

Neighbourhood Planning –Application for a Neighbourhood Area for
Rotherhithe and Surrey Docks

Appendix A: The RSD Neighbourhood Development Area application

Application form for a Neighbourhood Area

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

Name of Neighbourhood Forum ...**Rotherhithe and Surrey Docks.**

Chair of Neighbourhood Forum**Pauline Adenwalla (acting)**

Contact details for Neighbourhood Forum padenwalla@aol.com

Question	Neighbourhood Forum Response	Council officer comment
<p>How have you considered different routes to achieving your ambitions for your neighbourhood?</p>	<p>The Rotherhithe and Surrey Docks community have been involved in planning the Canada Water / Surrey Quays [Docks] area for over 13 years with our aspirations and ambitions routed through the Canada Water Consultative Forum. CWCF was initially established with help from Southwark Council – to enable stakeholders to participate in planning our area.</p> <p>Residents, businesses and stakeholders also engaged with the strategic Core Strategy & Canada Water Area Action Plan consultations thus enabling prospective developers to gain insight into local community views on their proposed schemes. . Despite the community’s detailed involvement in the processes there is limited</p>	

	<p>overall community satisfaction with current policy outcomes, current developments and future expected outcomes. There is disappointment that the CWAAP did not adequately allow local people to help shape the future of the area in which they live and/or work. It does not meet the aspirations and needs of local people in terms of improved substantive employment, infrastructure and leisure.</p> <p>Neighbourhood planning provides a potential solution. This application for a 'Neighbourhood Area' builds on the solid, open to all, inclusive, enduring and highly experienced foundation of the Canada Water Consultative Forum and provides an improved opportunity for our community to help ensure that our ambitions are fully taken into account, and influence, the sustainable good and proper development of the defined area.</p> <p>The alternative of undertaking a Community Led Plan has been considered however this will not have weight in a planning decision.</p> <p>An alternative route considered was working with Southwark on either an Area Action Plan (AAP) or a Supplementary Planning</p>	
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	<p>Document (SPD). However, an CW AAP process has already been undertaken and it has failed to provide adequately for community concerns, needs and aspirations. The CWAAP has insufficient detail nor does it include areas we wish to include for neighbourhood planning.</p> <p>An alternative route might be a substantially and significantly changed CW AAP. However this would have to be agreed by Cabinet and adopted by the full Council, and hence is an unlikely route and would incur great expense. The current process of the CWAAP Review has already demonstrated why Neighbourhood Planning is an appropriate additional complementary process and approach.</p> <p>The Neighbourhood Forum will also be a vehicle to encourage and possibly bid for resources to support development in the area. There are a whole range of functions that existing routes do not provide for. Committee members of a Neighbourhood Planning may also act to bring greater resources to the area whether from the private or public sector.</p> <p>It is envisaged that a Neighbourhood Forum</p>	
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	<p>would complement existing policy and functions. It is not a substitute for them at specific levels of planning.</p> <p>We are also mindful on Mayor of London's 2020 vision.</p>	
<p>What are the opportunities and benefits of producing a Neighbourhood Plan for your area?</p>	<p>The National Planning Policy Framework (NPPF) - para 183~ sets out "uses" for neighbourhood planning and The Canada Water area is designated an Area for Intensification in the London Plan in addition to developments competed over decades.</p> <p>Benefits of producing a Neighbourhood Plan include (and not limited to):-</p> <p>Giving our community some direct power to maintain an up-to-date shared vision for our specific neighbourhood area and to deliver the sustainable developments we specifically need whilst at the same time ensuring that our aspirations and ambitions are fully taken into account, and influence, the long term character of the area.</p> <p>Make a more detailed plan for our defined area which has legal weight and is complementary to the more strategic policies at borough and AAP level.</p>	

	<p>While it is appreciated that Southwark Council have produced an Area Plan this process takes year/s to complete and review. The pace of change in the area is so great, and in London generally, that it is considered essential to have a faster and more responsive Neighbourhood Plan (and process) in place to ensure that complete planning policy, at all levels, is up-to-date and reactive. .</p> <p>Once our neighbourhood plan has demonstrated general conformity with the existing and reviewed strategic policies of other Plans, and is brought into force, the policies it contains might take precedence over existing non-strategic policies for our neighbourhood, where they are in conflict.</p> <p>Local involvement in the planning process has been aimed at guiding development rather than dogmatically opposing it.</p> <p>Rotherhithe and Surrey Docks people are seeking greater influence over the overall economic, social and environmental well-being of the area. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the</p>	
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	<p>appropriate type of development in order to develop an inclusive, cohesive community.</p> <p>A Neighbourhood Plan will also be able to establish much greater links across to Lewisham which is a current weakness of policy. The Neighbourhood forum complements current planning by widening and broadening links with Lewisham and possibly Tower Hamlets.</p>	
Is there already a Neighbourhood Plan for this area?	Part of the proposed area is covered by the Canada Water Area Action Plan. Although CWAAP might be technically defined as a “Neighbourhood Plan” it is an “Area Action Plan” . It lacks robust strategies for delivering employment and infrastructure improvements in line with developments and as such is an inadequate route for the issues, matters, aspirations and ambitions we seek to plan and deliver.	
How does this plan relate to boundaries of other neighbourhood areas?	There is no encroachment, conflict or overlap with other neighbourhood areas. The proposed boundary covers not only the Canada Water area but the whole of the Rotherhithe Peninsula and the wider area of benefit of the original Parish of Rotherhithe .	
What is the neighbourhood area to which the Neighbourhood Plan will	The proposed neighbourhood area boundary covers the original parish of Parish of	

