

Bankside:

A partnership-led Neighbourhood Plan

Draft methodology and overview of Neighbourhood Forum

September 2011



Neighbourhood Plan – What is it and the Policy Context

The legislation that governs the production of a neighbourhood plan appears in the Localism Bill 2010-11 currently going through its parliamentary stages. An updated plain English guide to it can be viewed at the following link

<http://www.communities.gov.uk/documents/localgovernment/pdf/1923416.pdf>

The clearest explanatory notes at this stage seems to be those produced by the Town and Country Planning Association http://www.tcpa.org.uk/data/files/resources/1045/Lords_Localism-Bill-Briefing_June2011.pdf and ACRE <http://www.oxonrcc.org.uk/Content/Sites/oxonrcc-org-uk/Documents/Neighbourhood%20Plans%20Briefing%20ACRE.pdf> The guidance is described as deliberately light because of the intention to allow communities to develop their own approaches. What follows are some early thoughts about the issues surrounding the production of the Bankside plan.

The plan needs to address the key challenge for planning policy - ***how to develop a sustainable neighbourhood - within a sustainable London.***

We have interpreted the term 'community' as referring to everyone, whether they live, work, own, or visit Bankside. This has been supported in our discussions with government.

All the Bankside partners approached so far are eager to ensure we develop a plan to inform and shape future planning applications in terms of a) what is right for a specific site, and b) what is right for Bankside. As part of this planning process, establishing a review system to monitor progress; and to be able to redefine changing planning demands, and patterns of urban progress as they emerge should also be a component in the plan's structure. **This plan should be a living document, not just another report to sit on a shelf.** We envisage that there should be very clear outcomes, which then informs future planning guidance within Bankside.

The plan should not particularly focus on the known major schemes, but how it can determine which sites are potentially going to come forward, and what the best land use these sites should be put to.

Any plan should also represent partner's individual ambitions for the neighbourhood, and be a long-term strategy that can be simply interpreted, and used as a material consideration when deciding future planning decisions.

For discussion once the Forum meets, are possibly three principles that define how future developments should be measured:

- **Is it sensible** – does a scheme add value to that location? Can it show that it will not create a detrimental impact on wider land uses.
- **Is it beneficial** – does it improve Bankside’s overall offer in terms of ‘quality of life’ for everyone’s benefit? Can it show how it develops our local economic development ambitions, while improving the local wellbeing of people who live and work here.
- **Is it sustainable** – how forward looking is a scheme? By approving a scheme are we certain it will not adversely affect urban growth by future generations.

The above principles are in-line with DCLG’s own views around the presumption in favour of sustainable development.

It is initially felt that the plan should draw out as much as possible on the comments and consultations around the draft supplementary planning document (SPD) for London Bridge, Borough and Bankside as there has clearly been a lot of work undertaken on that document by various parties. This will avoid consultation fatigue, as people have already expressed what they see as the issues.

These initial SPD consultations not only identified local views and concerns as of this time last year, but are also supplemented by formal SPD responses from all of the key strategic agencies and larger businesses. This means unlike many similar neighbourhoods, Bankside has valuable baseline data to inform the plan already, this is currently being summarized by BRF and will be forwarded to partners prior to the Forum’s inception meeting. Further statistical data will however need to be gathered as part of the plan’s preparation.

The key themes the plan might cover include:

1. Active and vibrant environments
2. Workspaces that work
3. Whole-life living
4. Managing tourism
5. Sustainable use of resources

It should also summarize how best to deal with the technical guidance needed to cover:

- Opportunity sites
- Development implementation
- Community Infrastructure Levy and S106
- Design and public realm standards

It is envisaged that the Forum will look for innovative approaches to the planning demands that Bankside will face. These could include how to encourage dual uses of space, looking for exemplars of good planning policy and design from around the world, and recognizing that both Bankside and London are facing many emerging challenges. These might range from the need for alternative energy sources; to the economic sectors that can be rapidly relocated elsewhere thus affecting Bankside's growth.

Further suggestions for the methodology, is a scrutiny event by the Forum and possible site visits. See attached project plan **Annex C**.

