle but hours too late and nightclub unacceptable
 - Loss of parking
 - Inaccuracies in acoustic report
 - North-facing children's play area may not get much sunlight
 - Insufficient toilets in level 3 - 4
 - External market stalls could create bottle neck near cinema
 - Waste management/recycling not considered
 - Question if lifts large enough to accommodate bikes
 - Generic travel plan proposed/bespoke approach with cinema would be preferable
 - Should be for all of Peckham, not just artistic community
 - Should be affordable for local people.

Objections

66. 10 representations objecting have been received:
- Loss of customer parking will adversely impact trade on Rye Lane/parking survey not accurate

- Other car parks in the area closing
- Lack of consultation with residents
- Noise and disturbance
- Inaccuracies/omissions in acoustic report
- A 22 hour entertainment license would disturb residents
- The event space would become a nightclub
- D2 uses and large restaurant inappropriate in this location and contrary to the PNAAP and Core Strategy
- Inspector's report into PNAAP required the Council to submit a properly substantiated proposal for the site but this has not been done; the proposal is therefore premature
- Litter and broken glass
- Anti-social behaviour.

General comments

67. Two general comments have been received:

- Support using underused spaces for public purposes
- Must ensure the proposal would benefit all of Peckham including Rye Lane traders, not just creative industries
- Should remain affordable
- Lack of parking is an issue for families; some parking should be retained
- Hours should be reduced and nightclub omitted.

Metropolitan Police

68. Seek to have a 'Secured by Design' condition attached to any permission that may be granted in connection with this application and that the wording is such that the development will follow the principles of Secured by Design for all Commercial aspects of the build.

Human rights implications

69. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

70. This application has the legitimate aim of providing a change of use to floors 1 to 6 of the multi-storey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2732-91 Application file: 16/AP/1551 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Computer generated images

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Lewis, Team Leader	
Version	Final	
Dated	27 June 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		23 June 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 20/05/2016**Press notice date:** n/a**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 27/04/2016**Internal services consulted:**

Highway Development Management
Waste Management

Statutory and non-statutory organisations consulted:

Metropolitan Police Service (Designing out Crime)
Network Rail (Planning)
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

14a Raul Road London SE15 5HP	32 Hanover Park London SE15 5HS
12a Raul Road London SE15 5HP	30 Hanover Park London SE15 5HS
8 Cicely Road London SE15 5HW	26 Hanover Park London SE15 5HS
14 Cicely Road London SE15 5HW	7 Raul Road London SE15 5HR
13 Cicely Road London SE15 5HW	17 Raul Road London SE15 5HR
7 Cicely Road London SE15 5HW	15 Raul Road London SE15 5HR
6 Cicely Road London SE15 5HW	13 Raul Road London SE15 5HR
Ground Floor Flat 6 Raul Road SE15 5HP	19 Raul Road London SE15 5HR
22b Raul Road London SE15 5HP	31 Raul Road London SE15 5HR
22c Raul Road London SE15 5HP	29 Raul Road London SE15 5HR
22a Raul Road London SE15 5HP	21 Raul Road London SE15 5HR
Top Floor 6 Raul Road SE15 5HP	1 Cicely Road London SE15 5HW
18a Raul Road London SE15 5HP	58 Hanover Park London SE15 5HS
16a Raul Road London SE15 5HP	56 Hanover Park London SE15 5HS
10a Raul Road London SE15 5HP	10 Cicely Road London SE15 5HW
9 Cicely Road London SE15 5HW	13 Cicely Road London SE15 5HW
32 Raul Road London SE15 5HP	12 Cicely Road London SE15 5HW
20a Raul Road London SE15 5HP	11 Cicely Road London SE15 5HW
12 Raul Road London SE15 5HP	54 Hanover Park London SE15 5HS
10 Raul Road London SE15 5HP	44 Hanover Park London SE15 5HS
16 Raul Road London SE15 5HP	36 Hanover Park London SE15 5HS
14 Raul Road London SE15 5HP	34 Hanover Park London SE15 5HS
72 Moncrieff Street London SE15 5HL	46 Hanover Park London SE15 5HS
66 Moncrieff Street London SE15 5HL	52 Hanover Park London SE15 5HS
64 Moncrieff Street London SE15 5HL	50 Hanover Park London SE15 5HS
70 Moncrieff Street London SE15 5HL	48 Hanover Park London SE15 5HS
68 Moncrieff Street London SE15 5HL	18 Raul Road London SE15 5HP
10 Cicely Road London SE15 5HW	16 Raul Road London SE15 5HP
8 Raul Road London SE15 5HP	14 Raul Road London SE15 5HP
12 Cicely Road London SE15 5HW	20 Raul Road London SE15 5HP
11 Cicely Road London SE15 5HW	26 Raul Road London SE15 5HP
30 Raul Road London SE15 5HP	12 Raul Road London SE15 5HP
20 Raul Road London SE15 5HP	90 Moncrieff Street London SE15 5HL
18 Raul Road London SE15 5HP	88 Moncrieff Street London SE15 5HL
28 Raul Road London SE15 5HP	86 Moncrieff Street London SE15 5HL

