

Bankside Neighbourhood Plan – Area Statement

Boundaries of plan area

Bankside faces some of the greatest potential for development and opportunity in the borough. The area outlined has been selected as a neighbourhood plan that has both strong residential and business communities. Bankside Residents' Forum and Better Bankside have been working to similar boundaries for at least 10 years and can support the development of the plan and ensure that views of both residents and businesses are represented. The boundaries have been selected to ensure that future development opportunities can be addressed in an inclusive way.

The **northern** and **western** boundaries of the Bankside Neighbourhood Plan area follow the borough boundary –that is the River Thames to the north and Broadwall/Hatfields to the west, which is one block west of Blackfriars Road. This ensures that the area of proposed development at the north end of Blackfriars Road and Upper Ground can be included in the plan area.

The **eastern** boundary is one block to the east of Borough High Street, as far south as Borough tube station, ensuring that both sides of Borough High Street can be included and this largely retail street be considered as a whole rather than divided along the middle. London Bridge Station is also included, as this is seen as an important element in the consideration of the railway line and the northern section of Borough High Street.

The **southern** boundary largely follows the southern side of Union Street, again ensuring that both sides of this street, as well as the railway arches are included within the plan area. To the west the boundary moves south to include the residential development at Nelson Square and to the east the boundary follows Marshalsea Road to Borough tube station, ensuring that this residential area and transport hub are included in the plan area.

Bankside is an area characterised by both residential and business communities and the boundaries have been chosen so that the neighbourhood plan can reflect this. The plan will also be aware of areas immediately adjacent, especially where policy proposals might sit near to one of the boundaries. Where there is an adjoining neighbourhood plan area it will be appropriate to consult with them on proposals that might impact their area, and vice versa.