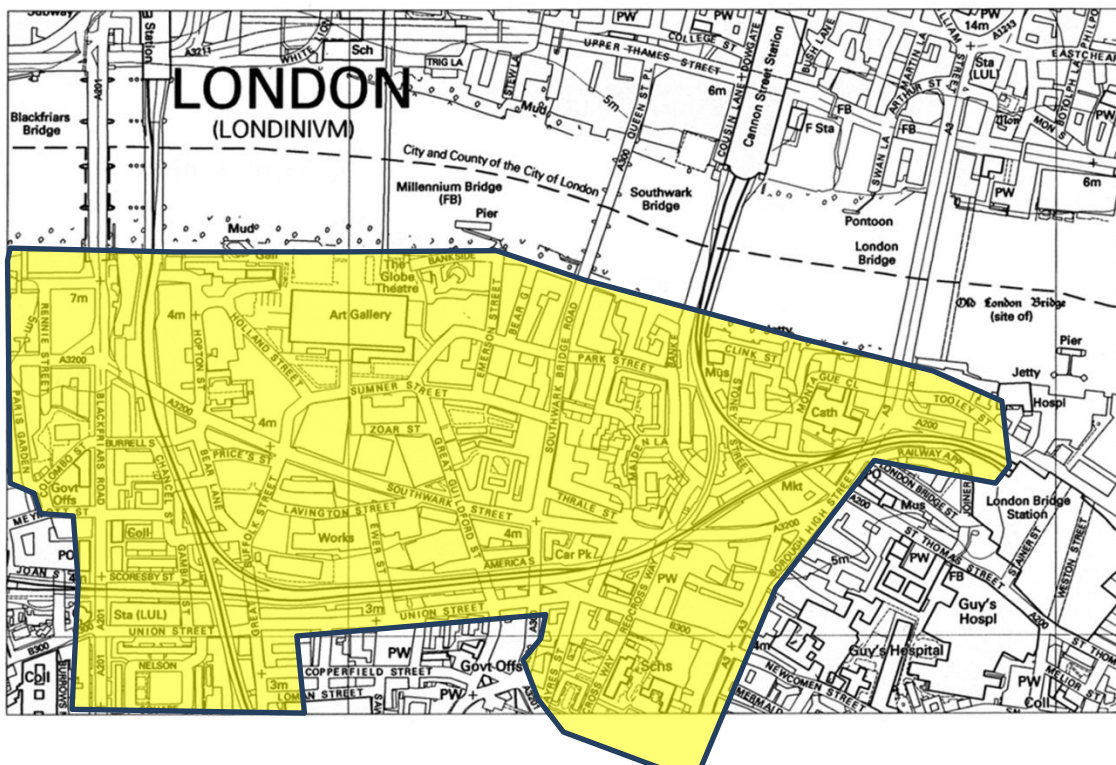
What is the Catchment Area?

On April 1st the Department of Communities and Local Government (DCLG) and the London Borough of Southwark (LBS) announced Bankside status as a pilot for the Front Runner programme based on a nominated boundary. Since then, DCLG have confirmed the area's status as a Business Front Runner.

While at this stage the plan will only cover part of the Cathedrals ward, in the longer term the option to encompass the whole ward could be considered. We therefore describe the plan as developing the 'core' area, possibly followed by the 'extended' area. Regular updates will be provided to groups and local residents in the extended area, so that they are engaged in what is happening in the faster developing parts of Bankside and how it relates to them.

Bankside Neighbourhood Frontrunner Area

Ordnance Survey © Crown copyright 2011



Community Engagement

By community engagement, we obviously mean residents, businesses, local agencies and neighbouring areas. To achieve this we suggest the following outline programme based on BRF's approach last year to the SPD.

To encourage wide engagement, we will establish an interactive website www.we-are-bankside.com, while also providing a summary of a draft plan in advance to all households and businesses within the nominated area with a response survey for comment. Alongside these we would arrange a roving exhibition, and perhaps establish a pop-up shop. In conjunction, there would also be a series of open consultation events similar to those run around the SPD (again in association with LBS planning policy so as to ensure discussions conform to existing planning policies).