26 Raul Road London SE15 5HP
 8, Cerise Road London SE155HQ
 8 Cerise Road SE15 5HQ
 Bewick Mews
 3 Bewick Mews Naylor Road SE15 1QR
 5a Raul Road London SE15 5HR
 23b Raul Road London SE15 5HR
 23a Raul Road London SE15 5HR
 9a Raul Road London SE15 5HR
 1 Robert Keen Close London SE15 5HT
 36a Hanover Park London SE15 5HS
 34a Hanover Park London SE15 5HS
 19a Raul Road London SE15 5HR
 5b Cerise Road London SE15 5HQ
 5a Cerise Road London SE15 5HQ
 20a Raul Road London SE15 5HP
 11a Raul Road London SE15 5HR
 17a Raul Road London SE15 5HR
 15a Raul Road London SE15 5HR
 13a Raul Road London SE15 5HR
 2 Robert Keen Close London SE15 5HT
 19 Robert Keen Close London SE15 5HT
 18 Robert Keen Close London SE15 5HT
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 16 Robert Keen Close London SE15 5HT
 15 Robert Keen Close London SE15 5HT
 14 Robert Keen Close London SE15 5HT
 10 William Margrie Close London SE15 5HF
 1 William Margrie Close London SE15 5HF
 59a Rye Lane London SE15 5EX
 2 William Margrie Close London SE15 5HF
 5 William Margrie Close London SE15 5HF
 4 William Margrie Close London SE15 5HF
 3 William Margrie Close London SE15 5HF
 9 Cicely Road London SE15 5HW
 4 Cicely Road London SE15 5HW
 3 Cicely Road London SE15 5HW
 2 Cicely Road London SE15 5HW
 5 Cicely Road London SE15 5HW
 8 Cicely Road London SE15 5HW
 7 Cicely Road London SE15 5HW
 6 Cicely Road London SE15 5HW
 10a Raul Road London SE15 5HP
 Flat 7 Hanover Park House SE15 5HG
 Flat 6 Hanover Park House SE15 5HG
 12a Raul Road London SE15 5HP
 18a Raul Road London SE15 5HP
 16a Raul Road London SE15 5HP
 14a Raul Road London SE15 5HP
 Flat 4 Hanover Park House SE15 5HG
 8 William Margrie Close London SE15 5HF
 7 William Margrie Close London SE15 5HF
 6 William Margrie Close London SE15 5HF
 9 William Margrie Close London SE15 5HF
 Flat 3 Hanover Park House SE15 5HG
 Flat 2 Hanover Park House SE15 5HG
 Flat 1 Hanover Park House SE15 5HG
 24 Robert Keen Close London SE15 5HT
 25 Raul Road London SE15 5HR
 5 Raul Road London SE15 5HR
 27 Raul Road London SE15 5HR
 Top Floor 6 Raul Road SE15 5HP
 92 Moncrieff Street London SE15 5HL
 10 Raul Road London SE15 5HP
 98 Moncrieff Street London SE15 5HL
 94 Moncrieff Street London SE15 5HL
 4 Cerise Road London SE15 5HQ
 3 Cerise Road London SE15 5HQ
 7 Cerise Road London SE15 5HQ
 11 Raul Road London SE15 5HR
 8 Cerise Road London SE15 5HQ
 2 Cerise Road London SE15 5HQ
 30 Raul Road London SE15 5HP
 28 Raul Road London SE15 5HP
 8 Raul Road London SE15 5HP
 11 Cerise Road London SE15 5HQ
 1 Cerise Road London SE15 5HQ
 15a Raul Road London SE15 5HR
 13a Raul Road London SE15 5HR
 17a Raul Road London SE15 5HR
 23a Raul Road London SE15 5HR
 19a Raul Road London SE15 5HR
 11a Raul Road London SE15 5HR
 18a Raul Road London SE15 5HP
 16a Raul Road London SE15 5HP
 20a Raul Road London SE15 5HP
 5b Cerise Road London SE15 5HQ
 5a Cerise Road London SE15 5HQ
 23b Raul Road London SE15 5HR
 12 Robert Keen Close London SE15 5HT
 11 Robert Keen Close London SE15 5HT
 2 Robert Keen Close London SE15 5HT
 4 Robert Keen Close London SE15 5HT
 3 Robert Keen Close London SE15 5HT
 10 Robert Keen Close London SE15 5HT
 9a Raul Road London SE15 5HR
 5a Raul Road London SE15 5HR
 34a Hanover Park London SE15 5HS
 1 Robert Keen Close London SE15 5HT
 36a Hanover Park London SE15 5HS
 3 Cicely Road London SE15 5HW
 2 Cicely Road London SE15 5HW
 4 Cicely Road London SE15 5HW
 6 Cicely Road London SE15 5HW
 5 Cicely Road London SE15 5HW
 14 Cicely Road London SE15 5HW
 10 Cicely Road London SE15 5HW
 1 Cicely Road London SE15 5HW
 11 Cicely Road London SE15 5HW
 13 Cicely Road London SE15 5HW
 12 Cicely Road London SE15 5HW
 7 Cicely Road London SE15 5HW
 10a Raul Road London SE15 5HP
 14a Raul Road London SE15 5HP
 12a Raul Road London SE15 5HP
 9 Cicely Road London SE15 5HW
 8 Cicely Road London SE15 5HW
 5 Robert Keen Close London SE15 5HT
 75a Rye Lane London SE15 5EX
 32 Raul Road London SE15 5HP
 Top Floor 6 Raul Road SE15 5HP
 6b Cerise Road London SE15 5HQ
 9b Cerise Road London SE15 5HQ
 27 Raul Road London SE15 5HR
 28 Hanover Park London SE15 5HS
 Flat 3 20 Hanover Park SE15 5HS
 25 Raul Road London SE15 5HR
 5 Raul Road London SE15 5HR
 10b Cerise Road London SE15 5HQ
 Rear Of 97 Rye Lane SE15 4ST
 99 Rye Lane London SE15 4ST
 Railway Arches 164 And 165 Rye Lane SE15 4ST