relate? Map and text please.	Rotherhithe (Appendix 1).	
What are the alternative boundaries that you have considered and why did you chose the boundary proposed?	A number of boundaries were considered including the Canada Water / Core Area / Town Centre and surrounds, the Rotherhithe Peninsula, original St.Mary's Parish boundary and others but it was felt that the Parish of Rotherhithe was most appropriate and inclusive.	
What are the physical characteristics, planning and any other reasons that you considered for choosing the boundary?	<p>Great care was taken to draw up a very inclusive map and ensure that wider areas affected by intensification and growth at Canada Water are included. Care was also taken to include commercial premises, religious premises, youth facilities, parks, woodlands and nature, private home ownership, leasehold (on council estates and private estates) and rented (on council estates and private estates).</p> <p>Census 2011 data was used to ensure that the area mapped will produce a Neighbourhood Forum with good diversity.</p> <p>Considerable consideration was taken identifying a boundary that included challenges for planning with vacant sites still to be developed along with other key green areas and community facilities needing</p>	

	<p>upgrading and modernisation.</p> <p>The area was mapped to ensure that CIL proceeds from the core area developments would be available to fund projects in the core area but also more widely while remaining proximal.</p> <p>Given the Council's plan to remove CIL decision making from the Neighbourhood Forum we see a new, additional role for the Forum in planning for projects in regards to CIL and decisions made by Community Council and/or the Cabinet / Council.</p>	
<p>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?</p>	<p>Informal consultation commenced on 17th March 2013 and the responses were considered adequate to submit this application and begin the application process. Consultation formally commenced on 17th June 2013 as decided at an open to all, advertised, meeting of Canada Water Consultative Forum. The intention was also mentioned publically at BRCC on 26th June 2013 with an open invitation to discuss further. Extensive email consultation within the defined area has taken place. Response has indicated support for the principle of a Neighbourhood Forum based on CWCF's track record. .The area as defined for the</p>	

	purpose of this application is well known and is broadly in line with the well established and respected area that the CWCF has covered for 13 years.	
How have you resolved conflict with other groups who have issues with your proposal?	No actual conflict with other groups has been identified with other groups and any potential conflict will be dealt with by discussion and negotiations. We are not aware of any other proposed area at this time. We were informed that Southwark Council have been approached by a representative of the Rotherhithe Area Housing Forum. This we take to be an expression of interest by the Housing Forum and not a group we consider ourselves in conflict with or necessary to contact at this early stage. Should any conflict arise in future we will follow the guidelines set out in Appendix 4	
When did you walk around the boundary with Juliet Seymour Planning Policy Manager to discuss the reasons for the boundary chosen? Juliet.Seymour@southwark.gov.uk	A meeting was held with Juliet Seymour on 12 th June 2013.	
What did your review of existing	Local borough and area policies have failed	

<p>local policy to identify how well it covers community concerns and aspirations find?</p>	<p>to address key community concerns including accumulated affects and impacts of development / growth, and the various kinds of infrastructures (social and physical) that are necessary and appropriate. By their nature strategic plans cannot always cover matters, issues and concerns in adequate specific detail that stakeholders desire and expect.</p> <p>It is considered that current policy focuses on individual site developments and a complementary policy is required including an overall plan covering the wider area proposed. This plan will have the ability to be more focused and detailed on selected concerns that the community have.</p> <p>To date mostly residential developments have been proposed and built. . These contain minimal family and affordable units. There has been a loss of commercial land with inadequate provision of lost and new employment (including jobs of equivalent pay and quality). The Surrey Quays Shopping Centre is in decline and current plans fail to address the retail needs of the whole community nor do they take account of developments within easy travelling distance and the changing nature of shopping.</p>	
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	<p>Public realm improvements promised have failed to materialise with the Canada Water Library Plaza being a desolate windswept area rather than the vibrant local centre promised.</p> <p>Current plans are failing to deliver on key concerns such as jobs, swimming pool/leisure centre, traffic-pollution-congestion, genuinely affordable homes (that existing residents can afford including those on low pay e.g. LLW or Minimum Wage).</p>	
<p>What are the resource implications (time and money) of producing a Neighbourhood Plan? How will you provide them?</p>	<p>Many of the people involved in developing the Forum and in developing the Neighbourhood Plan have extensive experience in planning and development so a Neighbourhood Plan can be developed at minimal cost using their time, resources and expertise. Although the Forum would need support in administration and wider public involvement. The Forum will apply and bid for resources as necessary.</p>	
<p>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?</p>	<p>A meeting was held with Juliet Seymour on 12th.June 2013.</p>	

<p>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?</p> <p>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.</p>	<p>See Appendix 2</p> <p>The group is drawn from a cross section of the population of the area.</p>	
<p>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.</p>	<p>A draft constitution is attached and will be revised following receipt of a constitution already approved by Southwark Council.</p>	

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>