The consultative approach to be taken will be formalized once it has been agreed by partners through the Forum.

Local Discussions so Far

At this stage, initial contacts have been made to gauge partner's views on what are the likely issues to arise whether residential or business in the plan's production. Partners are reminded that this is a government pilot, and a new way of thinking around planning policy. Discussions have also been held or are planned with other interests, neighbouring Front Runners, and colleagues at the various Business Improvement Districts. They include Bermondsey Neighbourhood Forum (BNF), South Bank Employers Group (SBEG) Waterloo Quarter Business Alliance (WQBA), Waterloo Community Alliance (WaCoCo), Waterloo Community Development Group (WCDG), and Team London Bridge (TLB). Alongside this, the head of planning at Southwark Council has been in dialogue with his counterpart at Lambeth. This is to ensure a seamless approach to each plan being developed. Such regular meetings and discussions will continue throughout the year to measure progress and learn lessons as each plan is prepared.

Bankside is also supporting a group of other similar community planning groups within the wider borough (as well as the extended area), so that they too can learn from this pilot in Localism. This in time could help more plans to be produced around Southwark, following the Localism Act being give Royal Assent.

We are also looking at how lessons can be captured through an academic evaluation by a university, and have already identified a cohort of academic students interested in helping us look at innovative planning policy techniques.

Neighbourhood Plan Governance

The Forum

The legislation proposes that the production of the plan is steered by a Forum established for the purpose. This should draw on the diverse pool of talent from key local partners concerned in Bankside's future. It is recommended that there will be at least 21 members.

There will be further opportunities to involve others who the partners feel are important contributors to the plan's production following the inception discussions. Being inclusive as possible is a key component for ownership of the final plan's objectives. Therefore, on-going participation, and regular communication are key elements in the methodology we have drafted so far.

At this stage, the following are seen as the Forum's most likely terms of reference

- The Forum will appoint an independent Chair.
- Its purpose will be to steer the production of the plan using shared expert knowledge in various development fields such as the physical, social and economic issues that Bankside faces.
- The Forum will approve the overall resource allocation
- The Forum will act as the main sounding board on behalf of the wider community, so as to gather evidence and scrutinize agencies that impact on Bankside's long-term viability. The Forum will ensure that any planning document encompasses and interprets the majority views expressed in the community consultations accurately. This might include a referendum or another method of gauging opinion and/or support of the wider community.

The Officer Working Group

The primary aim of the officer working group is to identify and collate the key background information and issues for the Forum to formulate an opinion as what is important to the plan. The working group will also manage and deliver the process and plan production on behalf of the Forum, and liaise with Southwark Council and DCLG to ensure compatibility with planning policies.

The Community

As described already, this is a generic term to describe all the constituency stakeholders that are likely to be final voters in a referendum. Their role through consultations and wider participation is to ensure that any draft plan is a clear mandate for a ballot.

Anticipated Time Table and Time Commitment

It is envisaged that the Forum will meet at key milestones in the formulation and production of the plan (coloured orange). The following meeting schedule is the expected commitment of each Forum representative up to December (24 hours in total).

Forum Inception Meeting – Wednesday 5th October 10.00pm – 1.00pm

Venue: The Community Space, 18 Great Guildford Street

Forum Walkabout - Thursday 6th October 4pm leaving from The Community Space

(Followed by an optional workshop at 6pm, see below)

Forum Meeting 2 - Wednesday 26th October 12.30pm – 3.00pm

Two Inquest Days - Thursday 10th and Friday 11th November 9.00am – 5.00pm

Forum Meeting 3 - Wednesday 23rd November 9.00am to 12.00pm

Forum Meeting 4 – TBC – Plan adoption and sign off

Subject to the Forum member's discussions, there will be a range of optional workshop sessions that people are most welcomed to attend. For example, we have already agreed a session by Land Securities – 'A developer's perspective' on Thursday 6th October 6.00pm - 8.00pm. Others sessions will look at land uses, social facilities, the built environment, Section 106, CIL, TIFs and other financial mechanisms, and how to implement the plan within the local, capital and national planning policy contexts.