75a Rye Lane London SE15 5EX
 32 Raul Road London SE15 5HP
 28 Hanover Park London SE15 5HS
 Flat 5 Hanover Park House SE15 5HG
 Ground Floor Hanover Park House SE15 5HG
 85 Rye Lane London SE15 5EX
 96 Moncrieff Street London SE15 5HL
 Flat 3 20 Hanover Park SE15 5HS
 Flat 2 20 Hanover Park SE15 5HS
 Flat 8 Hanover Park House SE15 5HG
 Flat 9 Hanover Park House SE15 5HG
 22c Raul Road London SE15 5HP
 Rear Of 97 Rye Lane SE15 4ST
 Railway Arches 164 And 165 Rye Lane SE15 4ST
 99 Rye Lane London SE15 4ST
 22a Raul Road London SE15 5HP
 10b Cerise Road London SE15 5HQ
 6b Cerise Road London SE15 5HQ
 9b Cerise Road London SE15 5HQ
 22b Raul Road London SE15 5HP
 10a Cerise Road London SE15 5HQ
 Ground Floor Flat 6 Raul Road SE15 5HP
 9a Cerise Road London SE15 5HQ
 61-63 Rye Lane London SE15 5EX
 9 Robert Keen Close London SE15 5HT
 8 Robert Keen Close London SE15 5HT
 67-69 Rye Lane London SE15 5EX
 40a Hanover Park London SE15 5HS
 Flat B 71-73 Rye Lane SE15 5EX
 Flat A 71-73 Rye Lane SE15 5EX
 7 Robert Keen Close London SE15 5HT
 27 Robert Keen Close London SE15 5HT
 26 Robert Keen Close London SE15 5HT
 25 Robert Keen Close London SE15 5HT
 3 Robert Keen Close London SE15 5HT
 6 Robert Keen Close London SE15 5HT
 5 Robert Keen Close London SE15 5HT
 4 Robert Keen Close London SE15 5HT
 6 Bishop Wilfred Wood Close London SE15 5HN
 5 Bishop Wilfred Wood Close London SE15 5HN
 4 Bishop Wilfred Wood Close London SE15 5HN
 79-81 Rye Lane London SE15 5EX
 77 Rye Lane London SE15 5EX
 65 Rye Lane London SE15 5EX
 71-73 Rye Lane London SE15 5EX
 3 Bishop Wilfred Wood Close London SE15 5HN
 40d Hanover Park London SE15 5HS
 40c Hanover Park London SE15 5HS
 40b Hanover Park London SE15 5HS
 40e Hanover Park London SE15 5HS
 2 Bishop Wilfred Wood Close London SE15 5HN
 1 Bishop Wilfred Wood Close London SE15 5HN
 40f Hanover Park London SE15 5HS
 14 Cicely Road London SE15 5HW
 91 Rye Lane London SE15 2EZ
 First To Second Floors 87-95 Rye Lane SE15 5EX
 Flat 3 99-101 Rye Lane SE15 4RZ
 97 Rye Lane London SE15 4TG
 95a Rye Lane London SE15 4ST
 103-113 Rye Lane London SE15 4ST
 Rear Of 115 Rye Lane SE15 4ST
 Flat 2 99-101 Rye Lane SE15 4RZ
 Flat Above 77 Rye Lane SE15 5EX
 11a Cerise Road London SE15 5HQ
 Unit 1 Ground Floor 87-95 Rye Lane SE15 5EX
 Flat 1 99-101 Rye Lane SE15 4RZ
 Unit 2 Ground Floor 87-95 Rye Lane SE15 5EX
 74 Moncrieff Street London SE15 5HL
 72 Moncrieff Street London SE15 5HL
 70 Moncrieff Street London SE15 5HL
 22c Raul Road London SE15 5HP
 9a Cerise Road London SE15 5HQ
 22b Raul Road London SE15 5HP
 Ground Floor Flat 6 Raul Road SE15 5HP
 22a Raul Road London SE15 5HP
 10a Cerise Road London SE15 5HQ
 Flat B 71-73 Rye Lane SE15 5EX
 Flat A 71-73 Rye Lane SE15 5EX
 40a Hanover Park London SE15 5HS
 40c Hanover Park London SE15 5HS
 40b Hanover Park London SE15 5HS
 67-69 Rye Lane London SE15 5EX
 7 Robert Keen Close London SE15 5HT
 6 Robert Keen Close London SE15 5HT
 8 Robert Keen Close London SE15 5HT
 61-63 Rye Lane London SE15 5EX
 9 Robert Keen Close London SE15 5HT
 40d Hanover Park London SE15 5HS
 85 Rye Lane London SE15 5EX
 Flat 2 20 Hanover Park SE15 5HS
 77 Rye Lane London SE15 5EX
 40f Hanover Park London SE15 5HS
 40e Hanover Park London SE15 5HS
 79-81 Rye Lane London SE15 5EX
 65 Rye Lane London SE15 5EX
 71-73 Rye Lane London SE15 5EX
 36 Hanover Park London SE15 5HS
 11a Cerise Road London SE15 5HQ
 Flat Above 77 Rye Lane SE15 5EX
 Unit 2 Ground Floor 87-95 Rye Lane SE15 5EX
 Unit 1 Ground Floor 87-95 Rye Lane SE15 5EX
 Flat 5 24 Raul Road SE15 5HP
 Flat 1 24 Raul Road SE15 5HP
 Flat F 103-113 Rye Lane SE15 4ST
 Flat 2 24 Raul Road SE15 5HP
 Flat 4 24 Raul Road SE15 5HP
 Flat 3 24 Raul Road SE15 5HP
 103-113 Rye Lane London SE15 4ST
 Rear Of 115 Rye Lane SE15 4ST
 95a Rye Lane London SE15 4ST
 87-95 Rye Lane London SE15 5EX
 97 Rye Lane London SE15 4TG
 Flat 2 99-101 Rye Lane SE15 4RZ
 Flat 1 99-101 Rye Lane SE15 4RZ
 Flat 3 99-101 Rye Lane SE15 4RZ
 91 Rye Lane London SE15 2EZ
 First To Second Floors 87-95 Rye Lane SE15 5EX
 Railway Arch 166 Rye Lane SE15 4ST
 Railway Arch 163 Rye Lane SE15 4ST
 6a Cerise Road London SE15 5HQ
 101 Rye Lane London SE15 4ST
 Ground Floor 75 Rye Lane SE15 5EX
 Shop Between 83 And 85 Rye Lane SE15 5EX
 Flat 1 24 Hanover Park SE15 5HS
 20a Hanover Park London SE15 5HS
 Flat 2 24 Hanover Park SE15 5HS
 Flat 4 24 Hanover Park SE15 5HS
 Flat 3 24 Hanover Park SE15 5HS
 Flat B 103-113 Rye Lane SE15 4ST
 Flat A 103-113 Rye Lane SE15 4ST
 Flat C 103-113 Rye Lane SE15 4ST
 Flat E 103-113 Rye Lane SE15 4ST
 Flat D 103-113 Rye Lane SE15 4ST
 Flat B 83 Rye Lane SE15 5EX
 Flat A 83 Rye Lane SE15 5EX
 83 Rye Lane London SE15 5EX
 13 Raul Road London SE15 5HR
 11 Raul Road London SE15 5HR
 15 Raul Road London SE15 5HR
 19 Raul Road London SE15 5HR