Administration Financial Management and Public Probity

It is proposed that the Bankside Residents Forum Coordinator will act as the secretariat for the Forum and with Better Bankside is responsible for administration of the budget during the process on behalf of all partners. All financial contributions including in kind and staff pro bono support will all be recorded and acknowledged in publicity prior to the referendum. We will also be looking at the various infrastructure agencies DCLG has appointed, to see whether they can provide us with any appropriate additional guidance or advice for the plan.

Managing the day to day preparation of the plan will continue to be the remit of the officer working group on behalf of all the partners. Copies of minutes will be circulated to all Forum partners for information and available on-line to the wider community through the website, and paper copies as appropriate.

A pen portrait and register of interests for all Forum members will be publicly available. This will highlight any potential conflicts of interest so as to ensure adequate public probity is maintained at all times. Partners will also be expected to disclose any conflicts of interest

prior to any decisions being taken in meetings, and if need be, retire from taking part in such possible pecuniary decisions.

Draft Methodology	
Tasks	Time path
Officer Steering Group (BB, BRF and LBS)	Every 4 weeks
Forum inception event	5 th October
Interview and appoint academic evaluation team	Throughout
Manage academic student cohort	Throughout
Forum walkabouts to understand the context of the area	6 th October
W1 - Land Securities Briefing – A Developer’s Perspective	6 th October
Forum meeting - blue sky opportunities and agree format and interviewees for inquest days	26 th October
Review of SPD comments	September
Interviews with LBS and other officers	Early October
Overlaying mapping growth	Early October
Site visits	Late October
Baseline data gathering to inform NP e.g. urban capacity study	September
W2 - Land uses- Retail, Office, Housing	Late October
W3 - Social facilities and services	Late October
W4 - Quality of the built environment	Late October
Forum Two Inquest Days 9am-5pm	10 th & 11 th November
Transcribe responses	Mid November
W5 – Financial mechanisms and implementation of a plan	Mid November
Forum meeting – to review consultation process and draft plan outline	23 rd November
Community consultations on draft plan outline undertaken	January and February
Forum meeting – to review outcomes of consultations and plan content	End of February
Neighbourhood Plan completed	March 2012

Invitees to join the Bankside Neighbourhood Forum

The Forum should include at least the following minimum representation, some of whom have been identified by BRF and BB internally by their boards:

- Residents
 - Anne Radford, Bankside Lofts Resident
 - Camilla McGibbon, Clink Street Resident
 - Leigh Hatts, Dolben Street
 - Claire Maugham, Borough Babies and Maidstone Mansions Resident
 - David Stephens, Clink Street Resident and Conservation Areas Advisory Group
 - Zoe Bulmer, Styles House Resident
 - Tim Woods, Resident - Extended area
- Businesses
 - Donald Hyslop, Tate Modern
 - Graham Morrison, Allies and Morrison
 - Ian Caldwell, Kings College
 - Andrew Sell, Land Securities
 - Shaun Spiers, Council for the Protection of Rural England
 - Claire Bennie , Peabody Housing Association
 - Richard Tennant, Globe Business Publishing
- Other Stakeholders/Communities of Interest
 - Helen Firminger, Bankside Open Spaces Trust
 - Julie Corbett-Bird, Blackfriars Settlement
 - Cllr Adele Morris, London Borough of Southwark Ward Councillor
 - Rev Tim Scott, Christ Church Blackfriars
 - Jeremy Leach, Living Streets
 - Two posts to be confirmed
- Officer Working Group
 - Simon Bevan, London Borough of Southwark
 - Julian Cooling, Old Theatre Court
 - Peter Williams, Better Bankside
 - Andrew Richardson, Better Bankside
 - Valerie Beirne, Better Bankside

The following stakeholders will be invited to be involved as relevant to their area of interest in the Neighbourhood Plan. These include, Southwark Living Streets, Southwark Cyclists, Bankside Stewards, Friends of Crossbones Graveyard, Southwark's design and review panel and the conservation areas advisory group, local cultural industries, Southwark Cathedral, Borough Market, St Saviours United Charities, Transport for London, Guy's and St Thomas' NHS Foundation Trust , St Mungo's, local school heads and GP's.

For any further information, please contact

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