76 Moncrieff Street London SE15 5HL
 82 Moncrieff Street London SE15 5HL
 80 Moncrieff Street London SE15 5HL
 78 Moncrieff Street London SE15 5HL
 68 Moncrieff Street London SE15 5HL
 59 Rye Lane London SE15 5EX
 87-95 Rye Lane London SE15 5EX
 51-57 Rye Lane London SE15 5EY
 66 Moncrieff Street London SE15 5HL
 64 Moncrieff Street London SE15 5HL
 83 Rye Lane London SE15 5EX
 101 Rye Lane London SE15 4ST
 Ground Floor 75 Rye Lane SE15 5EX
 6a Cerise Road London SE15 5HQ
 Flat 10 Hanover Park House SE15 5HG
 Flat 13 Hanover Park House SE15 5HG
 Flat 12 Hanover Park House SE15 5HG
 Flat 11 Hanover Park House SE15 5HG
 Railway Arch 166 Rye Lane SE15 4ST
 Flat 2 24 Hanover Park SE15 5HS
 Flat 1 24 Hanover Park SE15 5HS
 20a Hanover Park London SE15 5HS
 Flat 3 24 Hanover Park SE15 5HS
 Railway Arch 163 Rye Lane SE15 4ST
 Shop Between 83 And 85 Rye Lane SE15 5EX
 Flat 4 24 Hanover Park SE15 5HS
 Flat 1 24 Raul Road SE15 5HP
 Flat F 103-113 Rye Lane SE15 4ST
 Flat E 103-113 Rye Lane SE15 4ST
 Flat 2 24 Raul Road SE15 5HP
 Flat 5 24 Raul Road SE15 5HP
 Flat 4 24 Raul Road SE15 5HP
 Flat 3 24 Raul Road SE15 5HP
 Flat D 103-113 Rye Lane SE15 4ST
 Flat A 83 Rye Lane SE15 5EX
 Rye Lane Baptist Chapel Rye Lane SE15 5BY
 Flat 14 Hanover Park House SE15 5HG
 Flat B 83 Rye Lane SE15 5EX
 Flat C 103-113 Rye Lane SE15 4ST
 Flat B 103-113 Rye Lane SE15 4ST
 Flat A 103-113 Rye Lane SE15 4ST

 84 Moncrieff Street London SE15 5HL
 22 Hanover Park London SE15 5HS
 Flat 1 20 Hanover Park SE15 5HS
 9 Raul Road London SE15 5HR

 17 Raul Road London SE15 5HR
 4 Cerise Road London SE15 5HQ
 3 Cerise Road London SE15 5HQ
 8 Cerise Road London SE15 5HQ
 7 Cerise Road London SE15 5HQ
 21 Raul Road London SE15 5HR
 26 Hanover Park London SE15 5HS
 30 Hanover Park London SE15 5HS
 34 Hanover Park London SE15 5HS
 32 Hanover Park London SE15 5HS
 22 Hanover Park London SE15 5HS
 31 Raul Road London SE15 5HR
 29 Raul Road London SE15 5HR
 7 Raul Road London SE15 5HR
 Flat 1 20 Hanover Park SE15 5HS
 9 Raul Road London SE15 5HR
 12 Raul Road London SE15 5HP
 10 Raul Road London SE15 5HP
 14 Raul Road London SE15 5HP
 18 Raul Road London SE15 5HP
 16 Raul Road London SE15 5HP
 74 Moncrieff Street London SE15 5HL
 66 Moncrieff Street London SE15 5HL
 64 Moncrieff Street London SE15 5HL
 68 Moncrieff Street London SE15 5HL
 72 Moncrieff Street London SE15 5HL
 70 Moncrieff Street London SE15 5HL
 20 Raul Road London SE15 5HP
 1 Cerise Road London SE15 5HQ
 8 Raul Road London SE15 5HP
 2 Cerise Road London SE15 5HQ
 11 Cerise Road London SE15 5HQ
 26 Raul Road London SE15 5HP
 30 Raul Road London SE15 5HP
 28 Raul Road London SE15 5HP
 Peckham Multiplex Cinema 95a Rye Lane SE15 4ST
 Bold Tendancies / Franks Bar 4 Holly Grove SE15 5DF
 Peckham Vision
 350b Upland Road East Dulwich SE22 0DP
 135a Rye Lane SE15 4ST
 Unit 156, Camberwell Business Centre 99-103 Lomond Grove
 SE5 7HN
 121 Half Moon Lane Here Hill SE24 9JY
 290 Lordship Lane Dulwich Se228ly
 124 Turney Road London SE217JJ
 94 Moncrieff Street Peckham SE15 5HL

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

Metropolitan Police Service (Designing out Crime)

Neighbours and local groups

Email representation

Unit 156, Camberwell Business Centre 99-103 Lomond Grove SE5 7HN

121 Half Moon Lane Here Hill SE24 9JY

124 Turney Road London SE217JJ

135a Rye Lane SE15 4ST

290 Lordship Lane Dulwich Se228ly

3 Bewick Mews Naylor Road SE15 1QR

350b Upland Road East Dulwich SE22 0DP

64 Moncrieff Street London SE15 5HL

68 Moncrieff Street London SE15 5HL

80 Moncrieff Street London SE15 5HL

86 Moncrieff Street London SE15 5HL

90 Moncrieff Street London SE15 5HL

92 Moncrieff Street London SE15 5HL

94 Moncrieff Street London SE15 5HL

94 Moncrieff Street Peckham SE15 5HL

94 Moncrieff Street Peckham SE15 5HL

99 Rye Lane London SE15 4ST

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr James Leay Peckham Levels Ltd.	Reg. Number	16/AP/1551
Application Type	Full Planning Permission	Case Number	TP/2732-91
Recommendation	Grant permission for limited period		

Draft of Decision Notice

Planning Permission was **GRANTED** for the following development:

Change of use of floors -1 to 6 of the multistorey car park to provide a mix of uses including workspaces, workshops, event spaces and cafe/restaurant uses.

At: FLOORS -1 TO 6, PECKHAM CENTRE MULTI STOREY CAR PARK AT 95A RYE LANE, LONDON, SE15 4ST (MONCRIEFF PLACE)

In accordance with application received on 20/04/2016 12:01:26

and Applicant's Drawing Nos. P001, P002, P003, P004, P005, P006, P007, P008, P101, P102, P201, P301, P302, P303, P304, P305, P306, P401, P402, P501

Design and Access Statement, Framework delivery and servicing management plan, letter from Re-Carb Engineering Ltd. dated 18th April 2016, traffic management plan, construction management plan, environmental noise survey and noise impact report (22938/ENS1 Rev1 dated 15th April 2016), transport statement, framework workplace travel plan.

Subject to the following eighteen conditions:

Time limit for implementing this permission and the approved plans

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

P001, P002, P003, P004, P005, P006, P007, P008, P101, P102, P201, P301, P302, P303, P304, P305, P306, P401, P402, P501

Design and Access Statement, Framework delivery and servicing management plan, letter from Re-Carb Engineering Ltd. dated 18th April 2016, traffic management plan, construction management plan, environmental noise survey and noise impact report (22938/ENS1 Rev1 dated 15th April 2016), transport statement, framework workplace travel plan.

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

- 2 The uses hereby permitted shall be until 6th July 2021, on or before which date the use shall be discontinued, and shall revert back to the former use.

Reason
The submitted proposal is for a temporary period only and further consideration would be required for permanent options for the site in the future.

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 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

Works audible outside the site boundary shall only take place between the hours of 8am to 6pm Monday-Friday, 8am to 1pm on Saturday and not at all on Sunday, public and Bank holidays.

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.

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.

- 4 Details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, shall be submitted to and approved in writing by the Local Planning Authority. Ventilation to the event spaces, workshops and studio spaces shall comply with the principles of EN 13779 on Ventilation and Air-Conditioning Systems. The development shall be carried out in accordance with the details thereby approved prior to the first use of the building.

Reason

In order to ensure 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.

- 5 The scheme of sound insulation detailed in the Environmental Noise Survey and Noise Impact Report (reference 22938/ENS1 Rev 1) shall be carried out and provided before the use hereby permitted is commenced and those sound insulation works shall thereafter be retained for the duration of the use. Windows and doors to the event spaces, 'noisy' workshops at levels 1-2 and dance studios at levels 5-6 shall remain closed when these uses are in operation. Noise levels from the proposed development including from any plant noise shall be 10dB or more below the lowest background noise level at 1 metre from the nearest noise sensitive window.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from 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).

- 6 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with 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.

- 7 Before the first occupation of the building the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the building and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 8 Scale 1:50 drawings of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking facilities shall be provided in accordance with the details thereby approved prior to the first use of the building and shall be retained as such thereafter for the duration of the use.

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.

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.

- 9 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 10 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.

- 11 The car parking for the development shall be retained in accordance with the approved plans for the duration of the use. 31 of the spaces shall be available for public use only, and shall not be used by people working in the building or for servicing.

Reason

To provide an appropriate level of parking for the development, in accordance with the application details.

- 12 Any deliveries, unloading and loading to the commercial units shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, Sundays/ Bank Holidays - not at all.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise 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 of The Southwark Plan 2007

- 13 The ground floor external door on the eastern elevation of the building and new stairs on the northern elevation shall not be used other than for purposes as an exit in the case of emergency and shall not be used as a general means of access into and/or exit from the building by users of the building.

Reason

In order to safeguard the amenity of nearby residents from potential noise nuisance associated with persons using these doors as a general means of access to and exit from the building 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.

- 14 The uses hereby permitted shall only operate between the following hours:

Levels / use	Hours
-1 (event space, class D2)	Sunday 10am-midnight

	Monday to Saturday 10am-1am
1-2 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including ceramics, printing, laser cutting) – 8am to 9pm daily.
3-4 (studios and workshops, class B1)	<u>Studios</u> – 24 hour use, 7 days a week <u>Workshops</u> (including photography studios, dark room, editing and rehearsal studios) – 8am to 9pm daily.
5-6 (studios, café, restaurant, bars, event space (A3, A4, D1, D2)	<u>Studios</u> - 24 hour use, 7 days a week <u>Café / restaurant / bar / event space</u> Sunday 8am to 11pm Monday to Wednesday 8am to midnight Thursday to Saturday 8am to 1am Terraces 8am to 10pm daily.

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.

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).

- 15 The uses hereby permitted shall not commence until / unless the existing footway to the north of the site has been widened in order to accommodate the new external stairs.

Reason

In the interests of pedestrian safety, in accordance with saved policy 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 16 Details of any external lighting [including design, power and position of luminaries] to external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 17 In the event that any works are required to trees on or overhanging the site an arboricultural method statement detailing the work and any necessary protection measures shall be submitted to and approved in writing by the Local Planning Authority. The tree works shall be carried out in accordance with the details thereby approved. The works shall be in accordance with BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

Reason

To protect the trees and the contribution that they make to the visual amenity of the site and the streetscene, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007).

- 18 Details of the landscaping works to the pathway on the southern side of the building and any new boundary treatment to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and the landscaping / boundary treatment provided prior to the first use of the building and retained as such 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.

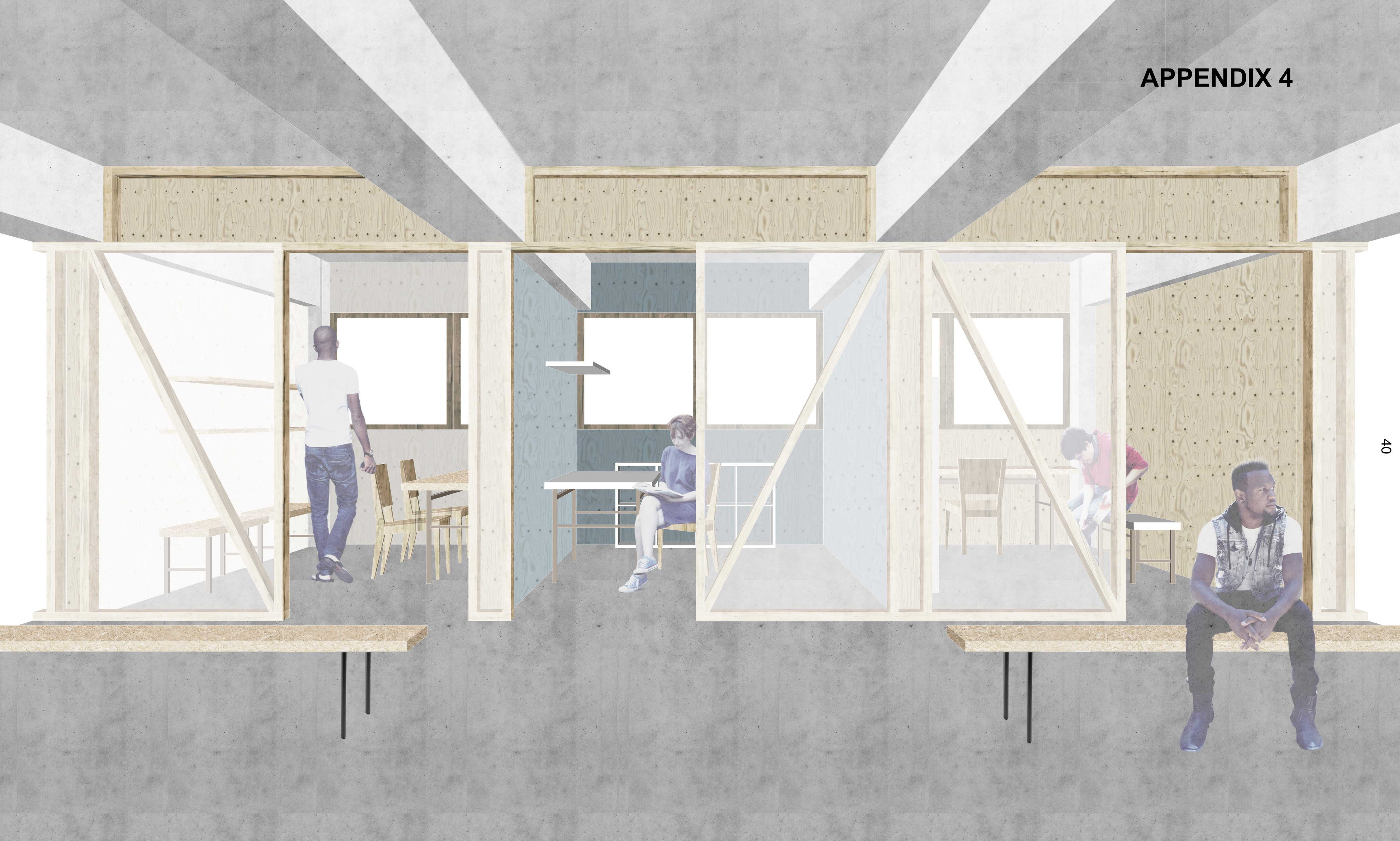
Statement of positive and proactive action in dealing with the application

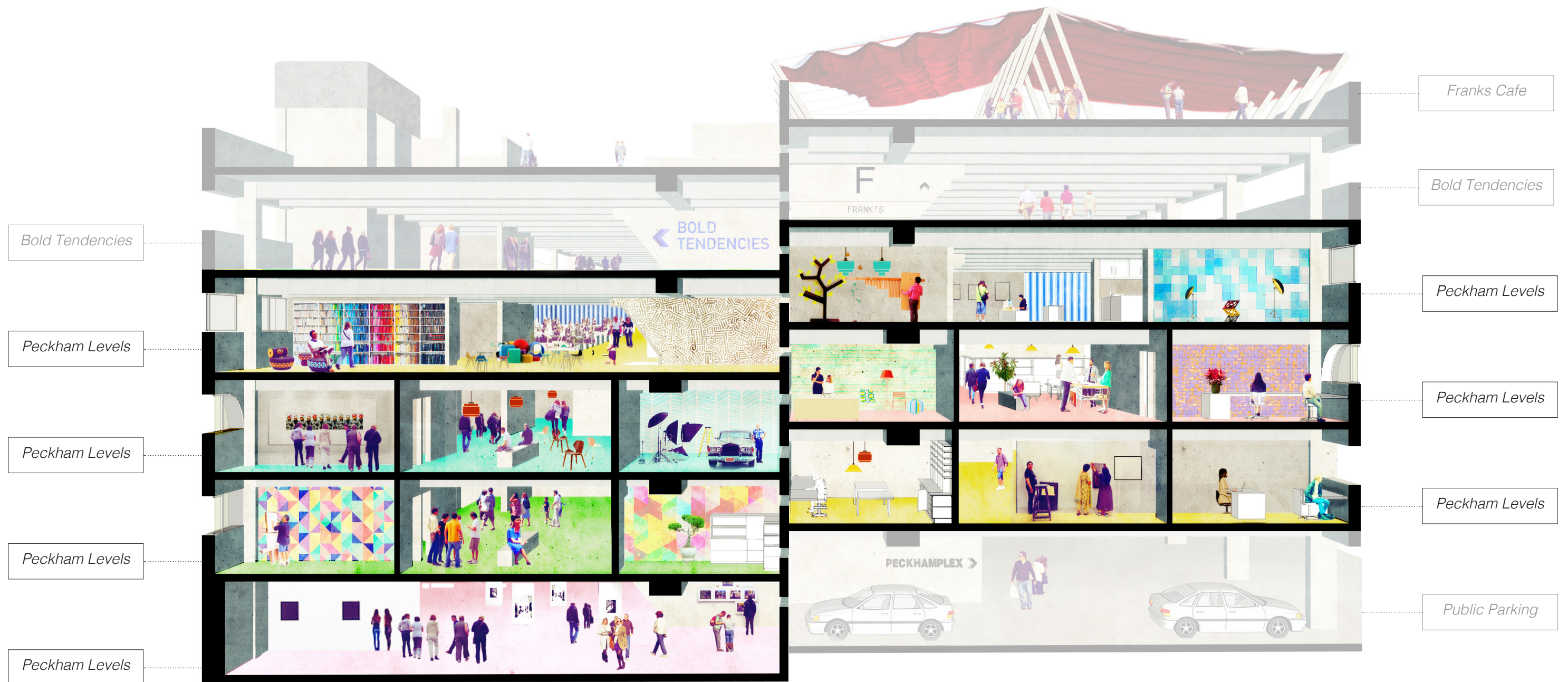
Additional information / clarification was sought from the applicant regarding various elements of the proposal to inform the recommendation. A time extension was agreed with the applicant to enable the application to be determined by the Planning Committee.

Informatives

You are reminded that Advertisement Consent under the Control of Advertisement Regulations may be required for the display of the advertisements on the building.

A separate s278 agreement under the Highways Act (1980) is likely to be required for the widening of the pavement to the north of the building to accommodate the new stairs. Please contact Iaan Smuts in the Highways Development Management Team on 0207 525 2135. This permission does not convey any consent which may be required under the Highways Act or other legislation.





Item No. 7.	Classification: Open	Date: 5 July 2016	Decision Taker: Planning Committee
Report title:		Neighbourhood Planning – Applications to designate the Elephant and Walworth Neighbourhood Forum and a Neighbourhood Area for Walworth	
Ward(s) or groups affected:		Newington, East Walworth and Faraday	
From:		Director of Planning	

RECOMMENDATION

The Planning Committee is asked to:

1. Note and comment on the two applications (Appendices 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. Note that the 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. An NDP is a plan which sets out policies in relation to the development and use of land in the whole, or part of, an 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 legal status as a neighbourhood planning forum in accordance with section 61F and to legally designate their proposed neighbourhood area in accordance with section 61G. 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 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 council's planning committee 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 council's planning committee 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 council's planning committee is intended to further this objective.

Strategic Director of Finance and Governance (CE16/012)

39. The report is requesting Planning Committee 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	http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted	Laura Hills 020 725 0043
The Neighbourhood Planning Regulations	http://www.legislation.gov.uk/uksi/2012/637/contents/made	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: http://www.southwark.gov.uk/downloads/download/3356/neighbourhood_planning

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Laura Hills, Senior Planning Policy Officer	
Version	Final	
Dated	16 June 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		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 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.

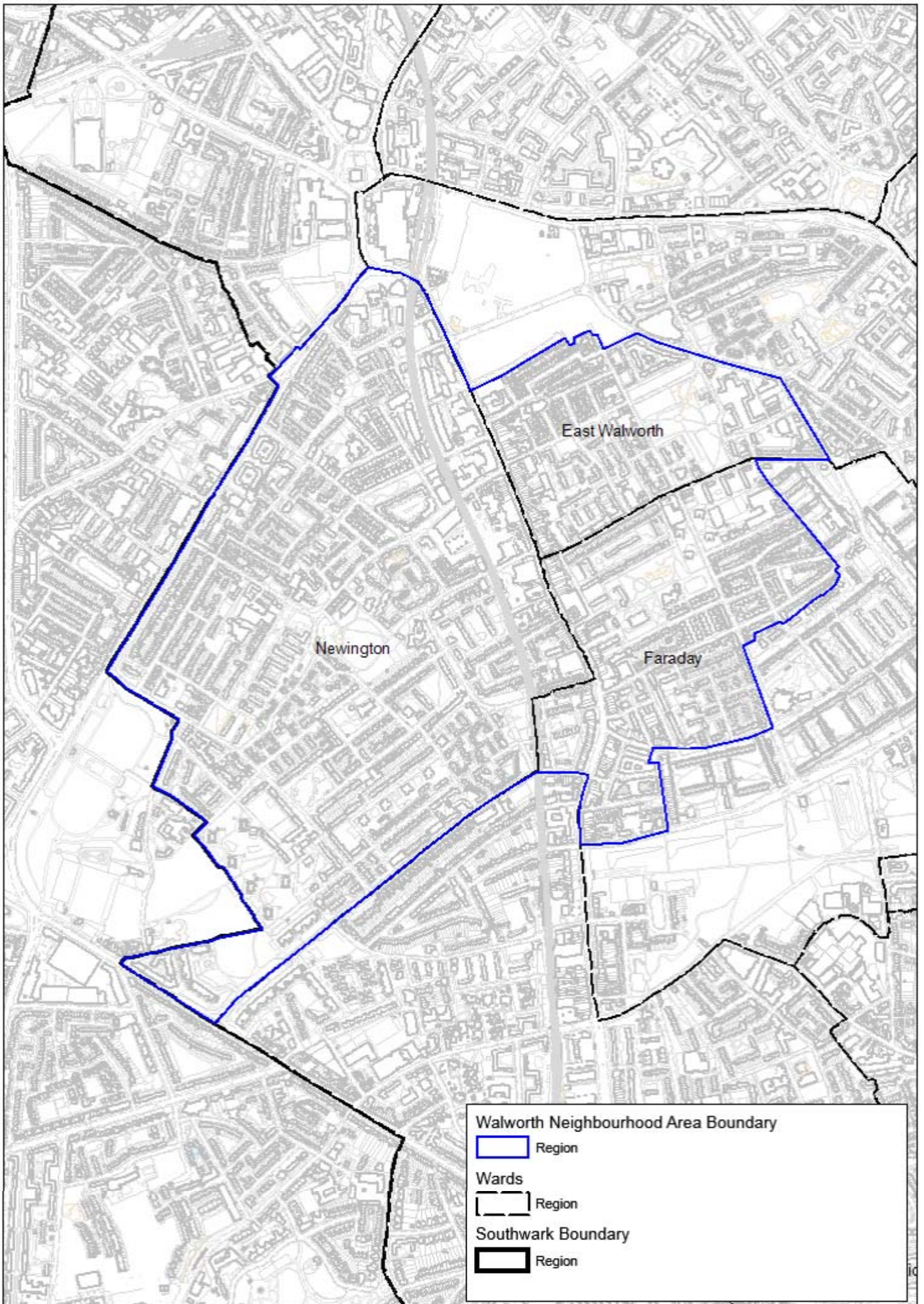
15. Please enclose your constitution. We would recommend that this should meet the standards set out by the charity commission. This is required for us to make a decision on whether the group could operate as a Neighbourhood Forum.

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.

